Planning & Zoning Board
Monday, February 2, 2026 at 5:30 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

A. Roll Call

2. APPROVAL OF MINUTES

2.A Consider the Approval of the Planning and Zoning Board January 5, 2026, Regular Meeting Minutes.

3. PUBLIC PARTICIPATION

4. OLD BUSINESS

4.A ZT-11-25: Review and give a recommendation to the City Commission on a proposed zoning text amendment to the Land Development Regulation to allow Porte Cocheres in front yard setbacks

5. NEW BUSINESS

5.A V-0012-2025: Review an application for a boat lift variance for property located at 205 Quay Assisi.

5.B SP-17-24: Flagler Dunes Resubmittal; Site Plan review for approval for an 80-unit townhome development on the south side of 10th Street, across from

New Smyrna Beach High School

5.C V-11-25: 804 Sandpiper Street, a variance to allow a screen enclosure to be located 5.0' from the rear property line

5.D Nominate and vote on 2026 Planning and Zoning Board Vice Chairperson.

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

7. REPORTS AND COMMUNICATION BY THE STAFF

8. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

CONSIDER THE APPROVAL OF THE PLANNING AND ZONING BOARD JANUARY 5, 2026, REGULAR MEETING MINUTES.

February 2, 2026

Background:
Florida Statutes require that minutes be prepared and approved for all meetings of the Planning and Zoning Board.

Findings:
Staff recommends the Planning and Zoning Board approve the minutes of the regular Planning and Zoning Board meeting held on January 5, 2026 Regular Meeting Minutes.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

Attachments:

FULL MEETING MINUTES - Jan 5 2026.pdf

Planning and Zoning Regular Meeting
Monday, January 05, 2026, at 5:30 PM
MINUTES

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Planning and Zoning Board of the City of New Smyrna Beach, Florida, was held on Monday, January 05, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Larry Wheatcraft called the meeting to order at 5:30 PM.

Roll Call

Attendee Name	Title	Status	Arrived
Jesse Thompson	Non-Member	Absent	----------
Deb Denys	Member	Absent	----------
David McKenna	Member	Present	5:30 PM
John Causey	Member	Present	5:30 PM
Thomas Bien	Member	Present	5:30 PM
Jon Hall	Member	Present	5:30 PM
Stephen Yates	Vice-Chair	Absent	----------
Larry Wheatcraft	Chair	Present	5:30 PM

Also present were Shane Corbin, Director of Development Services, Stephanie Doster, Planning Manager, Jake Baker and Robert Mathen, Senior Planners, City Assistant Attorney Grant Day, and Board Secretary Stephanie Ferrara.

Chair Wheatcraft asked City Staff if there were any changes to the agenda. Stephanie Doster stated that the Staff would like to continue agenda item 5.D: ZT-11-25: Porte Cocheres – R-1 and Nomination for 2026 Planning and Zoning Vice Chair to February 2, 2026. Agenda item 5.F ZT-12-25: Section 504.02 and 505.05, to the March 2, 2026, meeting. The Planning Board members had no objections to the request.

DRAFT

2. APPROVAL OF MINUTES

2.A Consider the Approval of the minutes from the Planning and Zoning Board regular meeting held on December 1, 2025.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion:
Member McKenna moved to approve the minutes of the Planning and Zoning Board regular meeting held on Monday, December 1, 2025, as submitted. Member Bien seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	McKenna
SECONDER:	Bien
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

3. PUBLIC PARTICIPATION

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

4. OLD BUSINESS

4.A ZT-10-25: Subdivision Plat Process

Shane Corbin, Development Services Director, outlined the City's request to amend the City's Land Development Regulations, section 1007.00 Subdivision Plat Process to comply with Senate Bill 784, which requires administrative approval of qualifying plat (no public hearing if plat meeting all state requirements).

Member Bien expressed concern that the new state-mandated process effectively eliminates public awareness and participation in subdivision reviews. While he acknowledged that projects meeting all technical requirements should be approved administratively, he asked whether any mechanism remains for the public to be informed, comment, or understand subdivision applications.

Mr. Corbin responded that the City's development activity report will continue to be shared publicly, but the new state law is intentionally designed to remove public participation for plats that meet established standards. He explained that historically, developers would spend significant money on compliant plans, only to face strong public opposition—even though the City could not legally deny such applications. This created conflict and unrealistic expectations about public influence.

Member Bien further noted that the removal of public hearings also eliminates a negotiation stage, where public concerns (e.g., traffic, lighting, improvements) might prompt developers to make voluntary changes before approval. He asked whether the City has any authority to refuse such plats or deviate from the state-mandated process.

Assistant City Attorney Grant Day confirmed that no, the City must comply with state law and cannot deny a plat that meets all requirements.

Member Causey asked what happens if a developer goes through the sketch plan but later proposes changes in the preliminary plan that fall outside existing regulations.

Mr. Corbin explained:

- In that case, the City can deny the application.
- The City does not have authority to "bend" rules in the developer's favor unless the developer applies for a variance.
- Variances would trigger a public process, restoring an opportunity for public comment.

Member McKenna noted that the public's role in subdivision review previously served as a form of checks and balances, giving residents an opportunity to express concerns and potentially influence development. He clarified that under the new state-mandated process, the only meaningful way to address concerns about future developments would be for the City to update its technical standards themselves, since administrative approvals must follow whatever standards are currently in place.

He asked whether staff could still periodically review and revise technical requirements—not in response to a specific application, but as part of a broader evaluation of city regulations.

Mr. Corbin confirmed that while the City cannot change standards in response to a specific development, staff can absolutely recommend updates when they identify improvements needed. In such cases, the proposed changes would be elevated to the City Manager for direction on whether to move forward with revising regulations.

Member Bien acknowledged the reasoning behind removing back-and-forth conflict in the plat review process but expressed concern that the public is being entirely cut out. He asked whether the City could provide more accessible public notice beyond the monthly development status report, noting that few residents read it. He emphasized that without additional notification, the process could appear less transparent, especially in a climate where residents frequently accuse development projects of being handled "under the table."

Mr. Corbin explained that while staff understands the concern, the City cannot add any new requirements, including extra notice or additional approval steps—because state law prohibits it. Both Senate Bill 784 and House Bill 180 forbid local governments from creating new procedural steps or restrictions in land development regulations.

However, he noted that as a policy, separate from the official regulations, the City Manager may choose to implement non-regulatory public awareness practices, and this issue may be discussed further when the item goes before the City Commission.

Chair Wheatcraft opened Public Participation.

Joe Dlubac, 3321 E Locanda Circle, expressed concern that recent actions by the City collectively reduce opportunities for citizen participation. He cited several examples: extending the mayor's term from two to four years, changing the primary election format, and moving City Commission meeting times earlier. He argued that these changes, together with the proposed state-mandated plat approval process, represent a pattern of diminishing public influence on city decisions.

He warned that if the new plat review process is adopted, there will be no public participation at any stage of subdivision approvals. He urged the Planning and Zoning Board to recommend that the City Commission create a public participation mechanism to accompany the new process, even if state law removes formal public hearings.

Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Member Bien asked what consequences the City would face if it chose not to adopt the state-mandated plat approval changes.

Assistant City Attorney Grant Day explained that because this requirement is state law, the City must comply. Refusing to adopt it would expose the City to significant legal risk, including potential litigation from multiple developers, placing the City in a "very bad position."

Member Bien then clarified that while the Board must recommend approval of the state-mandated changes, they could also recommend that the City develop an additional public notification method for subdivision applications, something more robust than the existing monthly development report.

Mr. Day confirmed that the Board is allowed to include such an added recommendation for the City Commission if they choose.

Motion:
Member Bien moved to recommend approval to City Commission for ZT-10-25: Subdivision Plat Process, as submitted and the following conditions:

Additional City-initiated public notifications (e.g., simple public postings or online announcements) when subdivisions are submitted—even though not required by law.

Member Hall seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bien
SECONDER:	Hall
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5. NEW BUSINESS

5.A SE-03-25: 1311 N. Dixie Freeway

Jake Baker, Senior Planner, outlined the Applicant's request for a Special Exception at 1311 North Dixie Freeway to allow auto sales in the B-3 Highway Service Business District.

Chair Wheatcraft asked if the applicant would like to speak. Applicant did not wish to speak.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion:
Member Mckenna moved to recommend approval to City Commission for SE-03-25: 1311 North Dixie Freeway, as submitted. Member Hall seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mckenna
SECONDER:	Hall
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5.B SV-04-25: Citron Street

Jake Baker, Senior Planner, outlined the Applicant's request for a right-of-way vacation for a portion of Citron Street that dead ends at the overpass for SR 44.

Chair Wheatcraft asked if the applicant would like to speak.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion:
Member McKenna moved to recommend approval to City Commission for SV-04-25: Citron Street, as submitted. Member Bien seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	McKenna
SECONDER:	Bien
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5.C A-14-25: Doster Drive

Robert Mathen, Senior Planner, outlined the City's request to Voluntary annexation, Small-Scale Comprehensive Plan amendment, and rezoning: From: Volusia County Future Land Use (FLU) categories of Environmental Systems Corridor and Urban Low Intensity and Volusia County zoning designations of RC, Resource Corridor and R-4, Urban Single Family Residential with a "A" attached for Airport Height Notification Zone. To: City FLU category of Conservation and City zoning designation of Conservation with a "A" attached for Airport Height Notification Zone.

Chair Wheatcraft asked if the applicant would like to speak. The applicant did not wish to speak.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion:
Member Bien moved to recommend approval to City Commission for A-14-25: Doster Drive, as submitted. Member Hall seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bien
SECONDER:	Hall
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5.D ZT-11-25: Porte Cocheres – R-1

The agenda item was continued until February 2, 2026, Planning and Zoning Meeting.

Motion:
Member McKenna moved to Continue ZT-11-25: Porte Cocheres – R-1. Member Bien seconded the motion, and the motion carried unanimously.

RESULT:	**[UNANIMOUS]**
MOVER:	McKenna
SECONDER:	Causey
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5.E SV-03-25: Buck Lane

Jake Baker, Senior Planner, outlined the City's request for a right-of- way vacation of Buck Lane (Second Street) for the future expansion of Fire Station #50.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak,

Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion:
Member McKenna moved to recommend approval to City Commission for SV-03-25: Buck Lane, as submitted. Member Causey seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	McKenna
SECONDER:	Causey
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5.F ZT-12-25: Section 504.02 and 505.05

The agenda item was continued until March 2, 2026, Planning and Zoning Meeting.

Motion:
Member Causey moved to continue ZT-12-25: Section 504.02 and 505.05. Member Hall seconded the motion, and the motion carried unanimously.

RESULT:	**[UNANIMOUS]**
MOVER:	Causey
SECONDER:	Hall
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

5.G Nomination for 2026 Planning and Zoning Chair and Vice Chair.

Chair Nomination:
The Board Nominated Larry Wheatcraft for Chair.

Motion:
Member Hall moved to approve Larry Wheatcraft as Chair. Member Mckenna seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Hall
SECONDER:	Mckenna
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

Vice Chair Nomination:
The Board voted to continue the Nomination for 2026 Vice Chair to February 2, 2026, Planning and Zoning Meeting.

Motion:
Member Bien moved to continue the Nomination for 2026 Vice Chair to February 2, 2026, Planning and Zoning Meeting. Member Mckenna seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bien
SECONDER:	Mckenna
AYES:	McKenna, Causey, Bien, Hall, Wheatcraft

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

No board member reports.

7. REPORTS AND COMMUNICATIONS BY THE STAFF

Staff thanked the board and wished everyone a Happy New Year.

8. ADJOURNMENT

As there was no other business to discuss, Chair Wheatcraft declared the meeting adjourned at 6:25 P.M.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

ZT-11-25: REVIEW AND GIVE A RECOMMENDATION TO THE CITY COMMISSION ON A PROPOSED ZONING TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION TO ALLOW PORTE COCHERES IN FRONT YARD SETBACKS

February 2, 2026

Background:

A. Applicant: Kevin Schweitzer, 880 Catfish Avenue, New Smyrna Beach, FL 32169

B. Request: Approval of Zoning Text Amendment (ZTA) to Section 201.00 of the City's Land Development Regulations (LDR), to provide a definition of Porte Cochere, and add regulations to LDR Section 504.04 to provide regulations for Porte Cocheres in the R-1 zoning district

C. Exhibits used in this report:

Exhibit A: Clean Version of ZTA showing to LDR Section 804.00 and new definition of porte cochere in 201.00

Exhibit B: Underlined version of ZTA showing additions to LDR Section 804.00

Exhibit C: Maps of R-1 zoning districts throughout the city

Exhibit D: Concept Plan
Exhibit E: R-1 zoning regulations
Exhibit F: R-2 zoning regulations

Findings:

The original staff report, prior to continuation at the January Planning and Zoninng Board meeting, limited porte cochere to the R-1 Single-Family Residential District. After further consideration, allowing a porte cochere in any residential zoning district that can meet the 100 feet of frontage width and regulations for setbacks to allow more of the city's residents to potentially have a porte cochere, if they are able to meet the same LDR regulations. Because of this change, the exhibits included in the staff report have been changed as is the bulk of the staff report.

Instead of including the proposed language in the R-1 Single Family Zoning District, the porte cochere regulations are proposed to be included in LDR Section 804.03 Miscellaneous supplemental regulations.

...

A. This proposed zoning text amendment is a private application. The applicant is a local architect that stated that he has had multiple inquiries from homeowners that are interested in having a porte cochere. However, because of the setback regulations, that has generally proven to be not possible due to building setback requirements. The proposed amendment would allow the construction of porte cocheres within the 35 foot front yard setback in residential zoning districts. The proposed language was provided by the applicant, with some modification from New Smyrna Beach Utilities and the city's planning and engineering departments.

The applicant suggests several conditions to be applied to all properties that want to construct a porte cochere in a residential zoning district. These include:

804.04 *Regulations pertaining to porte cocheres in residential zoning districts.*

(1) Porte cocheres must be on parcels at least 100 feet wide.

(2) Porte cocheres must be at least 35 feet from a side property line.

(3) On parcels with overhead utility lines porte cocheres must be at least 10 feet from the front property line. This includes the furthest extent of roof/gutter with overhead utility lines. Without overhead utility lines, the setback can be as close as 6.5 feet from the front property line, with the columns at least 10 feet from the front property line.

(4) A maximum roof height of 19 feet above the house's finished floor. elevation.

(5) Porte cocheres must be no wider than 25 feet from edge of roof/gutter.

(6) Porte cocheres must remain open air. No screening or walls may be constructed within the required front yard setback.

(7) Porte cocheres must have a similar roofing material and style as the rest of the house.

(8) The primary structure must be at least 35 feet from the front property line, regardless of zoning district.

C. One point that staff differs from the applicant is (3), above- "without overhead utility lines, the setback can be as close as 6.5 feet from the front property line, with the columns at least 10 feet from the front property line." While this would only include the roof, it is 28.5 feet into the 35 foot setback. This is less than the 10 foot setback that is

required from the rear of side yards, and would be in the most conspicuous part of the house. Staff supports a setback of 10 feet for the closest point of a porte cochere from the front property line.

C. In addition to the language proposed above, a definition for porte cochere must be added to the LDR as well. The Merriam Webster Dictionary's definition for porte cochere as "a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles." This definition is accurate, however, it needs language added that does not allow for a porte cochere to ever become enclosed, thus the proposed definition is **Porte Cochere: A roofed structure, without walls, extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.** This definition should be added to LDR Section 201.00 if this ZTA is approved.

D. While not a Porte Cochere, the R-1 and R-2 zoning regulations do allow open front porches in the front yard setback up to 10.0' (25.0' from the front property line), provided that:

- Open front porch shall not be enclosed in any manner.
- Open front porch must be open wall construction without screen.
- Open front porch shall have a similar roofing material as the primary structure.
- Open front porch front building line shall be measured from the vertical support column.

F. New Smyrna Beach Utilities (NSBU) weighed in on the proposed porte cochere zoning text amendment. When overhead utility lines are present, NSBU requests a 10.0'-wide utility easement from the lines, meaning that this will dictate how close a porte cochere overhang can be located. Thus, in the presence of utilities in the ROW, or other utilities are present, they request an easement so that any structure or improvement will not interfere with their ability to maintain said power lines or utilities.

G. While not entirely accurate anymore, the bulk of the properties that will meet the minimum requested standards are in the R-1 zoning district, thus the original exhibits that depicted the R-1 zoning districts throughout the city are still helpful. Please see **Exhibit C** for a depiction of the areas throughout the city which have R-1 zoning districts. On the beachside, the R-1 houses are largely along the ocean and river, with a few pockets in the Sea Woods development. Along the north causeway, there is a section to

the south along the river that contains a strip of R-1, and most of the Venezia neighborhood. On the mainland there are sections of R-1 along the river and along sections of Faulkner Street. All of the parcels in these areas can potentially have Porte Cocheres, provided they meet the minimum dimensional requirements noted earlier in the staff report. In addition, the R-2 zoning district requires a 75 foot wide lot width. Many houses were developed on two 50 foot wide platted lots, and would meet the proposed width requirement for porte cocheres. Instead of limiting porte cocheres to just the R-1 zoning district, allowing houses that might meet the proposed minimum regulation does provide property owners more design options when building a home.

III. Recommendation

Staff supports the proposed definition of porte cochere to be added to Section 201.00 of the LDR, below.

Porte Cochere: A roofed structure, without walls, extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.

Staff does not fully support the proposed new language regarding porte cocheres in new LDR Section 804.04 as provided by the applicant.

804.04 *Regulations pertaining to porte cocheres in residential zoning districts.*

(1) Porte cocheres must be on parcels at least 100 feet wide.

(2) Porte cocheres must be at least 35 feet from a side property line.

(3) On parcels with overhead utility lines porte cocheres must be at least 10 feet from the front property line. This includes the furthest extent of roof/gutter with overhead utility lines. Without overhead utility lines, the setback can be as close as 6.5 feet from the front property line, with the columns at least 10 feet from the front property line.

(4) A maximum roof height of 19 feet above the house's finished floor. elevation.

(5) Porte cocheres must be no wider than 25 feet from edge of roof/gutter.

(6) Porte cocheres must remain open air. No screening or walls may be constructed within the required front yard setback.

(7) Porte cocheres must have a similar roofing material and style as the rest of the house.

(8) The primary structure must be at least 35 feet from the front property line, regardless of zoning district.

Development Services finds the applicants third regulation (3), above to be too large of an encroachment into the front yard setback. Staff's recommendation is below. NOTE: The only difference is the regulation to allow porte cocheres within 6.5 feet of the front property line. Staff can support a 10 foot setback. The language that is not supported is ~~struck through,~~ below.

804.04 *Regulations pertaining to porte cocheres in residential zoning districts.*

(1) Porte cocheres must be on parcels at least 100 feet wide.

(2) Porte cocheres must be at least 35 feet from a side property line.

(3) On parcels with overhead utility lines porte cocheres must be at least 10 feet from the front property line. This includes the furthest extent of roof/gutter with overhead utility lines. ~~Without overhead utility lines, the setback can be as close as 6.5 feet from the front property line, with the columns at least 10 feet from the front property line.~~

(4) A maximum roof height of 19 feet above the house's finished floor. elevation.

(5) Porte cocheres must be no wider than 25 feet from edge of roof/gutter.

(6) Porte cocheres must remain open air. No screening or walls may be constructed within the required front yard setback.

(7) Porte cocheres must have a similar roofing material and style as the rest of the house.

(8) The primary structure must be at least 35 feet from the front property line, regardless of zoning district.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Senior Planner

Attachments:

Exhibit A Clean Version 201.00 & 804.04.pdf
Exhibit B 804.04.pdf
Exhibit C East and West maps R1 zoning.pdf
Exhibit D Concept Plan.pdf
Exhibit E R-1 Zoning.pdf
Exhibit F R-2 Zoning.pdf

Exhibit A

201.00. General Definitions.

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Porte Cochere: A roofed structure, without walls, extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.

804.03. *Structures in required yard areas*.

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804.04 *Porte Cocheres*

C. *Regulations pertaining to porte cocheres in residential zoning districts*.

(1) Porte cocheres must be on lots at least 100 feet wide.

(2) Porte cocheres must be at least 35 feet from a side property line. On corner lots, porte cocheres must also be at least 35 feet from the secondary front yard property line.

(3) On parcels with overhead utility lines porte cocheres must be at least 10 feet from the front property line. This includes the furthest extent of roof/gutter with overhead utility lines. Without overhead utility lines, the setback can be as close as 6.5 feet from the front property line, with the columns at least 10 feet from the front property line.

(4) A maximum roof height of 19 feet above the house finish floor.

(5) Porte cocheres must be no wider than 25 feet from edge of roof/gutter.

(6) Porte cocheres must remain open air. No screening or walls may be constructed within the required front yard setback.

(7) Porte cocheres must have a similar roofing material and style as the rest of the house.

New language underlined

Exhibit B

201.00. General Definitions.

….

Porte Cochere: A roofed structure, without walls, extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.

804.03. *Structures in required yard areas*.

…..

804.04 *Porte Cocheres*

C. *Regulations pertaining to porte cocheres in residential zoning districts.*

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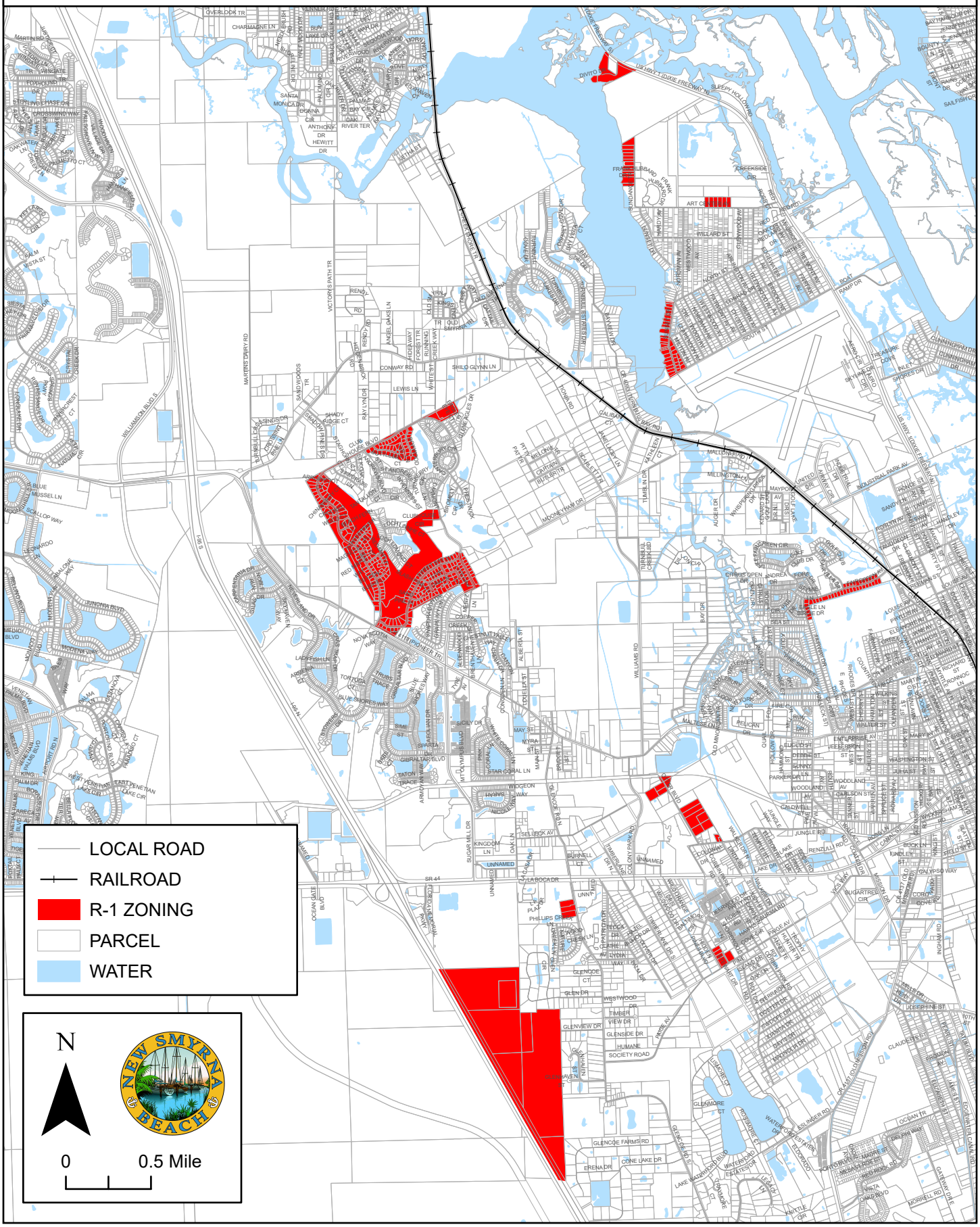
(4) A maximum roof height of 19 feet above the house finish floor.

(5) Porte cocheres must be no wider than 25 feet from edge of roof/gutter.

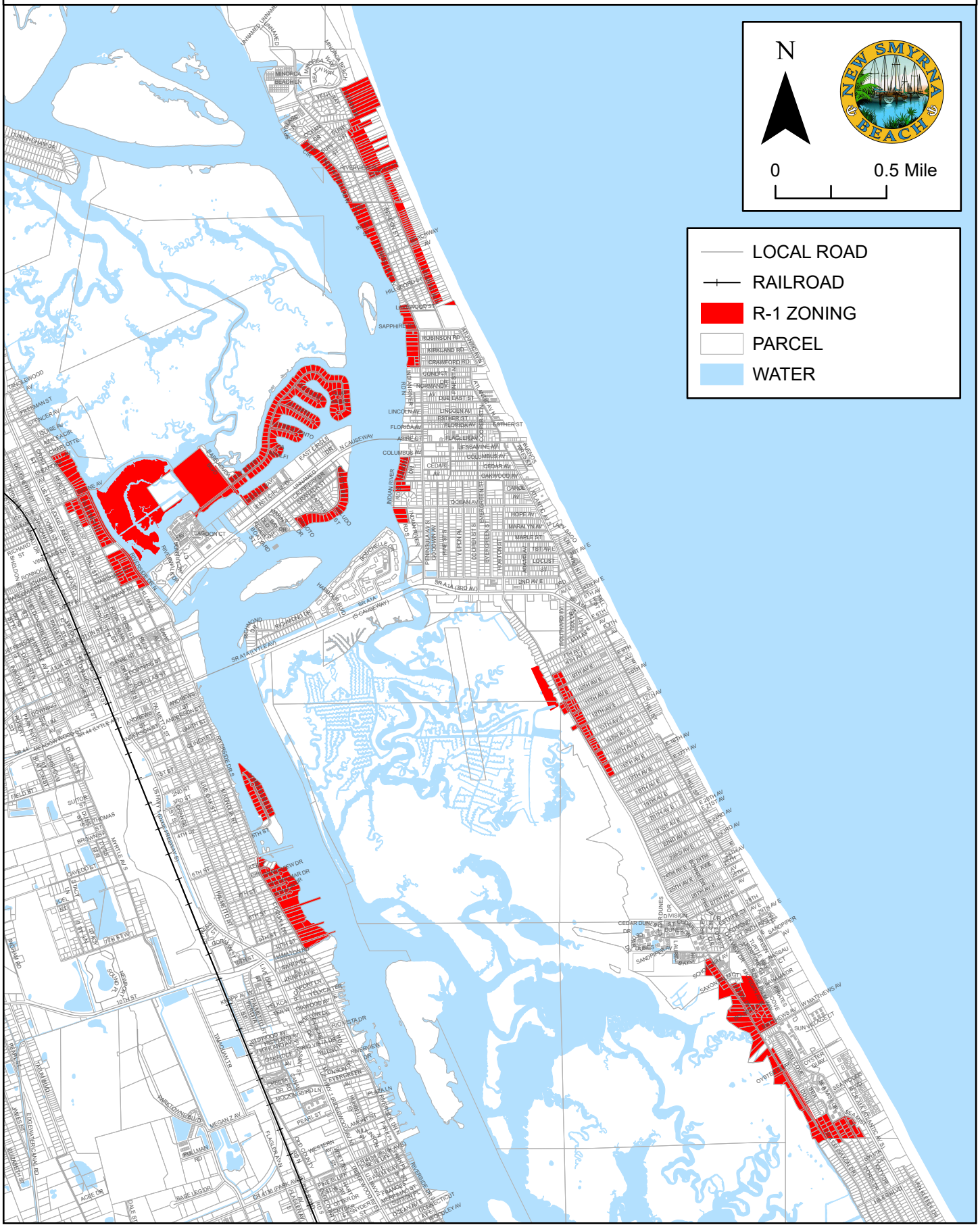
(6) Porte cocheres must remain open air. No screening or walls may be constructed within the required front yard setback.

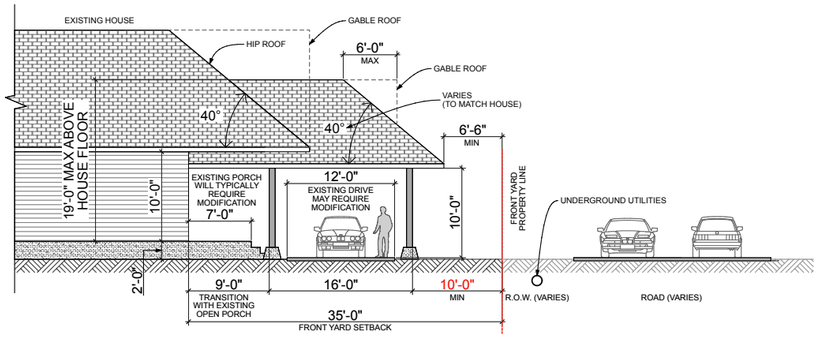
(7) Porte cocheres must have a similar roofing material and style as the rest of the house.

ZT-11-25: R-1 ZONING
WESTERN SECTION



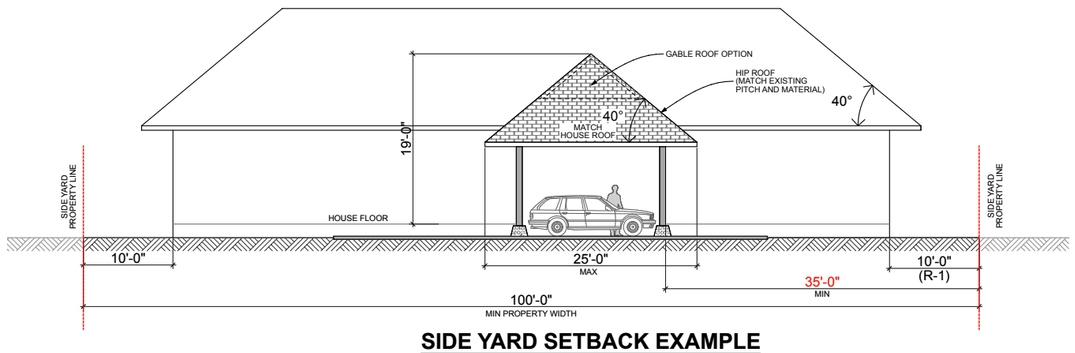
ZT-11-25: R-1 ZONING
EASTERN SECTION





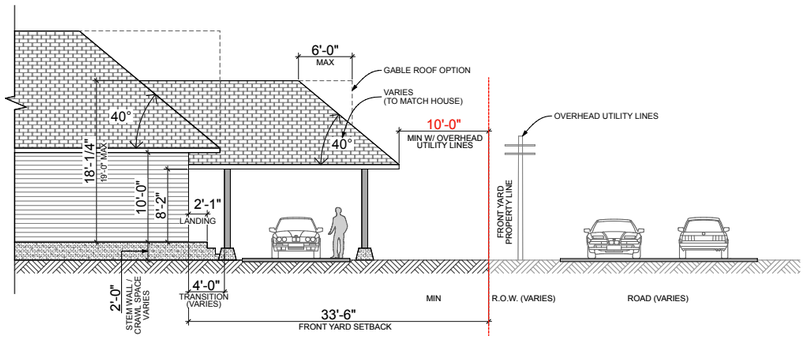
UNDERGROUND UTILITIES EXAMPLE

10'-0" PORTE COCHERE COLUMN SETBACK



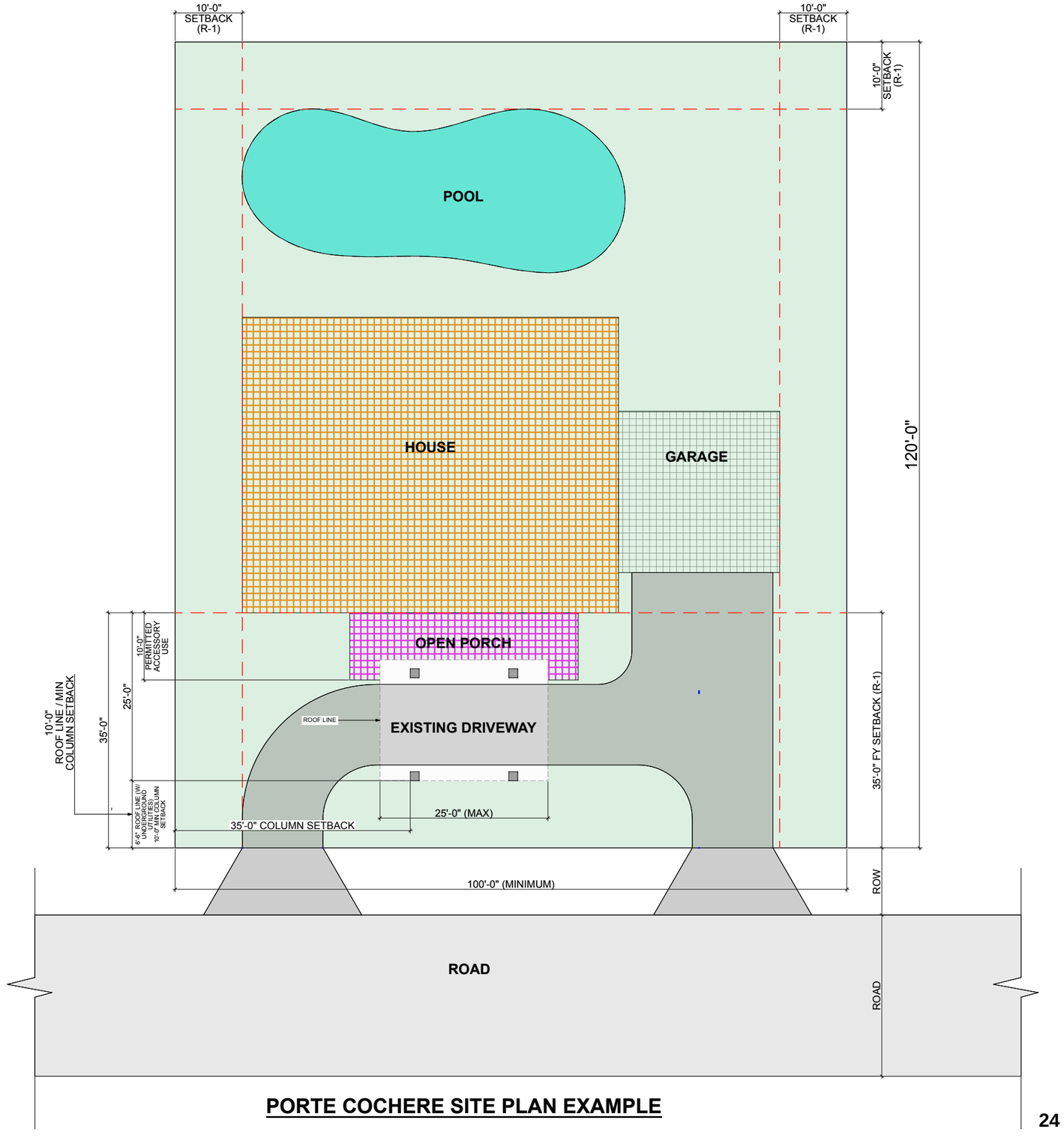
SIDE YARD SETBACK EXAMPLE

35'-0" PORTE COCHERE SIDE YARD SETBACK



OVERHEAD UTILITIES EXAMPLE

10'-0" ROOF SETBACK



PORTE COCHERE SITE PLAN EXAMPLE

R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT

Intent. The R-1, Single-Family (zero lot line) Residential District is intended to be a single-family residential district for low population densities. Existing development and usage has resulted which is being preserved in order to stabilize the neighborhood. The nature of the residential use of the property throughout the district will enhance the prospects for orderly future residential development.

Permitted uses.

Playfields

Playgrounds

Public parks

Recreation buildings and complexes intended for exclusive use by residents and guests of a residential development.

Single-family dwelling units

Permitted accessory uses.

Garages

Gazebos

Incidental uses

Open front porches, up to ten feet into the district required front yard setback, subject to the following conditions:

Open front porch shall not be enclosed in any manner.

Open front porch must be open wall construction without screen.

Open front porch shall have a similar roofing material as the primary structure.

Open front porch front building line shall be measured from the vertical support column.

Permitted home occupations

Storage sheds

Swimming pools, private, provided a principal structure exists and the pool is located behind the front plane of the principal structure. Corner lots will be considered to have two front planes, one on each street. If a structure is not constructed squarely on a parcel, the swimming pool must be located at or behind the most restrictive front plane of the principal structure.

Uses customarily associated with the permitted principal uses

Special exceptions.

Facilities owned and/or operated by federal, state, county or municipal government except country clubs and golf courses

Schools and or a house of Worship, provided all structures are located at least 35 feet from all side or rear property lines and off-street parking areas abutting residential property are screened by a buffer meeting the requirements of this LDR.

Child day care on a house of worship property, subject to the following additional conditions:

(1) The church property shall be located on and be accessible by an arterial or collector roadway.

(2) Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach six feet in height within two years that is planted a minimum of three feet on center.

(3) Play areas shall be located within all applicable setback dimensions.

(4) The house of worship property shall have a vehicular drop off and pickup area with a minimum [of] 100 feet of drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up.

Dimensional requirements.

Minimum lot size.

Area: 12,000 feet

Depth: 120 feet

Width: 100 feet

Minimum yard size.

Front yard: 35 feet, or as required per [sub]section 504.01M. of this LDR

Rear yard: Ten feet

Side yard: 20 feet total, no side less than 8 feet

Maximum building coverage. The total area covered with buildings on any lot shall not exceed 40 percent of the total lot area.

Screen enclosures. As an exception to the maximum building coverage provision any parcel may be allowed an additional ten percent building coverage for only a screen pool enclosure if the following conditions are met:

1. A screen pool enclosure shall only cover the swimming pool and surrounding pool deck and shall have a roof and walls consisting entirely of screening; and

2. There shall be no variances granted to exceed the maximum building coverage or additional coverage allowed for screen enclosures.

Maximum impervious lot coverage. The total area of the lot that may be covered with impervious material is 60 percent.

Maximum principal building height. 35 feet; three stories.

Minimum floor area requirement. 1,200 square feet per dwelling unit.

Off-street parking. Off-street parking shall be provided as required in this LDR.

Corner lots.

(1) Parcels which front on two streets shall provide a 35-foot front yard on one street frontage and a 17.5-foot front yard on the other street or as required per [sub]section 504.01M. of this LDR.

(2) Parcels fronting on three streets shall provide two 35-foot front yards and a 17.5-foot front yard on the remaining street or as required per [sub]section 504.01M. in this LDR.

Driveway access. the minimum driveway length shall be 20 feet excluding [that] portion of the driveway within the public right-of-way.

Through lots. Shall provide a 35-foot front yard on each street or as required per [sub]section 504.01M. of this LDR.

Atypical lot. Visibility triangles shall be established at the rear corners of an atypical lot. The visibility triangles shall be those areas formed by a line connecting the points 30 feet from the intersection of the side and rear lot line along the side lot line and 30 feet from the intersection of the side and rear lot line along the rear lot line; no principal or accessory structure having a height over four feet, except for incidental uses, shall protrude into the area of a visibility triangle.

Building projections. There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than five feet to a property line; and those structures allowed in [sub]section 804.03.

Visibility at intersections. Visibility at intersections shall be provided as required in this LDR.

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

Intent:

The R-2 district is intended to be a single-family residential district for low population densities. Existing development and usage has resulted which is being preserved in order to stabilize the neighborhood. The nature of the residential use of the property throughout the district will enhance the prospects for orderly future residential development.

Permitted Uses:

Playfields
Playgrounds
Public Parks
Recreation Buildings and Complexes for exclusive use by residents and guests in a residential development
Single Family Dwelling Units

Permitted Accessory Uses:

Garages
Gazebos
Incidental Uses
Permitted Home Occupations
Storage Sheds
Swimming pools, private, provided a principal structure exists and the pool is located behind the front plane of the principal structure. Corner lots will be considered to have two front planes, one on each street. If a structure is not constructed squarely on a parcel, the swimming pool must be located at or behind the most restrictive front plane of the principal structure. **Ord. #30-10**
Open Front Porches, up to 10 feet into the front yard setback, subject to the following conditions:
Open Front Porch shall not be enclosed in any manner,
Open Front Porch must be open wall construction without screen,
Open Front Porch shall have a similar roofing material as the primary structure,
Open Front Porch front building line shall be measured from the vertical support column. **Ord. #75-16**

Uses customarily associated with the permitted principal uses

Special Exceptions:

Child day care on a house of worship property, subject to the following additional conditions:

1. The house of worship property shall be located on and be accessible by an arterial or collector roadway.

2. Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach six feet in height within two years that is planted a minimum of three feet on center.

3. Play areas shall be located within all applicable setback dimensions.

4. The house of worship property shall have a vehicular drop off and pickup area with a minimum 100 feet of drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up. **Ord. #04-00**

Facilities owned and/or operated by federal, state, county or municipal government except country clubs and golf courses

Schools and or a house of worship provided all structures are located at least thirty-five (35) feet from all side or rear property lines and off-street parking areas abutting residential property are screened by a buffer meeting the requirements of this LDR. **[Revised 3/27/00]**

Dimensional Requirements:

Minimum Lot Size:

Area	8,625 square feet
Depth	115 feet
Width	75 feet

Minimum Yard Size:

Front yard	30 feet or as required per Section 504.01(M) of this LDR
Rear yard	7.5 feet
Side yard	7.5 feet

Maximum Building Coverage:

The total area covered with buildings on any lot shall not exceed 40% of the total lot area. **Ord. #78-98**

Screen Enclosures:

As an exception to the maximum building coverage provision any parcel may be allowed an additional ten percent (10%) building coverage for only a screen pool enclosure if the following conditions are met:

1. A screen pool enclosure shall only cover the swimming pool and surrounding pool deck and shall have a roof and walls consisting entirely of screening; and
2. There shall be no variances granted to exceed the maximum building coverage or additional coverage allowed for screen enclosures.

Ord. #05-09

Maximum Impervious Lot Coverage:

The total area of the lot that may be covered with impervious material is sixty (60) percent.

Maximum Principal Building Height:

Thirty-five (35) feet.
Three (3) stories.

Minimum Floor Area Requirements:

750 square feet of livable area for one and two-bedroom dwelling units; 1200 square feet of livable area for a three-bedroom dwelling unit; and 1300 square feet livable area for a four-bedroom dwelling unit. **[Revised 7-1-03]**

Corner Lots:

(1) Parcels which front on two streets shall provide a thirty (30) foot front yard on one street frontage and a 15 foot half depth front yard on the other street, or as required per Section 504.01(M) of this LDR.

(2) Parcels fronting on three streets shall provide two thirty (30) foot front yards and a 15 foot half depth front yard on the remaining street or as required per Section 504.01(M) of this LDR. **Ord. #23-00**

Driveway Access

The minimum driveway length shall be 20 feet (excluding portion of a driveway within the public right-of-way). **Ord. #23-00**

Through Lots:

Through lots shall provide a 30-foot front yard on each street, or as required per Section 504.01(M) of this LDR.

Atypical Lots:

Visibility triangles shall be established at the rear corners of an atypical lot. The visibility triangles shall be those areas formed by a line connecting the points 30 feet from the intersection of the side and rear lot line along the side lot line and 30 feet from the intersection of the side and rear lot line along the rear lot line; no principal or accessory

structure having a height over 4 feet, except for incidental uses, shall protrude into the area of a visibility triangle.

Building Projections:

There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than 5 feet to a property line; and those structures allowed in Section 804.03.

Visibility at Intersections:

Visibility at intersections shall be provided as required in this LDR. **[Revised 12-18-92]**

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

V-0012-2025: REVIEW AN APPLICATION FOR A BOAT LIFT VARIANCE FOR PROPERTY LOCATED AT 205 QUAY ASSISI.

February 2, 2026

Background:

Applicants and Property Owners: Randall T Jones Sr and Suzette S. Jones, 3115 Sanctuary Circle, Lakeland, Florida 33803.

Request: Approval of the following variance form Land Development Section 803.04:

- A side setback variance from Section 803.04.D.(2), from the required 10-foot setback to a 2-foot setback for the construction of a small boat lift.

Site Information: The subject property consists of approximately 0.29 ± acres, and is zoned R-1, Single Family Residential, and is generally located on the south side of Quay Assisi just east of Barracuda Boulevard. See **Exhibits A & B**.

Tax I.D. Number: 7408-02-00-0510.

Exhibits used in the report:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Land Development Regulation 803.04.D.(2)
Exhibit D: Survey, Photo, Trespassers
Exhibit E: Neighbor Support Letter
Exhibit F: Applicant Response to Criteria

Findings:

The subject property currently has one (1) single-family house constructed in 2021 per the Volusia County Property Appraisers Website and the property dimensions are approximately 100 feet wide by 127 feet deep.

After reviewing the property survey, attached as **Exhibit D**, the parcel at 205 Quay Assisi has an open waterway to the south and east. This exhibit also has a photo of the boat lift and late-night fishermen.

The property owner has claimed that the water frontage along the east and southeast of the parcel has shallow depths at low tide with oyster beds. The current permitted single-family standard dock structure was located to the southwest frontage because of water depths to the east. Also, the property owner has supplied photos from security cameras of young trespassers fishing from the east and southeast boundaries of this parcel. The trespassers appear between midnight and 4am.

The existing seawall was constructed around 1966, and the existing covered boathouse and floating pier was constructed around 2019. A building permit was applied for the boat lift on September 26, 2025, but was not approved because of the location of the boat lift.

The neighbor located at 203 Quay Assisi has supplied a signed letter supporting this variance request. **Exhibit E**.

The LDR requires variance requests to meet all the criteria following. A letter from the applicant which addresses these criteria is attached as **Exhibit F**. The applicant's responses are in *italics* and the Planning Departments evaluation to the required criteria are listed below in **bold**.

1. Special circumstances exist which are peculiar to the property or the waterway in question, making boat mooring or waterway access difficult.

- *Physical condition of the lot provides access to uninvited minors, adults, neighbors, and non-neighbors due to the city easements near the front of the lot off Quay Assisi. The hardship becomes a liability for the homeowner; thus, I haven't requested an additional boat lift on east side of property.*

- **With the limited space to construct a single-family dock structure based on the location of shallow water and sea life organism location, it would seem to be difficult to locate a boat lift to the east of the current single-family standard dock structure.**

This criterion has been met.

2. Strict application of the requirements set forth in Section 803.04 would deprive the property owner of reasonable rights presently enjoyed by other nearby property owners.

- *Minimum necessary variance - The current location of scissor lift required no additional impacts to the environment as my current approved dock supported the*

lift without additional pylons, electricity, etc. Also, the scissor lift only intrudes into the variance approximately 8 feet and is only approximately 12 feet long.

- **With the limited navigable space to expand a boat lift, the location of shallow water and sea life organism location, the required building setback may deprive the property owner of reasonable rights that are enjoyed by other nearby property owners.**

This criterion has been met.

3. Special circumstances and conditions exist that do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner created, to any degree, the hardship that is the subject of the variance request.

- *On the east side canal, it becomes shallow with oysters approximately 25 feet back next to seawall and is difficult, if not impossible, at low tide to navigate. If dock is added on this side, it would limit use.*

- *Also, if dock is added on east side, it would close the access to the canal, creating a potential navigation hazard as my neighbor already has a boat lift on his west side.*

- **The Planning Department would agree with the property owner's assessment. The current and past property owners did not create a shallow area containing natural oyster beds; thus, the Planning Department would not consider this application to be a self-imposed hardship.**

This criterion has been met.

4. Granting of the variance from requirements of Section 803.04 will not cause substantial detriment to the public welfare, safety, navigation, or convenience.

- *Where the current lift is located, it will not cause substantial, if any, detriment to public welfare, safety, navigation, or convenience. Removing it and placing it on the east side of property would impact all of the above.*

- **Granting the variance from the requirements of Section 803.04 would not seem to cause substantial detriment to the public welfare, safety, navigation, or convenience. The neighboring property owner has submitted a letter in support of this application.**

This criterion has been met.

5. Granting a variation from requirements of Section 803.04 will not constitute a grant of special privilege denied to other property owners.

- *While all circumstances are unique, approvals of setback variances are prevalent in Venezia and across the canal.*

- **Approval of the requested variance would not appear to constitute a grant of special privilege. Other property owners currently have single family dock structures and are allowed to have two (2) boat slips. By granting this variance, the property owner would be able to have a second boat to be located at this parcel.**

This criterion has been met.

Recommendation:

Most of the single-family parcels in the Venezia Subdivision can construct a single-family dock structure without obtaining a variance. In some sections of the subdivision, lots were angled to provide some type of water access.

This parcel has a rear width of 100 feet, but part of the rear property line is home to natural shallow waters and oyster beds towards the east end of the property.

After review of the application, the Planning Department has concluded that the dock variance application has met the required criteria. Staff can give a positive recommendation to the Planning and Zoning Board to approve the requested reduction in building setback between the extended property line waterward of the shoreline.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

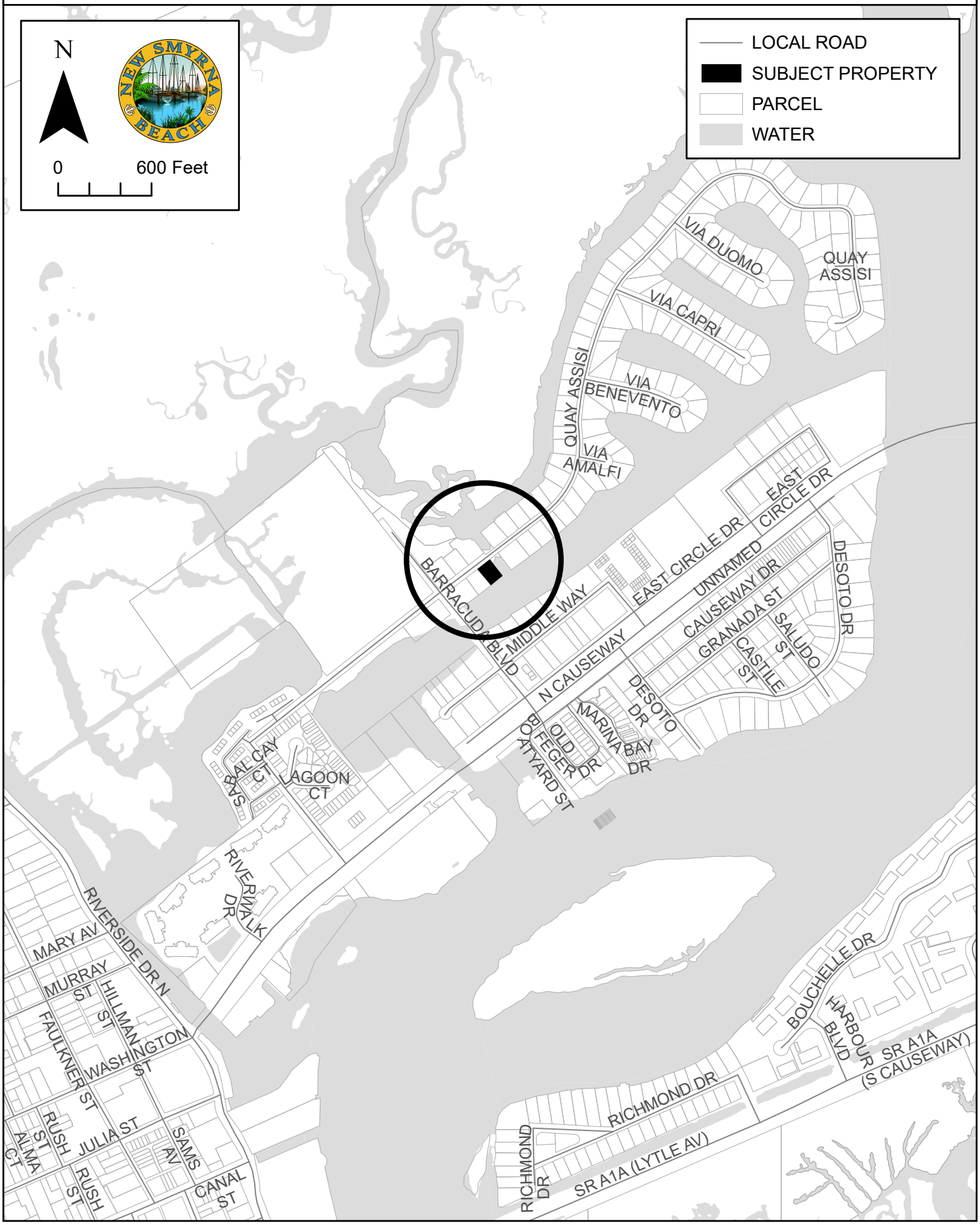
Staff Report Created By: Robert Mathen - Senior Planner

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Land Development Regulation 803.04.D.(2).pdf
Exhibit D Survey and Photos.pdf

Exhibit E Neighbor Support Letter.pdf
Exhibit F Applicant Response to Criteria.pdf

V-12-25: 205 QUAY ASSISI
PARCEL: 7408-02-00-0510 LOCATION MAP



V-12-25: 205 QUAY ASSISI
PARCEL: 7408-02-00-0510 AERIAL MAP



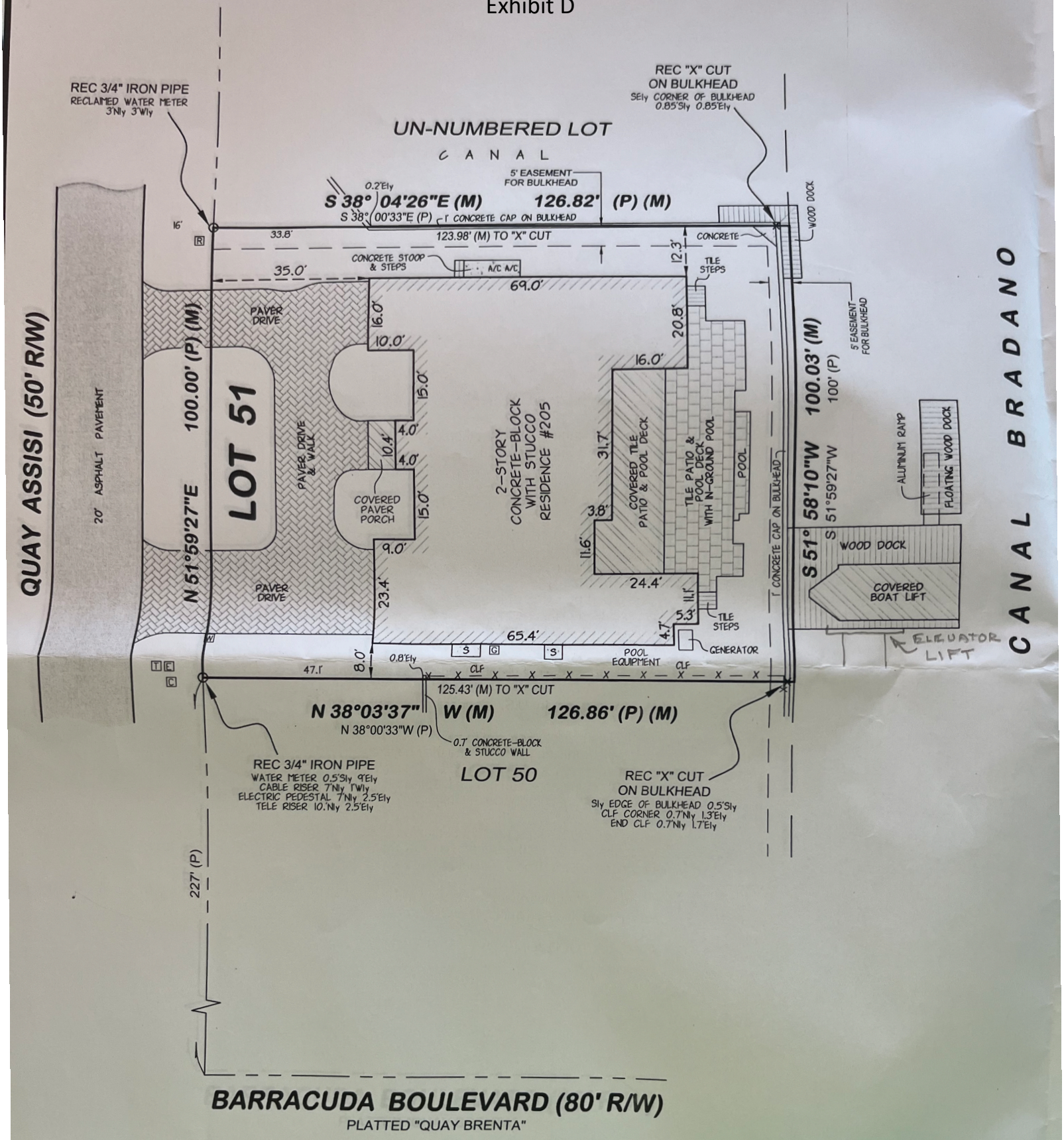
803.04 Regulations pertaining to boats, boat docks, and boat docks with terminal platforms, covered boat slips/boathouses mooring poles, and other boat storage and docking facilities.

D. The following regulations shall apply to all structures permitted pursuant to 803.04 A., B., and C. above:

(1) The maximum allowed height of a structure is fifteen (15) feet above the mean high waterline; for a second story deck the maximum allowed height is measured from the second floor and not the required handrails.

(2) No "standard" structure, including mooring poles, boathouses, boat docks, terminal platforms, access piers and walkways, boat lifts, and other boat storage and docking facilities shall be closer than ten (10) feet from the side lot lines and Florida Department of Environmental Protect (DEP) interpreted extensions of side lot lines waterward from the property water frontage line unless the structure is permitted or required to be located there as the result of a valid court order equitably prorating a basin among upland property owners. Such prohibition shall also apply to the storage, anchorage, or mooring of any boat.

Exhibit D



TYPE	SURVEY DATE	WORK ORDER #	P.C.	CALC.	DRAFT	CHECKED
BOUNDARY SURVEY	07/09/2021	21-04-004	J.W.C.	J.W.C.	B.T.C.	J.W.C.

TYPE	DATE	WORK ORDER #	---	CALC.	DRAFT	CHECKED

● = DENOTES 5/8" IRON ROD W/ CAP " CORY LB 7883 " UNLESS OTHERWISE NOTED

○ = DENOTES IRON PIPE UNLESS OTHERWISE NOTED

□ = DENOTES CONCRETE MONUMENT UNLESS OTHERWISE NOTED

EMT = ELECTRICAL METAL TUBING
FND = FOUND
REC = RECOVERED
N(Y) = NORTHING COORDINATE VALUE

LEGEND & ABB

Δ	= DELTA	(P)
R	= RADIUS OR RANGE	(D) (M)
L	= ARC LENGTH	(C)
C	= CHORD	
CB	= CHORD BEARING	(PR)
T	= TANGENT OR TOWNSHIP	(G) O.R.
(R)	= RADIAL	
(NR)	= NON-RADIAL	
(NT)	= NON-TANGENT	
PC	= POINT OF CURVATURE OR PARTY CHIEF	

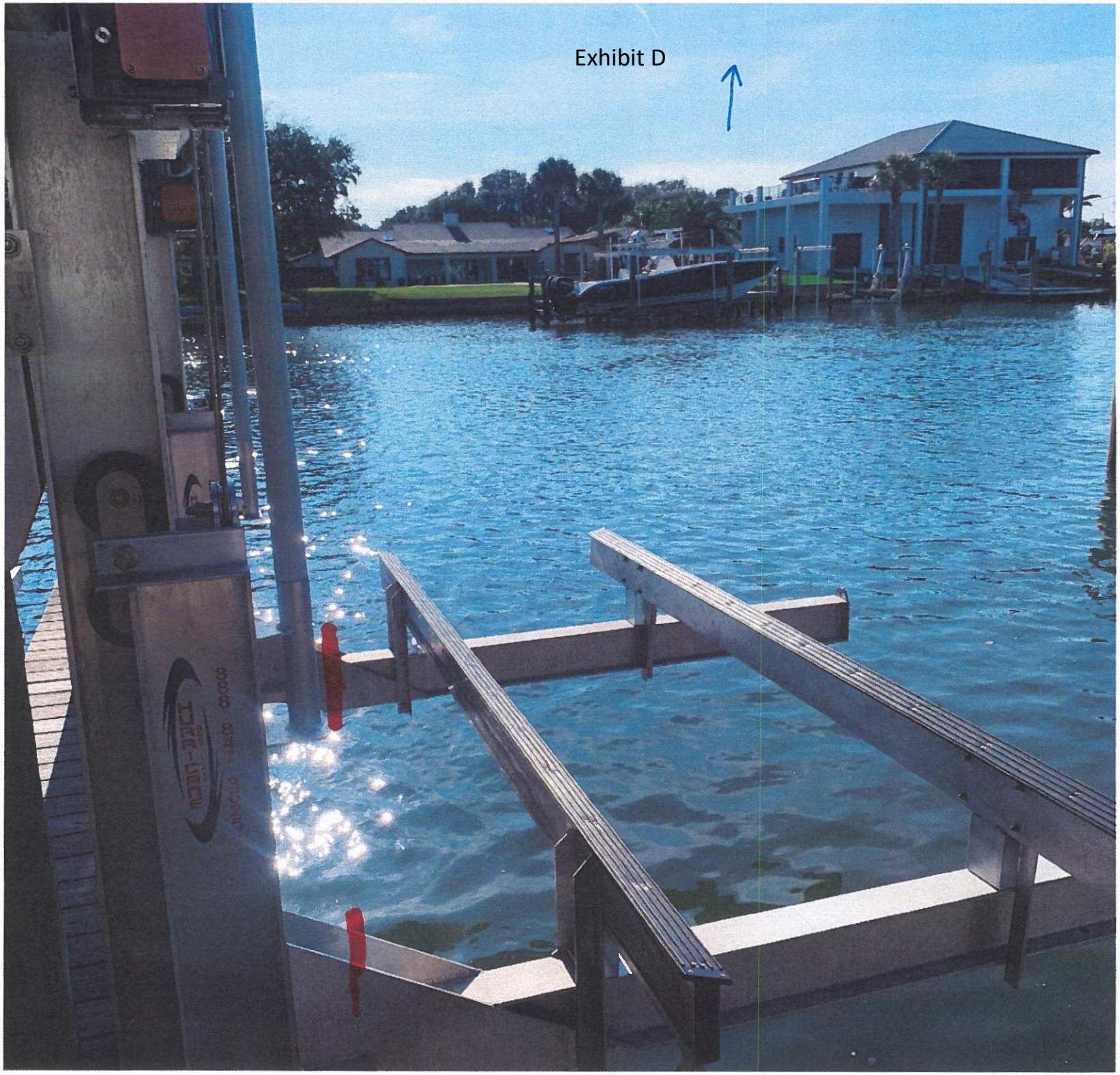

Exhibit D

Exhibit D

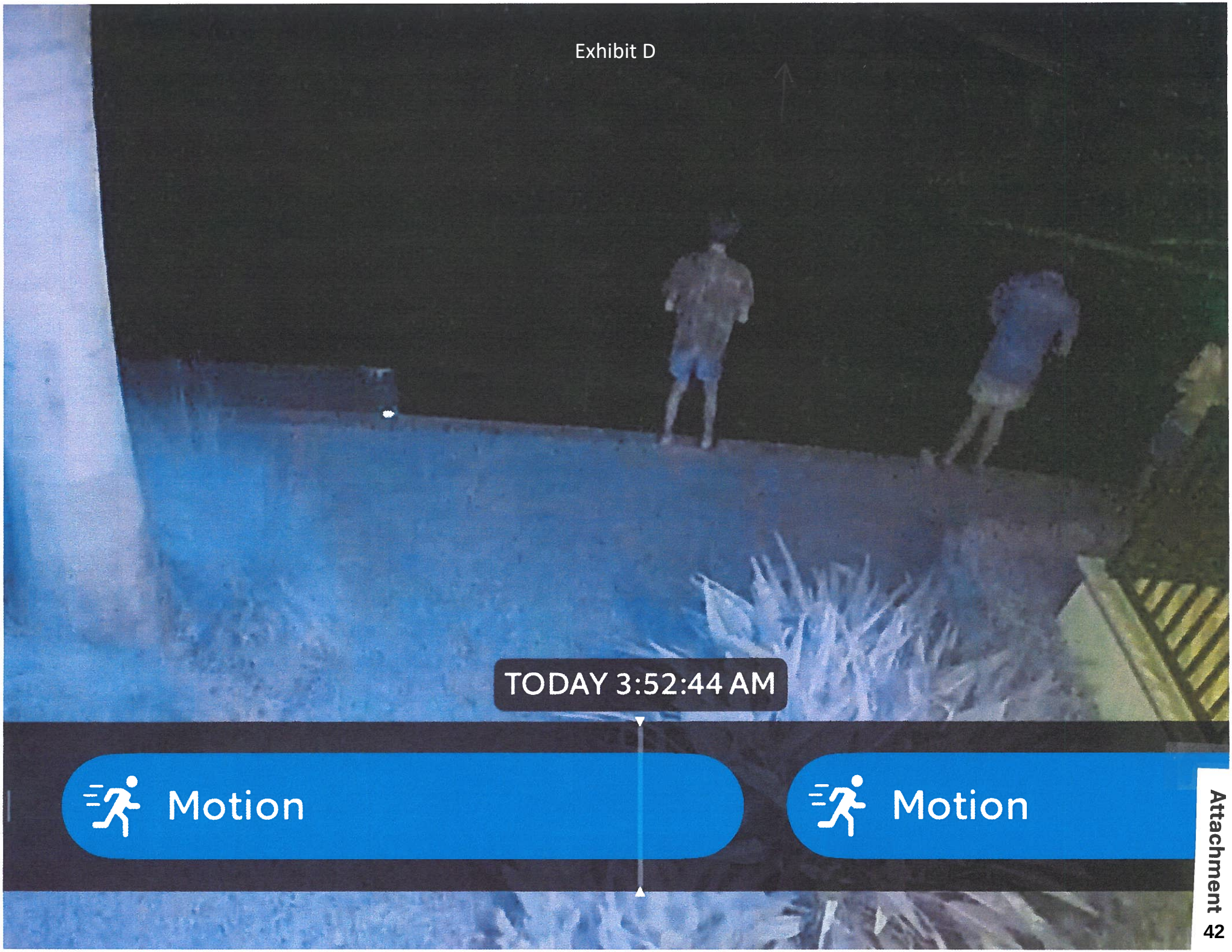


Exhibit E

Building Department and Code Enforcement
210 Sams Avenue
New Smyrna Beach, Fl.32168

To whom it may concern,

My name is Larry Cox, homeowner of 203 Quay Assisi in Venezia, New Smyrna Beach, and neighbor to Todd Jones, 205 Quay Assisi / Venezia.

In August of 2025, Todd inquired with me whether I would be ok if he installed an elevator lift attached to his previously approved dock pylon which would encroach into the setback area of his property. Currently, there are approximately twelve feet of set back and only the forks of the elevator lift extend beyond the setback – minimal variance. (photo attached).

I told Todd I have no concerns and was hopeful that the city would approve this request as it does not cause any barriers or waterflow problems for me at all.

Sincerely,

Larry Cox

Todd Jones
205 Quay Assisi Ct.
New Smyrna Beach, FL 32169

December 9, 2025

City of New Smyrna Beach
Attn: Building Department and Variance Panel Reviewers/Planning Board Zoning
210 Sams Avenue
New Smyrna Beach, FL 32168

To Whom It May Concern:

Thank you for the hearing and your time today to discuss and provide you with my request for an approved permit and variance at 205 Quay Assisi, New Smyrna Beach (Venezia) for my elevator boat lift.

Please find requested documents with some additional information.

1. Physical condition of the lot provides access to uninvited minors, adults, neighbors, and non-neighbors due to the city easements near the front of the lot off Quay Assisi. The hardship becomes a liability for the homeowner; thus, I haven't requested an additional boat lift on east side of property. Discussions and photos (Attachment G).
2. Minimum necessary variance – The current location of scissor lift required no additional impacts to the environment as my current approved dock supported the lift without additional pylons, electricity, etc. Also, the scissor lift only intrudes into the variance approximately 8 feet and is only approximately 12 feet long. See attached photos (Attachment F).
3. On the east side canal, it becomes shallow with oysters approximately 25 feet back next to seawall and is difficult, if not impossible, at low tide to navigate. If dock is added on this side, it would limit use.
4. Also, if dock is added on east side, it would close the access to the canal, creating a potential navigation hazard as my neighbor already has a boat lift on his west side.
5. Where the current lift is located, it will not cause substantial, if any, detriment to public welfare, safety, navigation, or convenience. Removing it and placing it on the east side of property would impact all of the above.
6. While all circumstances are unique, approvals of setback variances are prevalent in Venezia and across the canal. See attached lift photo (Attachment F).

My request:

1. Approve permit and variance where the lift is currently located.
2. If not, allow ample time to remove current lift as this will take a bit of time to get my dock builder to complete.
3. After removal, I will be applying for a new permit and variance to add to the east side (hardship side) and will ask for an additional dock position.

Again, thank you for your time and consideration.

Sincerely,



Todd Jones

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SP-17-24: FLAGLER DUNES RESUBMITTAL; SITE PLAN REVIEW FOR APPROVAL FOR AN 80-UNIT TOWNHOME DEVELOPMENT ON THE SOUTH SIDE OF 10TH STREET, ACROSS FROM NEW SMYRNA BEACH HIGH SCHOOL

February 2, 2026

Background:

A. **Applicant**: Roger W. Strcula, P.E., CPESC of Upham, Inc., 265 Kenilworth, Avenue, Ormond Beach, FL 32174

B. Property Owner: Alicio & Nirma Pina, 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014

C. Request: Site Plan review for approval of an 80 20-foot-wide townhouse lots, with private roadways, common area tracts, master stormwater pond, with tree and wetland preservation areas.

D. Site Information:

- **Size:** 10.323 +/- acres
- **Location:** South side of 10th Street, east of Tatum Boulevard
- **Zoning:** R-4 Multi-Family Residential
- **Future Land Use:** Medium Density Residential

E: Tax I.D. Numbers: 7419-23-00-0492, 7449-01-24-0011, and 7419-23-00-0490

F. Exhibits:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Site Plan
Exhibit D: Full civil and landscape construction plans
Exhibit E: Volusia County Use Permit

Findings:

A. The subject property is located on the south side of 10th Street, south of the New Smyrna Beach High School, and north and west of the New Smyrna Beach Daytona State campus. South of the parcels is the Gabordy Canal, which dates to the Turnbull era, and is maintained by Volusia County. The property is currently undeveloped, and has a large

number of trees on it. South of the canal is largely wooded, and in the City of Edgewater. To the west is a retention pond, owned by Volusia County, and Grace Baptist church is along 10th, in adjacent to an area of the parcel is largely left natural on the subject site.

B. The property originally has a Future Land Use Category of Medium Density Residential which allows up to 8 units an acre to be developed. The property is zoned R-4, Multi-Family Residential, which allows townhouse lots to be 20-foot wide. Please see **Exhibit C** for a depiction of the proposed layout. The full set of plans are included as **Exhibit D**.

C. In sum, the project will contain 80 townhouse units, within 14 buildings. The buildings vary in size between 4 units and 8 units. Internal to the development is a private road, Flagler Dunes Circle, maintenance of which is the responsibility of the owners.

D. When this case was originally considered on October 6, 2025, the Planning and Zoning Board voted 3-3, resulting in a denial of the site plan. The primary reason for denial seemed to be the ingress/egress arrangement, which was located on the east side of the site, along 10th Street. This revised iteration contains a left and right turn out of Flagler Dunes at the light across from the high school and a right turn in and out is proposed at the originally proposed sole access point further east in Flagler Dunes.

E. In total, 49.4% of the site will be pervious, with the remaining 50.6% being impervious, with a combination of buildings, roads, walkways and driveways/aprons. There are two small areas of wetlands on the site which are both preserved in wooded areas.

F. Each unit will have its own garage space, and a total of two parking spaces on each parcel. The buildings are to be two-stories tall.

G. Originally, the site had two different Future Land Use (FLU) classifications and zoning classifications. The eastern parcel had a FLU of High Density, which allows up to 18 units an acre, and the western parcel had a Medium Density FLU, which allows up to 8 units an acre. The owners decreased the High Density FLU to Medium Density, making the whole parcel Medium Density, or 8 units per acre for both parcels.

H. As can be seen in the aerial map (**Exhibit B**), there are a lot of trees on the site. The mitigation required for the site totals 628 trees with a minimum 2.5" diameter. Larger trees can be planted throughout the development to reduce the number of trees while still meeting mitigation requirements. Once minimum planting requirements have been

met on site, the applicant has the option to meet the remaining mitigation by making payment to the City's Tree Fund.

I. There is a proposed pickle ball court in the project. In addition, there are sidewalks throughout Flagler Dunes, as well as a sidewalk in the 20' landscape buffer along 10th Street.

Recommendation: Staff recommends **approval** of the site plan.

Fiscal Analysis:
N/A

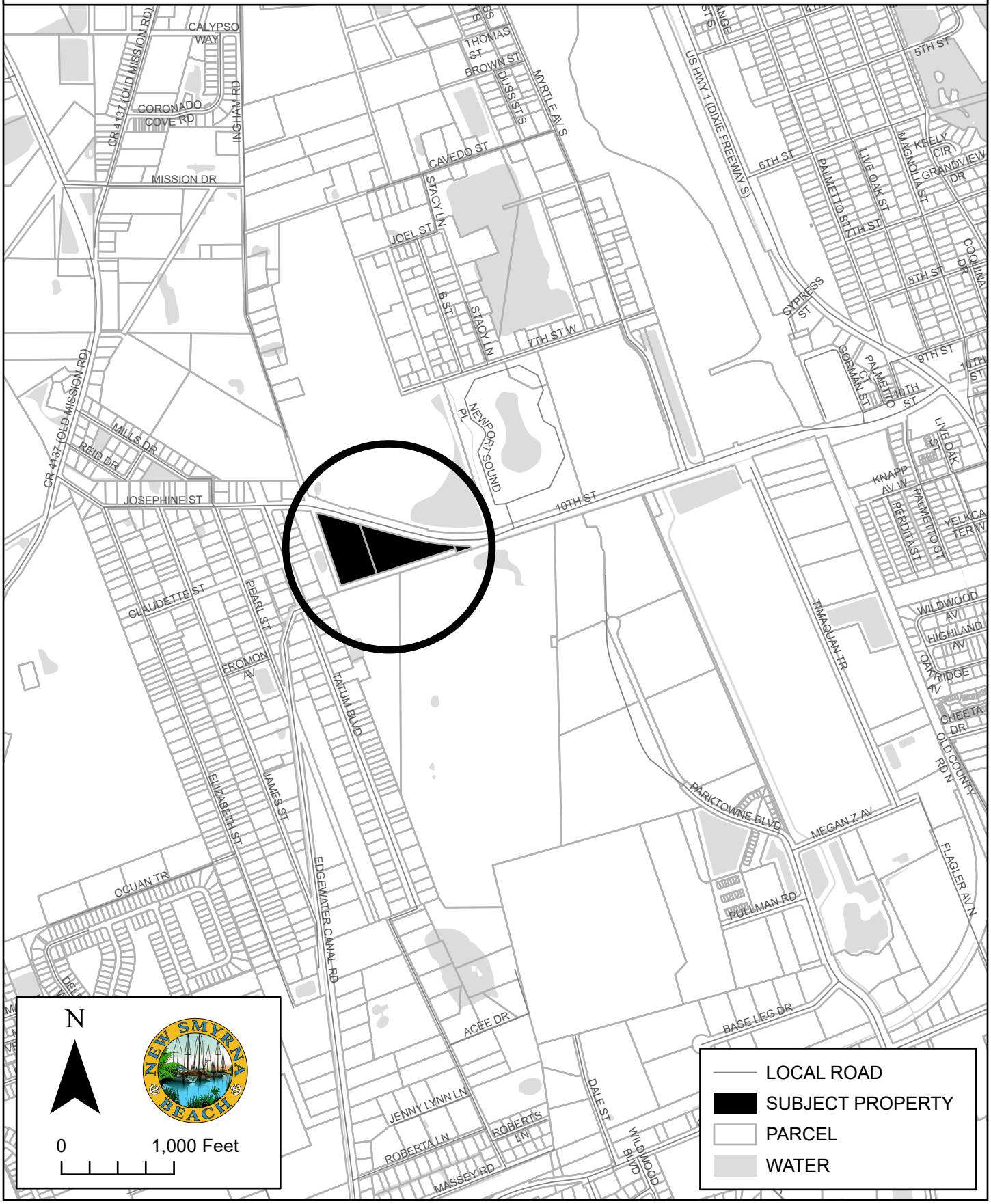
Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Senior Planner

Attachments:

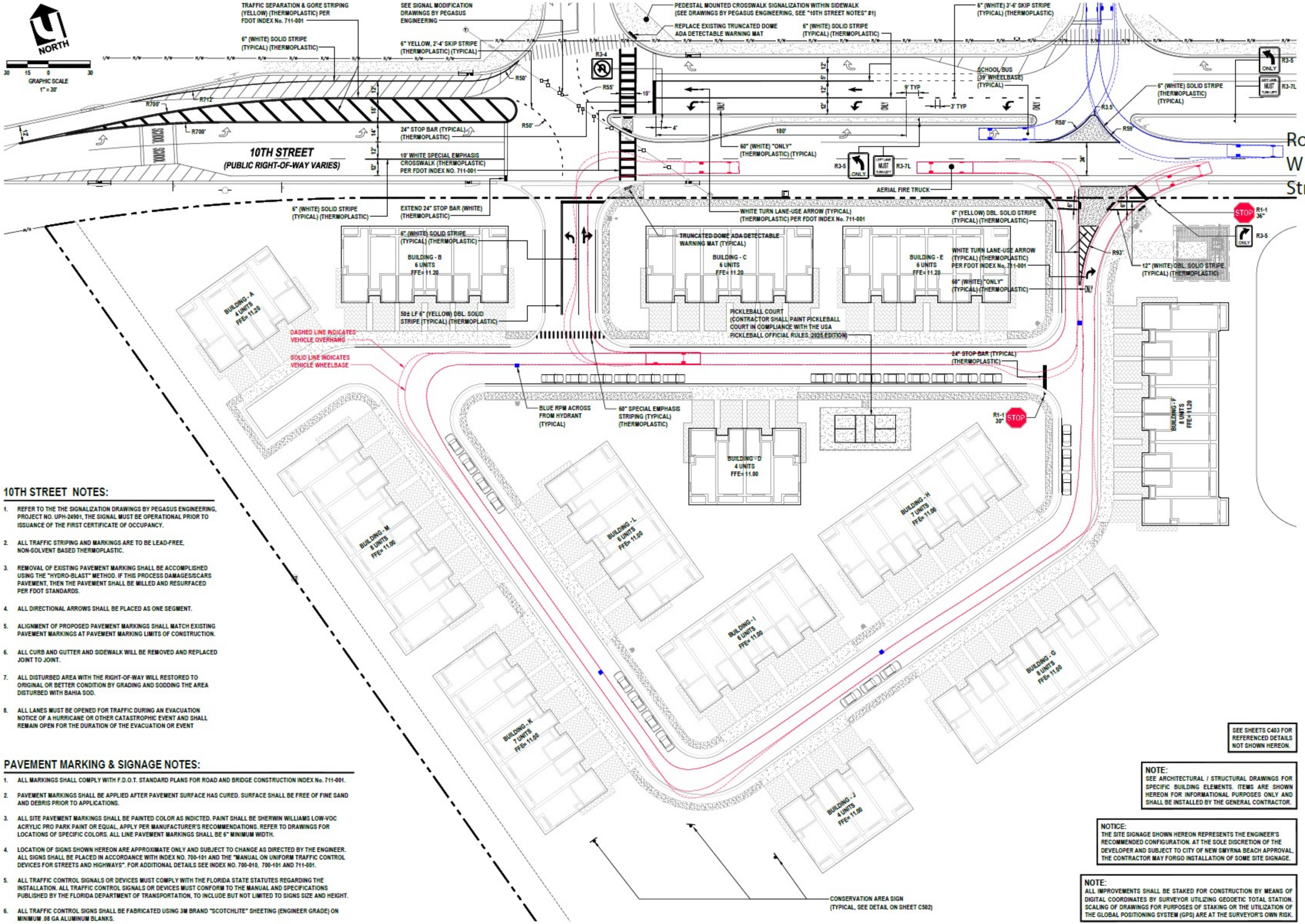
Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Site Plan.pdf
Exhibit D Full Civil, Landscape and Construction Drawings.pdf
Exhibit E VC Use Permit Approval Letter.pdf

S-1-25: FLAGLER DUNES (FINAL PLAT)
PARCELS: 7419-23-00-0490, 7419-23-00-0492, 7449-01-24-0011
LOCATION MAP



S-1-25: FLAGLER DUNES (FINAL PLAT)
PARCELS: 7419-23-00-0490, 7419-23-00-0492, 7449-01-24-0011
AERIAL MAP





10TH STREET NOTES:

1. REFER TO THE THE SIGNALIZATION DRAWINGS BY PEGASUS ENGINEERING, PROJECT NO. UPH-24901, THE SIGNAL MUST BE OPERATIONAL PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
3. REMOVAL OF EXISTING PAVEMENT MARKING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL DISTURBED AREA WITH THE RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED WITH BAHIA SOD.
8. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX No. 711-001.
2. PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
4. LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

SEE SHEETS C403 FOR REFERENCED DETAILS NOT SHOWN HEREON.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTICE:
THE SITE SIGNAGE SHOWN HEREON REPRESENTS THE ENGINEER'S RECOMMENDED CONFIGURATION. AT THE SOLE DISCRETION OF THE DEVELOPER AND SUBJECT TO CITY OF NEW SMYRNA BEACH APPROVAL, THE CONTRACTOR MAY FORGO INSTALLATION OF SOME SITE SIGNAGE.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/06/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/29/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 08:56:38 -05'00'

ROGER W. STRICKLAND STRCULA NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
285 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphamInc.com
LB # 0003612 LC # 0000357

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PAVEMENT MARKING AND SIGNAGE PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C402

INDEX OF SHEETS

SHEET #	DESCRIPTION	REVISIONS
C000	COVER SHEET	
C100	SITE DEVELOPMENT INFORMATION	
C200	EXISTING SITE CONDITIONS AND CLEARING PLAN	
C201	FDOT TCP INDICES	
C202	FDOT TCP INDICES	
C203	FDOT TCP INDICES	
C300	EROSION CONTROL PLAN	
C301	EROSION CONTROL DETAILS AND NOTES	
C302	STORMWATER POLLUTION PREVENTION PLAN	
C400	OVERALL SITE GEOMETRY AND LAYOUT PLAN	
C401	SITE GEOMETRY & LAYOUT PLAN	
C402	PAVEMENT MARKING AND SIGNAGE PLAN	
C403	MISCELLANEOUS DETAILS AND NOTES	
C500	OVERALL STORM PIPING PLAN	
C501	SITE GRADING AND DRAINAGE PLAN	
C502	SECTIONS, DETAILS & NOTES	
C600	OVERALL SITE UTILITY PLAN	
C601	ENLARGED SITE UTILITY PLAN	
C602	OFF-SITE UTILITY PLAN (1 OF 2)	
C603	OFF-SITE UTILITY PLAN (2 OF 2)	
C604	SANITARY SEWER PLAN & PROFILE (1 OF 2)	
C605	SANITARY SEWER PLAN & PROFILE (2 OF 2)	
C700	NSBU STANDARD DETAILS AND NOTES (1 OF 7)	
C701	NSBU STANDARD DETAILS AND NOTES (2 OF 7)	
C702	NSBU STANDARD DETAILS AND NOTES (3 OF 7)	
C703	NSBU STANDARD DETAILS AND NOTES (4 OF 7)	
C704	NSBU STANDARD DETAILS AND NOTES (5 OF 7)	
C705	NSBU STANDARD DETAILS AND NOTES (6 OF 7)	
C706	NSBU STANDARD DETAILS AND NOTES (7 OF 7)	
L100	OVERALL LANDSCAPE PLAN AND CALCS	
L101	LANDSCAPE PLAN	
L200	LANDSCAPE DETAILS AND NOTES	
SU-1	ALTA /NSPS LAND TITLE & SPECIAL SURVEY (1 OF 3)	
SU-2	ALTA /NSPS LAND TITLE & SPECIAL SURVEY (2 OF 3)	
SU-3	ALTA /NSPS LAND TITLE & SPECIAL SURVEY (3 OF 3)	



300 150 0 300

GRAPHIC SCALE: 1" = 300'

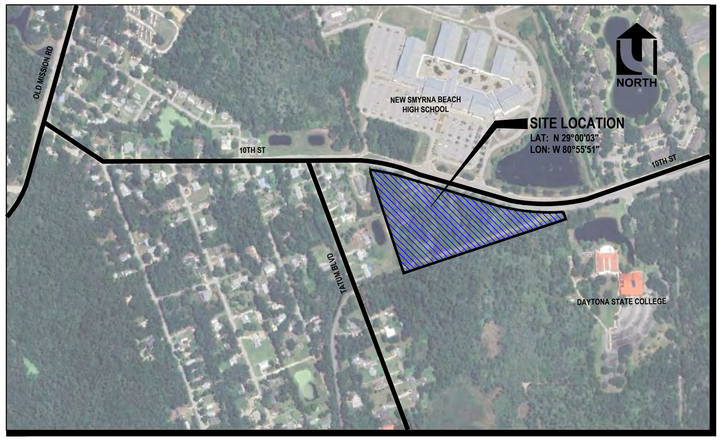
FLOOD ZONE MAP:

CONSTRUCTION DRAWINGS FOR

FLAGLER DUNES

MULTI-FAMILY TOWNHOME RESIDENTIAL DEVELOPMENT
1070 10TH STREET, NEW SMYRNA BEACH, FLORIDA 32168
SECTION 48, TOWNSHIP 17 SOUTH, RANGE 34 EAST

SUBMITTED AUGUST 30, 2024
REVISED DECEMBER 20, 2024
REVISED JANUARY 7, 2025
REVISED FEBRUARY 18, 2025
REVISED FEBRUARY 24, 2025
REVISED MAY 30, 2025
REVISED JULY 8, 2025
REVISED AUGUST 20, 2025
REVISED SEPTEMBER 16, 2025
REVISED DECEMBER 02, 2025



AERIAL PHOTO & LOCATION MAP

500 250 0 500

GRAPHIC SCALE: 1" = 500'

JURISDICTIONAL AGENCIES

	PERMIT No.
CITY OF NEW SMYRNA BEACH (DEVELOPMENT PERMIT)	SP-17-24
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (STORMWATER)	99189-2
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (POTABLE WATER)	0125037-324-DSGP
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (WASTEWATER)	0463270-001-DWC
VOLUSIA COUNTY (USE PERMIT)	2024-P-USE-0847

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

PROJECT DESCRIPTION:

A PROPOSED 80 UNIT MULTI-FAMILY TOWNHOME DEVELOPMENT CONSISTING OF (13) 2-STORY TOWNHOME BUILDINGS AND AMENITY AREA WITH A MASTER STORMWATER POND WITHIN A 10.32± ACRE PARCEL. INDIVIDUAL LOTS ARE 20' MINIMUM WIDTH, MINIMUM LOT DEPTH IS 75.5', AREAS OUTSIDE OF LOTS WILL BE COMMON AREA. THE MINIMUM 15% TREE PRESERVATION AREA IS PROVIDED. EACH LOT WILL HAVE SEPARATE WATER AND SEWER SERVICES WITHIN A UTILITY EASEMENT.

DEVELOPMENT CONTACTS:

DEVELOPER / OWNER:
ALICIO PINA AND NIRMA PINA AS TRUSTEES OF THE ROYAL GROUP INVESTMENTS ROTH 401(K) FOR THE BENEFIT OF ALICIO PINA AND NIRMA PINA
15500 NEW BARN ROAD, SUITE 104
MIAMI LAKES, FL 33014
PHONE: 305.403.0140

TRAFFIC:
WALSH TRAFFIC ENGINEERING
285 PALMETTO SPRINGS STREET
DEBARY, FL 32173
CHRIS J. WALSH, PE
PHONE: 386.668.0062

ENGINEER / SURVEYOR / LANDSCAPE:
UPHAM, INC.
265 KENILWORTH AVENUE
ORMOND BEACH, FL 32174
ROGER W. STRCULA, PE, CPESC
PHONE: 386.672.9515

BIOLOGIST:
BIOLOGICAL CONSULTING SERVICES, INC.
208 RUSH STREET
NEW SMYRNA BEACH, FLORIDA 32168
JOE H. YOUNG
PHONE: 386.423.3402

GEOTECHNICAL:
S&ME, INC.
1615 EDGEWATER DRIVE, SUITE 200
ORLANDO, FL 32804
PHONE: 407.975.1273

SIGNAL:
PEGASUS ENGINEERING, LLC.
301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
PHONE: 407.992.9160

UTILITY SERVICE PROVIDERS:

WATER:
NEW SMYRNA BEACH UTILITIES
200 CANAL STREET
NEW SMYRNA BEACH, FL 32168
PHONE: (386) 427-1361

ELECTRIC:
NEW SMYRNA BEACH UTILITIES
200 CANAL STREET
NEW SMYRNA BEACH, FL 32168
PHONE: (386) 427-13611

GAS:
TECO PEOPLE'S GAS
1722 RIDGEWOOD AVENUE
DAYTONA BEACH, FL 32117
PHONE: (877) 832-6747

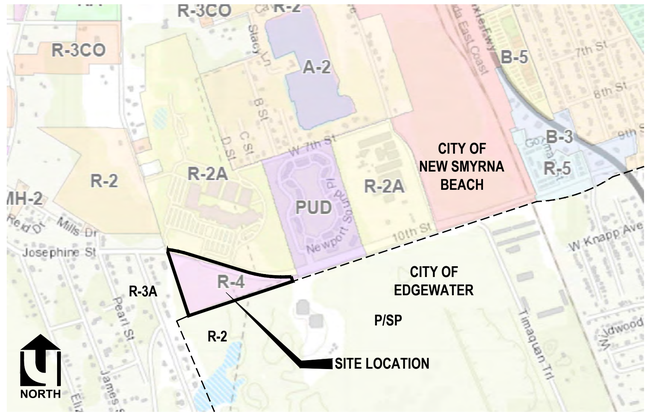
SEWER:
NEW SMYRNA BEACH UTILITIES
200 CANAL STREET
NEW SMYRNA BEACH, FL 32168
PHONE: (386) 427-1361

TELEPHONE / CABLE:
AT&T
268 N. RIDGEWOOD AVENUE
DAYTONA BEACH, FL 32114
PHONE: (386) 281-6961

ITS NETWORK:
VOLUSIA COUNTY TRAFFIC ENGINEERING
123 W. INDIANA AVENUE
DELAND, FL 32720
ALLEN CATES, PUBLIC WORK SERVICES SUPERVISOR
PHONE: (386) 736-5968

ITS NETWORK:
VOLUSIA COUNTY TRAFFIC ENGINEERING
123 W. INDIANA AVENUE
DELAND, FL 32720
KARL EWALD, TRAFFIC OPERATIONS SUPERVISOR
PHONE: (386) 736-5968

NOTE: CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH NEW SMYRNA BEACH UTILITIES, 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.



300 150 0 300

GRAPHIC SCALE: 1" = 300'

ZONING MAP:

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
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02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:53:09 -05'00'

ROGER W. STRCULA LICENSE NO. 52 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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COVER SHEET

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C000

GENERAL CONSTRUCTION NOTES:

1. GOVERNING SPECIFICATIONS: CITY OF NEW SMYRNA BEACH LAND DEVELOPMENT CODE, NEW SMYRNA BEACH UTILITIES, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
2. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH NEW SMYRNA BEACH UTILITIES CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.
3. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
5. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
7. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
8. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION, ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.
9. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
10. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY OR ENGINEER AT THE CONTRACTORS EXPENSE.
11. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
12. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
13. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
14. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
19. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.
20. IF ANY CLAY-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD. REFER TO GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
21. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180). THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT FOR THE SITE AND BUILDING PREPARATIONS.
22. NO BURYING OF ANY ORGANIC OR CLAYEY MATERIALS ALLOWED WITHIN THE SITE BOUNDARY. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM TO INSPECT AND MONITOR THE EARTHWORK AND MATERIALS TESTING.
23. THE CONTRACTOR SHALL ONLY UTILIZE A CITY OF NEW SMYRNA BEACH APPROVED ROLL OFF DUMPSTER FROM ITS APPROVED LIST FOR CONSTRUCTION DEBRIS.
24. REFER TO S&ME, INC. GEOTECHNICAL REPORT, PROJECT No. 22580386 DATED MARCH 15, 2023 FOR RECOMMENDATIONS FOR SITE PREPARATION AND PAVEMENT SECTIONS TO BE INCLUDED AS PART OF THE CONSTRUCTION DOCUMENTS.
25. ANY DAMAGE CAUSED TO EXISTING COUNTY TRAFFIC SIGNALS OR RELATED SIGNAL APPURTENANCES (DETECTION, FIBER, ETC.) WILL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
26. UNINTENTIONAL IMPACTS TO THE "ITS" NETWORK (COUNTY MAINTAINED FIBER) RESULTING IN A LOSS OF COMMUNICATION SHALL BE REPORTED IMMEDIATELY TO VOLUSIA COUNTY TRAFFIC ENGINEERING. THE EFFECTED DEVICES OR NETWORK SHALL BE RESTORED WITHIN 24 HOURS OF THE INITIAL BREAK.
27. VOLUSIA COUNTY TRAFFIC ENGINEERING IS NOT PART OF SUNSHINE 811. PLEASE CONTACT VCTE (386) 736-5968 A MINIMUM OF TWO BUSINESS DAYS PRIOR TO THE BEGINNING OF THE PROPOSED WORK TO REQUEST LOCATES.

ABBREVIATIONS:

A/C	AIR CONDITIONING	FH	FIRE HYDRANT	No.	NUMBER
AC	ACRES	FL	FLORIDA	NSBU	NEW SMYRNA BEACH UTILITIES
ALTA	AMERICAN LAND TITLE ASSOCIATION	FM	FORCE MAIN	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ADA	AMERICAN DISABILITY ACT	FOC	FIBER-OPTIC CABLE	ORB	OFFICIAL RECORD BOOK
AWWA	AMERICAN WATER WORKS ASSOCIATION	FPD	FEET PER DAY	(P)	REFERS TO PLAT OF RECORD
BLDG	BUILDING	FP&L	FLORIDA POWER & LIGHT	PC	POINT OF CURVE
BTM	BOTTOM	FWS	FLUSH WITH SIDEWALK	PCC	POINT OF COMPOUND CURVE
(C)	CALCULATED	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	PCP	PERMANENT CONTROL POINT
CA	CENTRAL ANGLE	GW	GROUND WATER	PG(S)	PAGE(S)
CH	CHORD LENGTH	HDPE	HIGH DENSITY POLYETHYLENE PIPE	POC	POINT ON CURVE
CHB	CHORD BEARING	ID	IDENTIFICATION	PRM	PERMANENT REFERENCE MONUMENT
CMP	CORRUGATED METAL PIPE	INV	INVERT ELEVATION	PSI	POUNDS PER SQUARE INCH
CPP	CORRUGATED PLASTIC PIPE	K_H	HORIZONTAL PERMEABILITY	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CONC	CONCRETE	K_V	VERTICAL PERMEABILITY	PT	POINT OF TANGENCY
CR	COUNTY ROAD	KO	KNOCK OUT	PVC	POLYVINYL CHLORIDE
(D)	DESCRIPTION OR DEED	L	LENGTH	R	RADIUS
DIP	DUCTILE IRON PIPE	LB	LICENSED BUSINESS	RCP	REINFORCED CONCRETE PIPE
FD	FOUND	LC	LICENSED CORPORATION	RLS	REGISTERED LAND SURVEYOR
EL	ELEVATION	LF	LINEAL FEET	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	LLC	LIMITED LIABILITY COMPANY	SF	SQUARE FEET
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	LS	LICENSED SURVEYOR	SHW	SEASONAL HIGH WATER
ESMT	EASEMENT	(M)	FIELD MEASURED	SR	STATE ROAD
FAC	FLORIDA ADMINISTRATIVE CODE	MB	MAP BOOK	STY	STORY
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MES	MITERED-END SECTION	SP	STATE PLANE
FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	MJ	MECHANICAL JOINT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MPH	MILES PER HOUR	TELECOM	TELECOMMUNICATIONS
FFE	FINISH FLOOR ELEVATION	N/A	NOT APPLICABLE	TOP	TOP OF PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NIC	NOT IN CONTRACT	TYP	TYPICAL
FIRM	FLOOD INSURANCE RATE MAP	NAD83	NORTH AMERICAN DATUM OF 1983	US	UNITED STATES
		NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
		NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	VCP	VITRIFIED CLAY PIPE

SITE DEVELOPMENT NOTES:

1. THE PARCEL HAS A FUTURE LAND USE OF THE PROPERTY IS "MEDIUM DENSITY RESIDENTIAL" (MDR). THE EXISTING ZONING IS "URBAN SINGLE FAMILY RESIDENTIAL" (R-4).
2. THE PARCEL IS UNDEVELOPED AND WOODED.
3. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0543J, COMMUNITY: VOLUSIA COUNTY, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X" AND FLOOD ZONE "X ORANGE" WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE SQUARE NILE.
4. DEVELOPMENT INFORMATION:

SITE COVERAGES	AREA (SF)	AREA (AC)	%
BUILDINGS	86,402	1.984	19.2
ASPHALT ROADWAYS	44,783	1.028	10.0
CONCRETE APRONS & WALKS	65,640	1.507	14.5
WET POND	34,503	0.792	7.7
OPEN SPACE / PRESERVATION	218,333	5.012	48.6
TOTAL PROPERTY AREA	449,661	10.323	100.0
TOTAL IMPERVIOUS AREA	231,328	5.311	51.4

DENSITY = 80 DWELLING UNITS (DU) / 10.32 ACRES (AC) = 7.75 DU/AC

5. THE STORMWATER POND WILL BE A WET DETENTION HARVESTING FACILITY TO RECEIVE THE STORMWATER RUNOFF AS PERMITTED BY THE SJRWMD PERMIT NO. 99189-2 AND CITY STORMWATER REQUIREMENTS. MAXIMUM DESIGN IMPERVIOUS AREA IS 5.471 ACRES (53.0%).
6. PARKING TABULATION

	REQUIRED	PROVIDED
MULTI-FAMILY	2 SPACES PER UNITS 80 UNITS x 2 SPACES = 160 SPACES	- 80 DRIVEWAY SPACES - 80 GARAGE SPACES TOTAL PARKING = 160 SPACES

7. BUILDING SETBACKS

	REQUIRED		PROVIDED	
	BUILDING	BUFFER	BUILDING	BUFFER
FRONT (10TH STREET)	20 FEET	20 FEET	20 FEET	20 FEET
SIDE (WEST)	20 FEET	20 FEET	20 FEET	20 FEET
REAR (SOUTH)	55 FEET	55 FEET	55 FEET	55 FEET

8. BUILDING HEIGHT MAXIMUM = 35 FEET
PROPOSED BUILDINGS CONSIST OF (13) 2-STY TOWNHOME BUILDINGS
9. THE POTABLE WATER AND WASTEWATER UTILITIES WILL BE PROVIDED BY NEW SMYRNA BEACH UTILITIES. THE INTERIOR WATER MAIN WILL BE OWNED AND MAINTAINED BY NEW SMYRNA BEACH UTILITIES. THE INTERIOR WASTEWATER MAIN AND LIFT STATION WILL BE OWNED AND MAINTAINED BY NEW SMYRNA BEACH UTILITIES. ALL INTERIOR PAVED SURFACES, CURBS AND SIDEWALKS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER POND, DRAINAGE STRUCTURES AND PIPING WILL BE PRIVATELY OWNED AND MAINTAINED.
10. RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY STORMWATER POND HARVESTING.
11. EXISTING SITE INFORMATION PER ALTA/NSPS LAND TITLE AND SPECIAL PURPOSE SURVEY PERFORMED BY UPHAM INC., PROJECT No. 240211, DATED JUNE 18, 2024, INCLUDING ANY UPDATES THEREAFTER.
12. SOLID WASTE MATERIAL WILL BE CONTAINED WITHIN INDIVIDUAL RECEPTACLES ON SITE AND COLLECTED BY WASTE MANAGEMENT, INC.

LEGAL DESCRIPTION:

PARCEL 1:
A PORTION OF BLOCK 24, A.W. BARRS SUBDIVISION OF THE SEYMOUR PICKETT GRANT AS PER MAP THEREOF RECORDED IN MAP BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 24; THENCE NORTH 18°10'21" WEST ALONG THE WESTERLY LINE OF SAID BLOCK 24, A DISTANCE OF 95.18 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF TENTH STREET EXTENSION; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°41'32", A RADIUS OF 1400.00 FEET, AN ARC DISTANCE OF 139.09 FEET; THENCE LEAVING SAID R/W AND CURVE ALONG A NON- RADIAL LINE SOUTH 18°18'09" EAST, A DISTANCE OF 53.97 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 24; THENCE
SOUTH 71°44'13" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 132.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PART OF LOTS 50 AND 51, MODEL LAND COMPANY SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 9, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING SOUTHERLY OF TENTH STREET EXTENSION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 71°44'13" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 51, A DISTANCE OF 724.04 FEET; THENCE NORTH 18°10'21" WEST, A DISTANCE OF 548.01 FEET TO THE SOUTHERLY LINE OF SAID TENTH STREET; THENCE SOUTH 72°53'13" EAST ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 482.83 FEET TO THE PC OF A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A CENTRAL ANGLE OF 15°17'12", A RADIUS OF 1400.00 FEET, AN ARC DISTANCE OF 373.52 FEET TO THE EAST LINE OF SAID LOT 51; THENCE SOUTH 18°10'21" EAST ALONG SAID EAST LINE A DISTANCE OF 95.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PART OF LOTS 50 AND 51, SUBDIVISION OF LANDS OF THE MODEL LAND CO., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING SOUTHERLY OF TENTH STREET EXTENSION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 51; THENCE S71°44'13" W ALONG THE SOUTHERLY LINE OF SAID LOT 51, A DISTANCE OF 724.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S71°41'13" W, A DISTANCE OF 336.47 FEET TO THE WESTERLY LINE OF SAID LOT 51; THENCE N18°10'21" W ALONG THE WESTERLY LINE OF SAID LOT 50 AND LOT 51, A DISTANCE OF 760.52 FEET TO A POINT ON THE CURVE ON THE SOUTHERLY LINE OF SAID TENTH STREET EXTENSION; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A CENTRAL ANGLE OF 09°49'50", A RADIUS OF 1452.73 FEET, AN ARC DISTANCE OF 249.25 FEET TO THE PT OF SAID CURVE; THENCE S72°53'13" E ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 149.07 FEET; THENCE S18°10'21" E, A DISTANCE OF 548.01 FEET TO THE POINT OF BEGINNING.

TAX PARCEL(S): 741923000490, 741923000492 & 744901240011

LEGEND:

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

- EXISTING CABLE TV PEDESTAL
- EXISTING CAP OR PLUG
- EXISTING CLEAN OUT
- EXISTING CONDUIT RISER/ MARKER
- EXISTING ELECTRIC METER
- EXISTING ELEVATION (SOFT) +12.3
- EXISTING ELEVATION (HARD) +12.34
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GUY WIRE & ANCHOR PIN
- EXISTING MAIL BOX
- EXISTING MANHOLE (UNKNOWN)
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGNS AND POSTS
- PROPOSED SIGN AND POST
- EXISTING TEE
- EXISTING UTILITY POLE
- EXISTING VALVE IRRIGATION
- EXISTING VALVE WATER
- PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER WITH INLET
- PROPOSED SITE LIGHT POLES AND FIXTURES
- PROPOSED BACTERIOLOGICAL TEST POINT
- FOUND IRON ROD AND CAP (AS NOTED)
- FOUND CONCRETE MONUMENT (AS NOTED)
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC CABLE (OHE)
- EXISTING UNDERGROUND ELECTRIC CONDUIT/CABLE (EC)
- EXISTING UNDERGROUND FIBER OPTIC CABLE (FOC)
- EXISTING FORCE MAIN (# INDICATES SIZE) (FM)
- EXISTING GAS MAIN (# INDICATES SIZE) (GAS)
- EXISTING RECLAIM WATER MAIN (# INDICATES SIZE) (REC)
- EXISTING SANITARY SEWER (# INDICATES SIZE) (8SAN)
- EXISTING WATER MAIN (# INDICATES SIZE) (8WM)
- EXISTING UNDERGROUND TELEPHONE CABLE (UTEL)
- EXISTING UNDERGROUND TELEVISION CABLE (UTV)
- EXISTING OVERHEAD TRAFFIC SIGNAL CABLE (UTC)
- PROPOSED SANITARY SEWER (# INDICATES SIZE) (SAN)
- PROPOSED WATER MAIN (# INDICATES SIZE) (WM)
- EXISTING SWALE OR CENTER OF DITCH
- PROPOSED SWALE OR CENTER OF DITCH
- EXISTING TOP OF DITCH BANK
- EXISTING BOTTOM OF DITCH BANK
- EXISTING WOOD FENCE
- EXISTING WIRE OR CHAIN LINK FENCE
- PROPOSED WIRE OR CHAIN LINK FENCE
- PROPOSED SEDIMENT FENCE
- PROPOSED VISI-BARRIER
- EXISTING CONTOUR (12)
- PROPOSED CONTOUR (SOFT) (10)
- PROPOSED CONTOUR (HARD) (10)

VOLUSIA COUNTY UTILITY AND COMMERCIAL USE PERMITS NOTES:

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY ENGINEERING'S INSPECTOR JIM PRICE AT (386) 561-8666 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.
9. PAVING OPERATIONS SHALL NOT BE PERFORMED WITHIN THE RIGHT OF WAY ON FRIDAY, SATURDAY, SUNDAY, OR ANY DAY PRIOR TO A HOLIDAY WITHOUT WRITTEN CDE/INSPECTOR APPROVAL.

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU & 6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 08:53:34 -05'00'

ROGER W. STRCULA LICENSE NO. 52 STATE OF FLORIDA PROFESSIONAL
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • upham.com
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SITE DEVELOPMENT INFORMATION

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C100

NORTH

GRAPHIC SCALE
1" = 40'
40 20 0 40

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NOTE: ALL PIPES AND INLETS SHALL BE FLUSHED AND CLEANED OF DEBRIS AND SEDIMENTS UPON COMPLETION OF FINAL STAGE OF WORK, WHEN LANDSCAPE WORK IS COMPLETE. CAPTURE DEBRIS AND FINES IN DOWNSTREAM INLETS. DO NOT DISCHARGE INTO POND. REMOVE FINES OFF-SITE.

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

TREE LEGEND

SIZE DENOTED IN SYMBOL

- CAMPHOR
- CEDAR
- LAUREL OAK
- LIVE OAK
- MAPLE
- PALM
- PINE
- DENOTES SIZE

LEGEND:

- STORMWATER MANHOLE
- STORM INLET / CATCH BASIN
- ELECTRIC BOX
- CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- BACKFLOW PREVENTER
- WATER VALVE
- WETLAND FLAG
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- TREE PROTECTION FENCE
- STORM PIPE (# DENOTES SIZE)
- TOE OF SLOPE
- TOP OF BANK
- OVERHEAD WIRE
- UNDERGROUND POWER
- FORCE MAIN (# DENOTES SIZE)
- JURISDICTIONAL WETLAND BOUNDARY
- SEWER LINE (# DENOTES SIZE)
- TELECOM LINE
- FIBER OPTIC CABLE
- WATER MAIN (# DENOTES SIZE)
- GAS MAIN
- LIMITS OF CONSTRUCTION
- PROPOSED SAWCUT
- PROPOSED SEDIMENT FENCE
- EASEMENT LINE
- WETLAND BUFFER LINE
- HATCH DENOTES REMOVAL OF EXISTING IMPROVEMENTS

TRUCKS ENTERING HIGHWAY
SIZE: 36"
W20-1A

TREE PRESERVATION AREA #1
(SEE SHEET L100)
(117.75 SQ IN PRESERVED)

TEMPORARY CONSTRUCTION ENTRANCE
MAINTAIN DAILY TO REMOVE FINES AND SAND FROM ROADWAY (SOIL TRACKING PREVENTION DEVICE, TYPE A)
(SEE SHEET C301 FOR MORE INFORMATION)

WETLAND "B"
0.09 ACRES

20' DRAINAGE EASEMENT PER ORB 3086, PGS. 56-57

REMOVE PORTION OF CURBING AND SOD FOR PEDESTRIAN CROSSWALK OPENING

THE CONTRACTOR IS RESPONSIBLE TO INSTALL AND MAINTAIN ADDITIONAL TRAFFIC CONTROL DEVICES AND FLAGGERS FOR WORK WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE ITS TRAFFIC CONTROL PLAN PREPARED BY AN ADVANCE MOT CERTIFIED INDIVIDUAL, THE ENGINEER IS NOT RESPONSIBLE FOR PROVIDING THE TCP, THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL DEVICES WITH THE VOLUSIA COUNTY CDE / INSPECTOR

NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATIONS OF THE CONSTRUCTION STAGING ITEMS, INCLUDING THE TRAILER, STOCKPILE AREAS, LAYDOWN, AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

NOTICE:
PERFORM ALL RIGHT-OF-WAY WORK FROM WITHIN THE CURB SIDE IF POSSIBLE, IF WORK MUST OCCUR WITHIN TRAFFIC / TURN LANE THEN THE CONTRACTOR SHALL PROVIDE THE NECESSARY MOT DEVICES PER THE APPLICABLE FDOT INDICES (SEE TRAFFIC CONTROL GUIDANCE NOTES ON SHEET C900)

NOTICE: THE SITE CONTRACTOR SHALL PROVIDE ITS TRAFFIC CONTROL PLAN TO THE COUNTY FOR WORK WITHIN THE RIGHT-OF-WAY

5F PAVED

100' AGGREGATE

R50' (MIN)

SIZE: 36"
R3-5
ONLY

SIZE: 36"
R1-1
STOP

TRUCKS ENTERING HIGHWAY
SIZE: 36"
W20-1A
VERIFY PLACEMENT WITH COUNTY INSPECTOR (TYP)

REMOVE PORTION OF PAVEMENT FOR RAISED CONCRETE MEDIAN

SAW CUT AND REMOVE 144± LF OF TYPE "F" CURB AND GUTTER

INSTALL SEDIMENT FENCE OUTSIDE OF TOP OF BANK OR EASEMENT LINE, WHICHEVER IS GREATER (TYPICAL)

NOTE: APPROXIMATE LIMITS OF CONSTRUCTION ACTIVITIES, DEMOLITION, CLEARING AND STRIPPING. TERMINATE AT PROPERTY LINE UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS. (TOTAL DISTURBED AREA DUE TO CONSTRUCTION ACTIVITY IS 8.68± ACRES.)

REMOVE ALL EXISTING TREES WITHIN LIMITS OF CONSTRUCTION (UNLESS OTHERWISE NOTED)

SEE SHEET L100 FOR REQUIRED TREE COVERAGE AND TREE MITIGATION

TREE PRESERVATION AREA #2
(SEE SHEET L100)
(354.82 SQ IN PRESERVED)

WETLAND "A"
0.23 ACRES

INSTALL FENCE ON TOP OF BANK

NOTE: PLACE SEDIMENT FENCE ON PROPERTY LINE OR AS CLOSE AS PRACTICAL UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS. (3,000± LF TOTAL)

TRUCKS ENTERING HIGHWAY
SIZE: 36"
W20-1A
250' MIN FROM WORK AREA EACH END
VERIFY PLACEMENT WITH COUNTY INSPECTOR (TYP)

CONSTRUCTION NOTES:

1. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION. NEGLECT OR DISREGARD OF LITTER CONTROL MAY RESULT IN A FINE FOR VIOLATION OF OR FAILURE TO COMPLY TO ANY CORRECTIVE NOTICE.
2. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA AND SET BACK AT LEAST 10' FROM THE INTERSECTION OF ROAD RIGHTS-OF-WAY. THE SIGN MUST BE REMOVED AFTER THE DEVELOPMENT SIGNAGE IS INSTALLED.
3. THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT FROM THE CITY OF NEW SMYRNA BEACH. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE WITH ALL FRANCHISE UTILITIES, THE CITY OF NEW SMYRNA BEACH AND OTHERS BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE CITY OF NEW SMYRNA BEACH BUILDING DEPARTMENT FOR INFORMATION ON ISSUANCE OF PERMITS AND / OR OTHER REQUIREMENTS.
4. CONSTRUCTION NOISE AND ACTIVITY IS RESTRICTED BETWEEN THE HOURS OF 7 AM TO 7 PM. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THESE HOURS ARE REQUIRED TO BE APPROVED BY THE CITY OF NEW SMYRNA BEACH.
5. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF NEW SMYRNA BEACH LAND DEVELOPMENT REGULATIONS. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH NEW SMYRNA BEACH UTILITIES.
6. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS OR PROJECT MANUAL.
7. IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
8. GOVERNING SPECIFICATIONS: CITY OF NEW SMYRNA BEACH, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

Sunshine 811
Always call 811 before you dig

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

TREE REMOVAL QUANTITIES SUMMARY

		SIZES (INCHES AT DBH)																			
		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
QNTY.	HARDWOODS	55	33	32	28	29	16	40	14	22	23	11	8	17	6	4	1	2	0	12	1	2	1	1
	PALMS	0	0	5	2	7	3	6	3	11	2	0	0	1	0	1	0	0	0	2	0	0	0	0

NEW SMYRNA BEACH HIGH SCHOOL BELL SCHEDULE:

REGULAR SCHEDULE
- WARNING BELL - 8:20 AM
- PERIOD 1 - 8:30 AM – 9:18 AM
- PERIOD 2 - 9:24 AM – 10:15 AM
- PERIOD 3 - 10:21 AM – 11:09 AM
- PERIOD 4 - 11:15 AM – 12:03 PM
- OFFICE HOURS - 12:03 PM - 12:18 PM
- LUNCH - 12:18 PM – 12:48 PM
- PERIOD 5 - 12:54 PM – 1:42 PM
- PERIOD 6 - 1:48 PM - 2:36 PM
- PERIOD 7 - 2:42 PM - 3:30 PM

EARLY RELEASE DAY (WEDNESDAY) SCHEDULE
- WARNING BELL - 8:20 AM
- PERIOD 1 - 8:30 AM – 9:11 AM
- PERIOD 2 - 9:17 AM – 10:00 AM
- PERIOD 3 - 10:06 AM – 10:47 AM
- PERIOD 4 - 10:53 AM – 11:34 AM
- LUNCH - 11:34 AM – 12:09 PM
- PERIOD 5 - 12:15 PM – 12:56 PM
- PERIOD 6 - 1:02 PM - 1:43 PM
- PERIOD 7 - 1:49 PM - 2:30 PM

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 08:53:50 -05'00'

ROGER W. STRCULA LICENSE NO. 52713 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM INC
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
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EXISTING SITE CONDITIONS

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

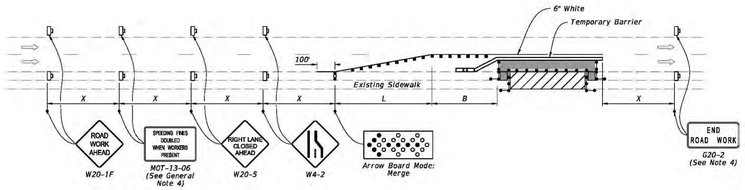
SHEET NUMBER:
C200

NOTES:

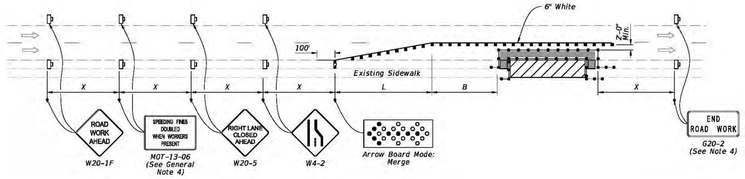
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

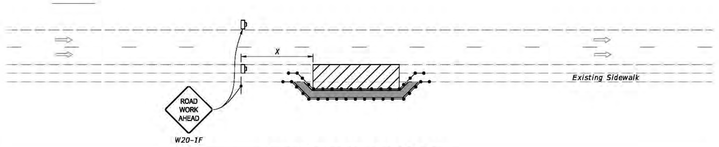
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 35 mph or Less)



PEDESTRIAN SPECIAL DETOUR

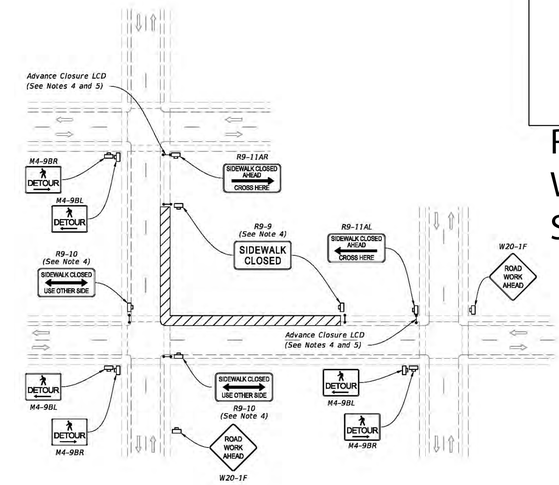
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/21					102-660	2 of 2

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

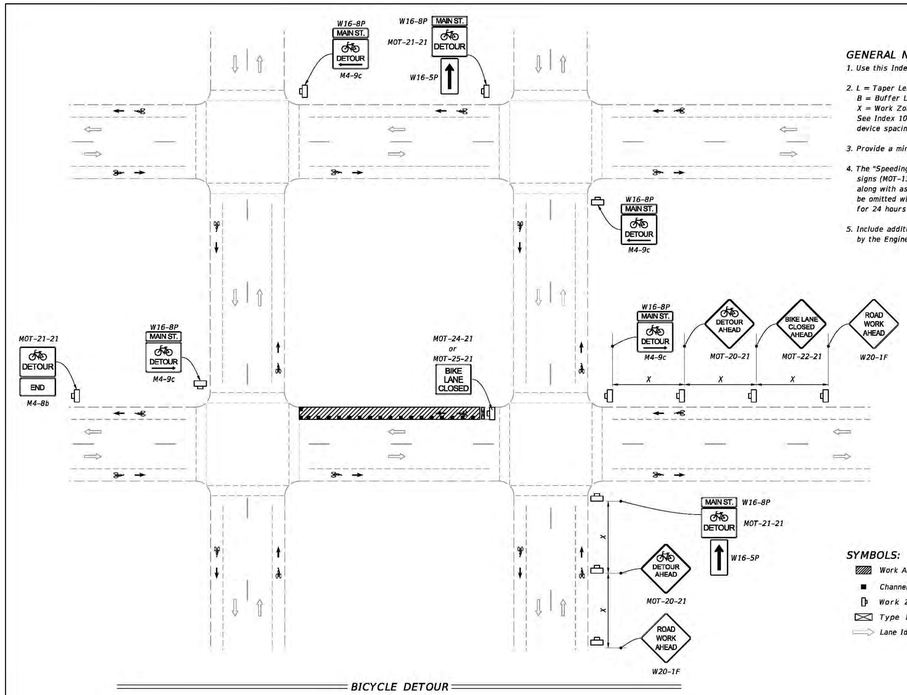
SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20					102-660	1 of 2



BICYCLE DETOUR

GENERAL NOTES:

1. Use this Index only when called for in the Plans.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
3. Provide a minimum 5'-0" wide bicycle path.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Include additional signage at intersections as required by the Engineer or shown in the Plans.

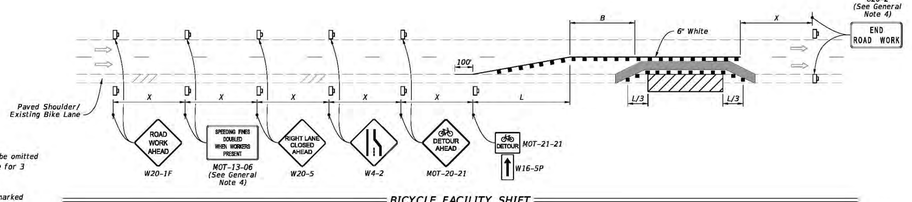
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Lane Identification and Direction of Traffic

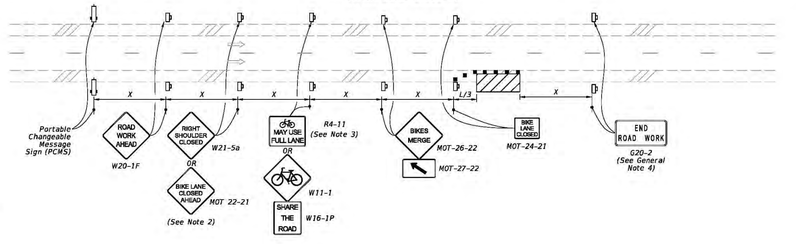
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	BICYCLE FACILITY CLOSURES	INDEX	SHEET
11/01/21					102-661	1 of 2

NOTES:

1. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
2. If the Closed Bicycle Facility is a marked bicycle lane, use sign MOT 22-21 instead of sign W21-5a.
3. If the travel lane is less than 14' wide, use sign R4-11.



BICYCLE FACILITY SHIFT
(With Lane Closure)

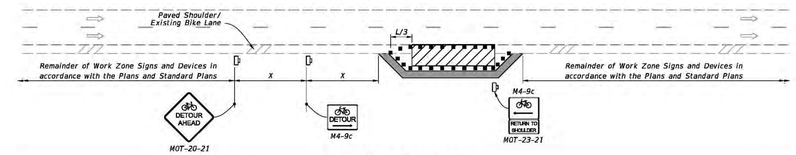


BICYCLE FACILITY SHIFT
(Work Zone Speed of 35 mph or Less)

TYPICAL PCMS DISPLAY:

Message 1: BIKE FACILITY CLOSED
Message 2: BICYCLES ON ROAD

- (1) PCMS=Portable Changeable (Variable) Message Sign



BICYCLE SPECIAL DETOUR

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	BICYCLE FACILITY CLOSURES	INDEX	SHEET
11/01/21					102-661	2 of 2

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:54:07 -05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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FDOT TCP INDICES

FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C201

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:54:25 -05'00'

ROGER W. STRCULA LICENSE NUMBER STATE OF FLORIDA PROFESSIONAL ENGINEER NO. 52768 (SIGNED AND DATED) NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SINGLE LANE CLOSURE

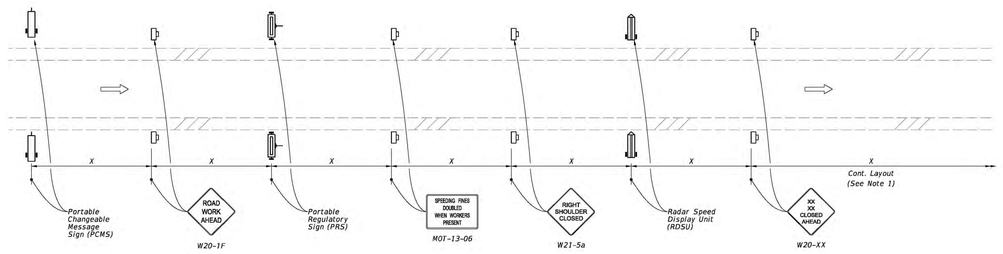
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21						102-613	1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-XX) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21						102-613	5 of 5

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FDOT TCP INDICES

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

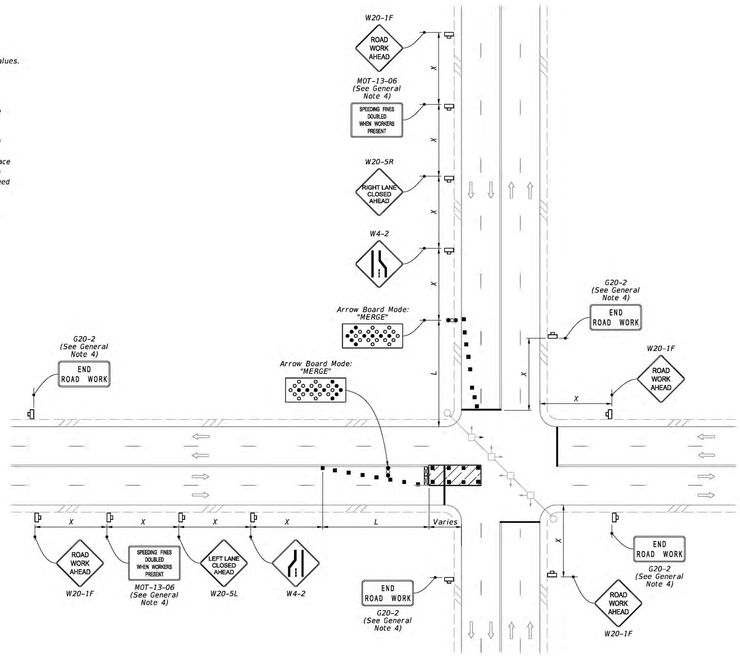
C202

GENERAL NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. If vehicles in a parking zone block the line of sight to TCZ signs, locate and post mount signs in accordance with Index 700-101.
3. Use temporary "STOP" sign (R1-1) where the existing stop bar is more than 30' from the taper, remove or cover existing sign.
4. The "Speeding Fines Doubled When Workers Present" sign (MOT-13-06) and "End Road Work" Sign (G20-2), along with associated Work Zone Sign Distances, may be omitted when the work operation will be in place for 24 hours or less. Additionally, arrow boards may be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-660.
6. Dual signs are required for divided roadways.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Arrow Board
- Stop Bar
- Lane Identification and Direction of Traffic



WORK IN INTERSECTION OF MULTILANE ROADWAY

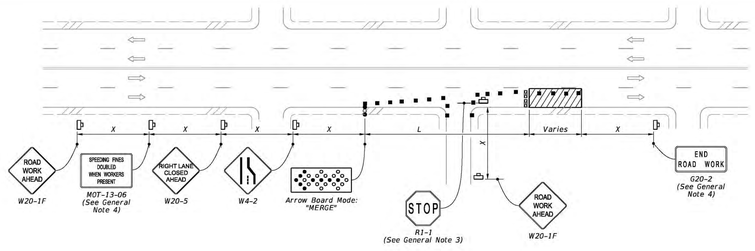
LAST REVISION 11/01/22	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, INTERSECTION WORK	INDEX 102-615	SHEET 1 of 5

NOTE:

Confine work operations to the following lane or lane combinations:

a. Outside travel lane
b. Outside auxiliary lane
c. Outside travel lane and adjoining auxiliary lane
d. Inside travel lane
e. Inside auxiliary lane
f. Inside travel lane and adjoining auxiliary lane

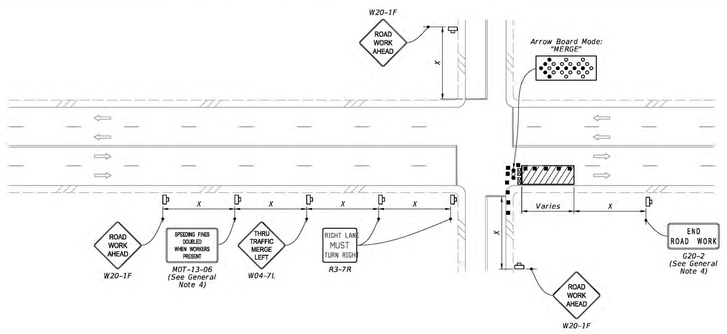
If the work area is confined to an auxiliary lane, the work area must be barricaded. Replace the RIGHT (LEFT) LANE CLOSED AHEAD signs with ROAD WORK AHEAD signs, and omit the merge symbol signs and arrow board.



RIGHT LANE CLOSED ON FAR SIDE OF MINOR SIDE STREET

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Arrow Board
- Stop Bar
- Lane Identification and Direction of Traffic



RIGHT LANE CLOSED ON FAR SIDE OF INTERSECTION WITH SIGNIFICANT RIGHT TURNING MOVEMENTS

LAST REVISION 11/01/22	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, INTERSECTION WORK	INDEX 102-615	SHEET 2 of 5

NOTES:

1. Confine work operations to the following lane or lane combinations:

   a. Outside travel lane
   b. Outside auxiliary lane
   c. Outside travel lane and adjoining auxiliary lane
   d. Inside travel lane
   e. Inside auxiliary lane
   f. Inside travel lane and adjoining auxiliary lane

   If the work area is confined to an auxiliary lane, the work area must be barricaded. Replace the RIGHT (LEFT) LANE CLOSED AHEAD signs with ROAD WORK AHEAD signs, and omit the merge symbol signs and arrow board.

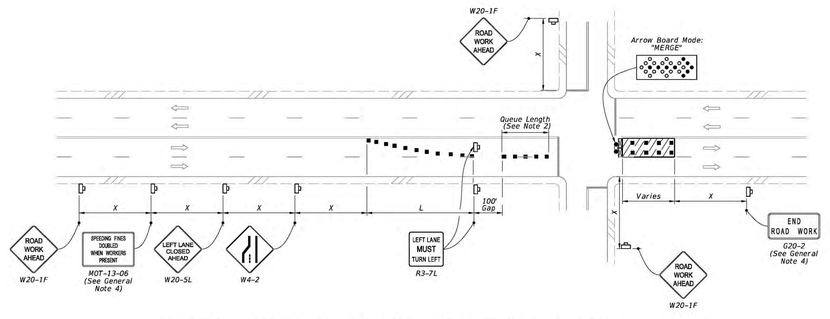
2. Provide sufficient Queue Length so that left-turning vehicles do not block through lanes.



LEFT LANE CLOSED ON FAR SIDE OF MINOR SIDE STREET - RESTRICTED TURNING MOVEMENTS

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Arrow Board
- Stop Bar
- Lane Identification and Direction of Traffic



LEFT LANE CLOSED ON FAR SIDE OF INTERSECTION TURNING MOVEMENTS ALLOWED

LAST REVISION 11/01/22	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, INTERSECTION WORK	INDEX 102-615	SHEET 3 of 5

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.05 08:54:42 -05'00'

ROGER W. STRCULA LICENSE NO. 52284 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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FDOT TCP INDICES

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C203

NORTH

GRAPHIC SCALE
40 20 0 40
1" = 40'

Sunshine811
Always call 811 before you dig

LEGEND:

- STORMWATER MANHOLE
- STORM INLET / CATCH BASIN
- ELECTRIC BOX
- CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- DENOTE OFF-SITE TREE REMOVAL
- BORING ID NUMBER / BORING ELEVATION
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- TREE PROTECTION FENCE
- STORM PIPE (# DENOTES SIZE)
- TOE OF SLOPE
- TOP OF BANK
- OVERHEAD WIRE
- UNDERGROUND POWER
- FORCE MAIN (# DENOTES SIZE)
- JURISDICTIONAL WETLAND BOUNDARY
- SEWER LINE (# DENOTES SIZE)
- TELECOM LINE
- FIBER OPTIC CABLE
- WATER MAIN (# DENOTES SIZE)
- GAS MAIN
- LIMITS OF CONSTRUCTION
- PROPOSED SAWCUT
- PROPOSED SEDIMENT FENCE
- EASEMENT LINE
- WETLAND BUFFER LINE
- PROPOSED TEMPORARY INLET SILT PROTECTION (SEE APPLICABLE DETAIL)

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NOTE: PLACE SEDIMENT FENCE ON PROPERTY LINE OR AS CLOSE AS PRACTICAL UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS. (3,000± LF TOTAL)

TEMPORARY CONSTRUCTION ENTRANCE
MAINTAIN DAILY TO REMOVE FINES AND SAND FROM ROADWAY (SOIL TRACKING PREVENTION DEVICE, TYPE A) (SEE SHEET C301 FOR MORE INFORMATION)

APPROXIMATE LOCATION OF PRIMARY CONCRETE WASHOUT CONTRACTOR SHALL FIELD ADJUST PLACEMENT AS NECESSARY (SEE DETAIL)

NOTE: INLET PROTECTION DEVICES SHALL REMAIN IN-PLACE UNTIL AUTHORIZATION TO BE REMOVED IS OBTAINED FROM THE ENGINEER.

WETLAND "B"
0.09 ACRES

20' DRAINAGE EASEMENT PER ORB 3086, PGS. 56-57

SOLID WASTE CONTAINER (LOCATION BY CONTRACTOR)

PORT-LETS WITH CONTAINMENT (LOCATION BY CONTRACTOR)

NOTE: APPROXIMATE LIMITS OF CONSTRUCTION ACTIVITIES, DEMOLITION, CLEARING AND STRIPPING. TERMINATE AT PROPERTY LINE UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS. (TOTAL DISTURBED AREA DUE TO CONSTRUCTION ACTIVITY IS 8.68± ACRES.)

WETLAND "A"
0.23 ACRES

SOD POND SLOPES WITH BAHIA SOD

INSTALL FENCE ON TOP OF BANK

INSTALL TURBIDITY BARRIER

CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASIN WITHIN PROPOSED STORMWATER POND AREA AND PROVIDE 62,000 CF MIN. OF STORAGE TREATMENT VOLUME FOR EROSION AND SEDIMENTATION CONTROL

EROSION AND SEDIMENT CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE SITE CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT) OF FINAL GRADING.
5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
8. THE SITE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
10. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. THE CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST TO PERFORM ROOT AND BRANCH PRUNING OF ALL TREES TO REMAIN. REMOVED BRANCHES SHALL BE 10' MINIMUM ABOVE GRADE AND CLEAR OF BUILDINGS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE ENGINEER. ALL AREAS SHALL BE CLEANED OF ALL DEBRIS AND MATERIAL FROM CONTRACTOR'S ACTIVITIES, REGRADED IF NECESSARY, SEDIMENT FENCE REMOVED, SIDEWALK AND PAVEMENT SWEPT CLEAN AND ANY DISTURBED AREAS SODDED OR SEEDED TO MATCH EXISTING GROUND COVER.
13. THE SITE CONTRACTOR IS MADE AWARE OF EXISTING RESIDENTIAL PROPERTIES TO THE WEST. KEEP NOISE, DUST AND BLOWING SAND FROM AFFECTING THESE PROPERTIES BY WHATEVER MEANS ARE NECESSARY.

NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATIONS OF THE CONSTRUCTION STAGING ITEMS, INCLUDING THE TRAILER, STOCKPILE AREAS, LAYDOWN, AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

NOTE: ALL PIPES AND INLETS SHALL BE FLUSHED AND CLEANED OF DEBRIS AND SEDIMENTS UPON COMPLETION OF FINAL STAGE OF WORK, WHEN LANDSCAPE WORK IS COMPLETE. CAPTURE DEBRIS AND FINES IN DOWNSTREAM INLETS. DO NOT DISCHARGE INTO POND. REMOVE FINES OFF-SITE.

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.05 08:54:59 -05'00'

ROGER W. STRCULA LICENSE NO. 52782 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
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LB # 0003512 LC # 0000357

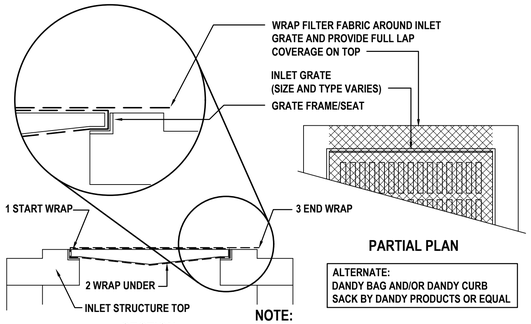
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EROSION CONTROL PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C300



NOTE:
CONTRACTOR SHALL AT A MINIMUM OF ONCE PER WEEK REMOVE ANY ACCUMULATION OF DEBRIS FROM THE FILTER FABRIC AND PROPERLY DISPOSE OF MATERIAL.

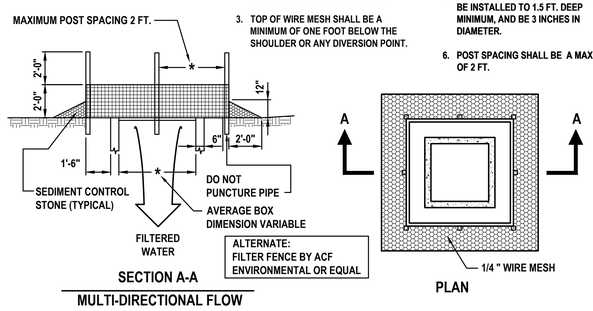
INLET SILT PROTECTION DETAIL

UTILIZE WHEN TOP AND GRATE ARE INSTALLED WITH STRUCTURE

NOT TO SCALE

NOTES:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 2 FT.



INLET PROTECTION

UTILIZE WHEN TOP AND GRATE ARE NOT INSTALLED WITH STRUCTURE

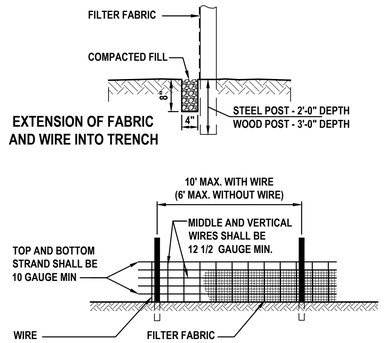
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

1. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
2. THE ENGINEER DOES NOT WARRANT THE CONTRACTOR'S MEANS OR METHODS FOR ITS INTERPRETATION OF THE REPAIR WORK. THE CONTRACTOR SHALL UTILIZE IT'S DISCRETION TO DETERMINE ITS BEST METHOD TO PERFORM THE WORK TO CORRECT THE DRAINAGE PONDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES AND SHALL RESTORE ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITIES
4. PAVEMENT EDGES SHALL BE NEAT AND FREE OF DAMAGE OR BROKEN EDGES AT TIME OF PLACEMENT OF NEW ASPHALTIC PAVEMENT.
5. UPON COMPLETION OF ALL WORK, THE AREA SHALL BE SWEPT CLEAN OF ALL SAND AND DEBRIS.
6. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ITS FINAL INSPECTION AND ACCEPTANCE.
7. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
9. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
10. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
11. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.
12. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
13. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION OR ENGINEER AT THE CONTRACTOR'S EXPENSE.
14. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
15. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
16. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
17. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

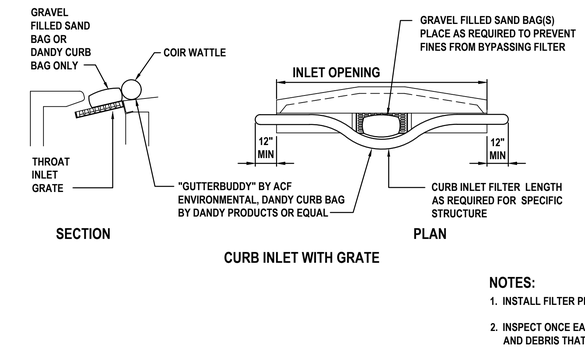
NOTES:

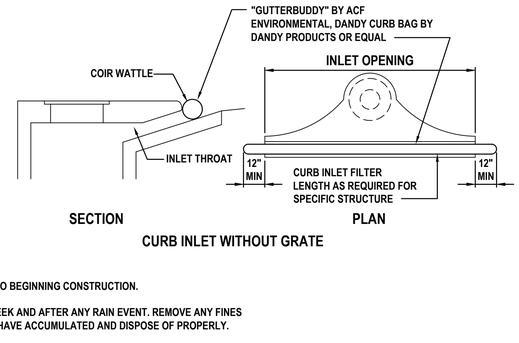
1. WWM MINIMUM OF 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WOOD POST SHALL BE 5'-0" IN HEIGHT AND 2" IN DIAMETER.
5. SUPPORT POST SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOWS)
6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 25% THE HEIGHT OF FENCE.
7. MAXIMUM DRAINAGE AREA 10,000 SF PER 100' OF FENCE.



SEDIMENT FENCE DETAIL

NOT TO SCALE





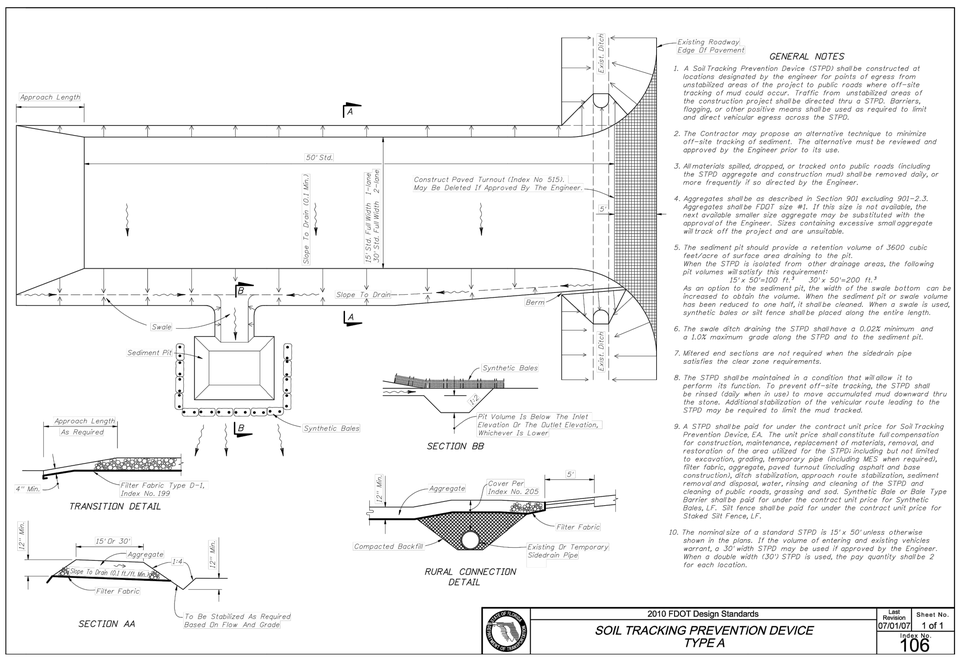
NOTE:
THE CONTRACTOR HAS THE DISCRETION TO UTILIZE THIRD PARTY PROPRIETARY EROSION AND SEDIMENTATION CONTROL PRODUCTS AND DEVICES AND IS NOT LIMITED TO THE DETAILS ON THIS SHEET.

CURB INLET SEDIMENT PREVENTION DETAIL

NOT TO SCALE

NOTES:

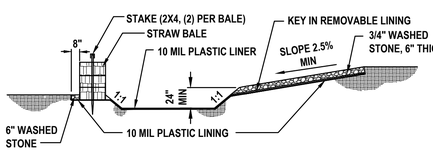
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

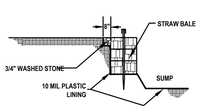


GENERAL NOTES

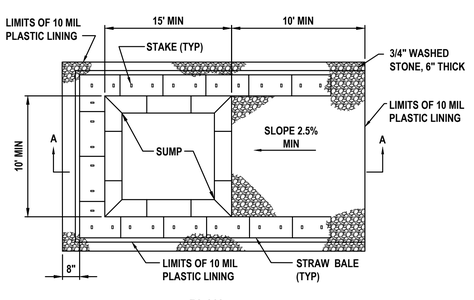
1. *A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flogging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.*
2. *The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.*
3. *All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.*
4. *Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.*
5. *The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:*
   15'x 50'=100 ft.³ 30'x 50'=200 ft.³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. *The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.*
7. *Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.*
8. *The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.*
9. *A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.*
10. *The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.*

2010 FDOT Design Standards	Last Revision	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No.	106









NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.
8. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
9. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
10. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
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	& 3/19 NSBU COMMENTS
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	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.08 08:55:17 -05'00'

ROGER W. STRCULA LICENSE NO. 52768 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM INC
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • upham-inc.com
LB# 0003612 LC# 0000357

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EROSION CONTROL DETAILS & NOTES

FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C301

PROJECT SITE INFORMATION:

PROJECT NAME: FLAGLER DUNES

DEVELOPER: ALICIO PINA AND NIRMA PINA AS TRUSTEES OF THE ROYAL GROUP INVESTMENTS ROTH 401(K) FOR THE BENEFIT OF ALICIO PINA AND NIRMA PINA
15500 NEW BARN ROAD, SUITE 104
MIAMI LAKES, FL 33014

PROJECT LOCATION: 1070 10TH STREET, NEW SMYRNA BEACH, FLORIDA 32168

LATITUDE: LAT: N 29°00'03"
LONGITUDE: LON: W 80°55'51"

AHJ: CITY OF NEW SMYRNA BEACH

WMD JURISDICTION: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD)

PROJECT AREA: 10.32± ACRES

DISTURBED AREA: 8.68± ACRES

FLUCCS CODE: 1300 PINE FLATWOODS
1330 DRY PRAIRIE
2233 MIXED WETLAND HARDWOODS
4220 DITCH

ULTIMATE RECEIVING WATER BODY: GABORDY CANAL TO INDIAN RIVER LAGOON
CLASS: 2
OFW: YES
WBID #: 2924B2
TMDLs: CHLOROPHYLL-A
FECAL COLIFORM

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY)

SOIL NUMBER	SOIL NAME	HSG
17	DAYTONA SAND	A
32	MYAKKA-MYAKKA	A/D
34	MYAKKA-ST. JOHNS	A/D

CONSTRUCTION INFORMATION:

A) DESCRIPTION OF ACTIVITIES

CONSTRUCTION ACTIVITIES INCLUDE: MASS EARTHWORK GRADING AND EXCAVATION / FILL, VARIOUS UTILITIES INSTALLATION, PAVEMENT PARKING AND DRIVES, CURBING, BUILDINGS, PLANTINGS AND GRASS AND FINAL STABILIZATION AND RESTORATION.

SOIL DISTURBING ACTIVITIES INCLUDE: INSTALLING STABILIZED CONSTRUCTION ENTRANCES, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, STRIPPING EXISTING GROUND COVER AND MASS EARTHWORK GRADING.

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

1. THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. A 24' WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
9. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
10. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
11. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
12. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
13. THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SEDIMENT, EROSION AND POLLUTANT CONTROL MEASURES:

1. BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(a) SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
2. STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE EXISTING MASTER STORMWATER POND FOR TREATMENT.
3. STABILIZATION PRACTICES
   WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY ARES WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

   TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED, THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

   PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
4. STRUCTURAL PRACTICES
   STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IF REACHES ONE-THIRD HEIGHT OF THE FENCE.

   EARTH DIKE: IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

   SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.
5. WASTE DISPOSAL
   WASTE MATERIALS: ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

   HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

   SANITARY WASTE: SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITY FOR COLLECTION OF SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
6. DUST CONTROL
   TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).
7. NON-STORMWATER DISCHARGES
   IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

   WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.

   DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDEP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE	WOOD	ROOFING SHINGLES	ASPHALT
GLASS	SAND / DIRT	METAL STUDS	LIMEROCK
STONE	CLEANING SOLVENTS	MASONRY BLOCK	PRECAST STRUCTURES
PAINT	PETROLEUM / FUELS	FERTILIZERS	PIPES

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:
SIGNATURE: _____
NAME / TITLE: _____
COMPANY: _____
ADDRESS: _____

MAINTENANCE AND INSPECTION PROCEDURES:

1. INSPECTOR QUALIFICATIONS
   INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.
2. DISTURBED AREAS
   ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
3. MONITORING INSPECTIONS
   ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).
4. REPORTING
   EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.
5. RECORD KEEPING
   IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SPILL PREVENTION PRACTICES AND CONTROL MEASURES:

1. GOOD HOUSEKEEPING
   - SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
   - STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
   - ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
   - ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
   - PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
   - ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. HAZARDOUS PRODUCTS
   - MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
   - PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
3. PRODUCT SPECIFIC PRACTICES
   - PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
   - THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
   - PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
   - CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
4. SPILL CONTROL AND CLEANUP RESPONSIBILITIES
   - SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
   - THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
   - ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
   - WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
   - TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
   - AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
   - THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

1. NOI: THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
2. NOT: WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7.C OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY INFO	RESPONSIBLE FOR:
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 08:55:35 -05'00'

ROGER W. STRCULA LICENSE NO. 52778 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LB # 0003612 LC # 0000357

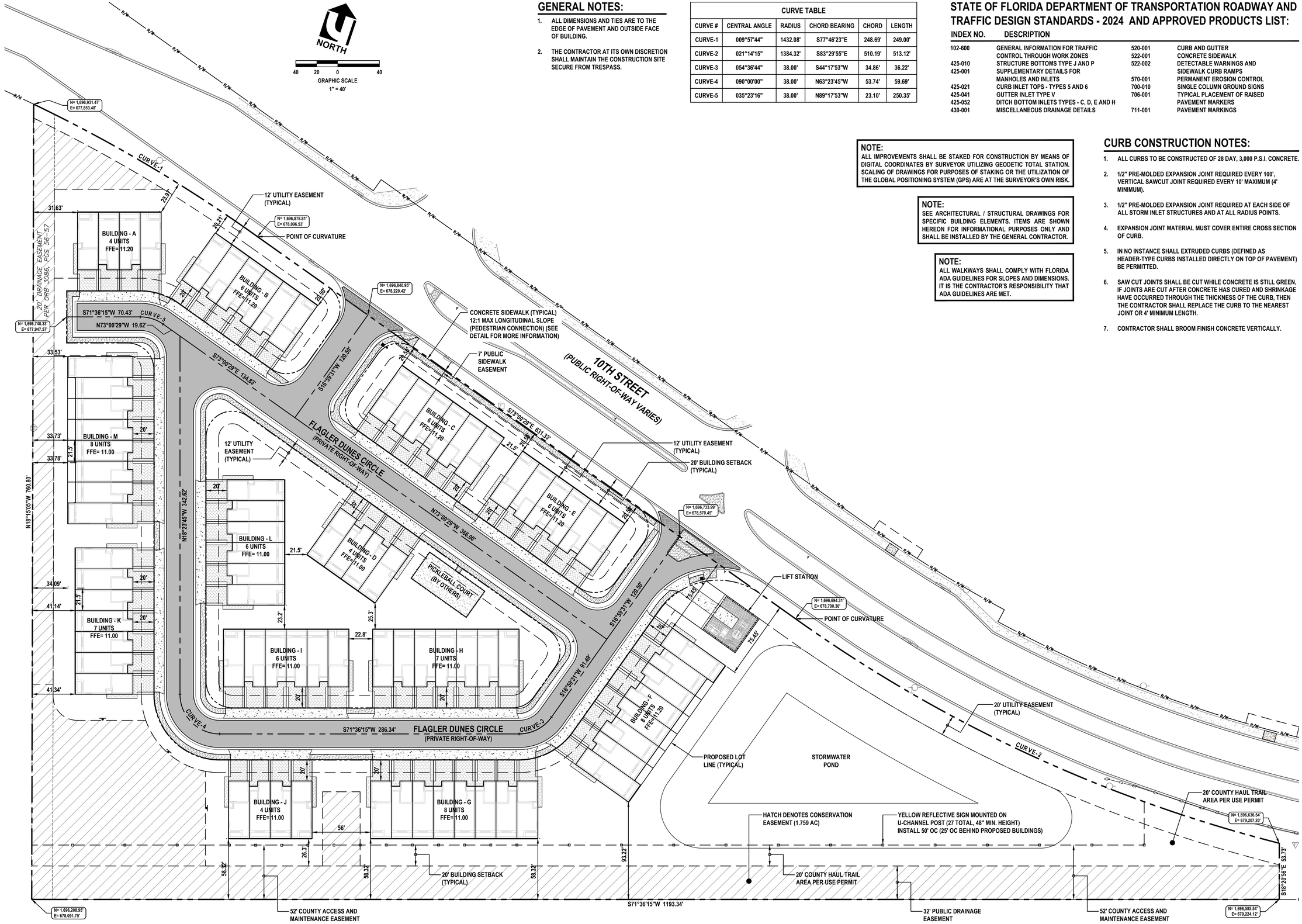
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STORMWATER POLLUTION PREVENTION PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C302



GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.

CURVE TABLE					
CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	LENGTH
CURVE-1	009°57'44"	1432.08'	S77°46'23"E	248.69'	249.00'
CURVE-2	021°14'15"	1384.32'	S83°29'55"E	510.19'	513.12'
CURVE-3	054°36'44"	38.00'	S44°17'53"W	34.86'	36.22'
CURVE-4	090°00'00"	38.00'	N63°23'45"W	53.74'	59.69'
CURVE-5	035°23'16"	38.00'	N89°17'53"W	23.10'	250.35'

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2024 AND APPROVED PRODUCTS LIST:

INDEX NO.	DESCRIPTION		
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	520-001	CURB AND GUTTER
		522-001	CONCRETE SIDEWALK
425-010	STRUCTURE BOTTOMS TYPE J AND P	522-002	DETECTABLE WARNINGS AND
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS		SIDEWALK CURB RAMPS
		570-001	PERMANENT EROSION CONTROL
425-021	CURB INLET TOPS - TYPES 5 AND 6	700-010	SINGLE COLUMN GROUND SIGNS
425-041	GUTTER INLET TYPE V	706-001	TYPICAL PLACEMENT OF RAISED
425-052	DITCH BOTTOM INLETS TYPES - C, D, E AND H		PAVEMENT MARKERS
430-001	MISCELLANEOUS DRAINAGE DETAILS	711-001	PAVEMENT MARKINGS

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

CURB CONSTRUCTION NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT 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. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
5. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
6. SAW CUT JOINTS SHALL BE CUT WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
7. CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:55:57 -05'00'

ROGER W. STRCULA LICENSE NO. 52768 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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OVERALL SITE GEOMETRY AND LAYOUT PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:
C400

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

PAVING LEGEND:

ASPHALT PAVEMENT	1.5" SUPERPAVE FDOT SP-9.5 FINE MIX, PER FDOT - SSRBC, SECTION 234 (APPLIED IN 2 LIFTS) 6" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & SECTION 911 LATEST VERSION ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 334-5.2.4 (PLACE IN 2 LIFTS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
HEAVY DUTY CONCRETE PAVEMENT	6" CONCRETE (3,000 P.S.I. AT 28 DAYS) 12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (2 LIFTS) MAX CONTROL JOINT SPACING 12'x12' MIN SAW CUT DEPTH 2"
CONCRETE SIDEWALK	4" THICK CONCRETE (MIN.) 3,000 PSI, CLASS I CONCRETE CONTROL JOINT SPACING PER FDOT INDEX No. 350-001 ON COMPACTED SUBGRADE
CONCRETE PAVERS	4" THICK CONCRETE PAVERS, COLOR AND STYLE BY DEVELOPER
10TH STREET ASPHALT PAVEMENT	1.5" FDOT FRICTION COURSE TYPE FC-12.5 (TRAFFIC LEVEL C)(PG 76-22)(PMA) ASPHALT @ 20% RECYCLED MATERIALS 1.5" FDOT SUPERPAVE STRUCTURAL COURSE TYPE SP-12.5 (TRAFFIC LEVEL C)(PG 58-22) ASPHALT @ 30% RECYCLED MATERIALS 10" CRUSHED CONCRETE FINES OR LIME ROCK, COMPACTED TO A 98% MAXIMUM DENSITY PER AASHTO T-180 AND CONSTRUCTED IN ONE LIFT. 12" STABILIZED SUB-GRADE TO A 75 FBV/LBR 40 AND COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 IN ONE LIFT, "OR" IN LIEU OF STABILIZATION, UTILIZE 1/2 PLAN THICKNESS OF STABILIZATION WITH SAME BASE MATERIALS USED, "BASE & A HALF", TO BE PLACED IN 2 LIFTS, COMPACTED TO 98% OF A T-180).

SYMBOL LEGEND:

- TYPE 'F' CURB (SEE DETAIL SHEET C502)
- "DROP" CURB (PER FDOT INDEX 520-001) (SEE DETAIL SHEET C502)
- SITE LIGHT POLES (SITE LIGHTING PER NSBU)

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

KEY NOTES	
NO.	DESCRIPTION
1	CURB RAMP (SEE FDOT INDEX 522-002)
2	CONSTRUCT "DROP" CURB (SEE SHEET C502)
3	CONSTRUCT TYPE "F" CURB (SEE SHEET C502)
4	4" SIDEWALK (SEE SHEET C403)
5	CURB TRANSITION (SEE DETAIL ON SHEET C403)

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
PAVING OPERATION SHALL NOT BE PERFORMED WITHIN THE RIGHT-OF-WAY ON FRIDAY, SATURDAY, SUNDAY, OR ANY DAY PRIOR TO A HOLIDAY WITHOUT WRITTEN CDE/INSPECTOR APPROVAL.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

SEE SHEETS C403 FOR REFERENCED DETAILS NOT SHOWN HEREON.

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.05 08:56:19 -05'00'

ROGER W. STRCULA LICENSE NO. 52 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED & DATED

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L.B # 0003612

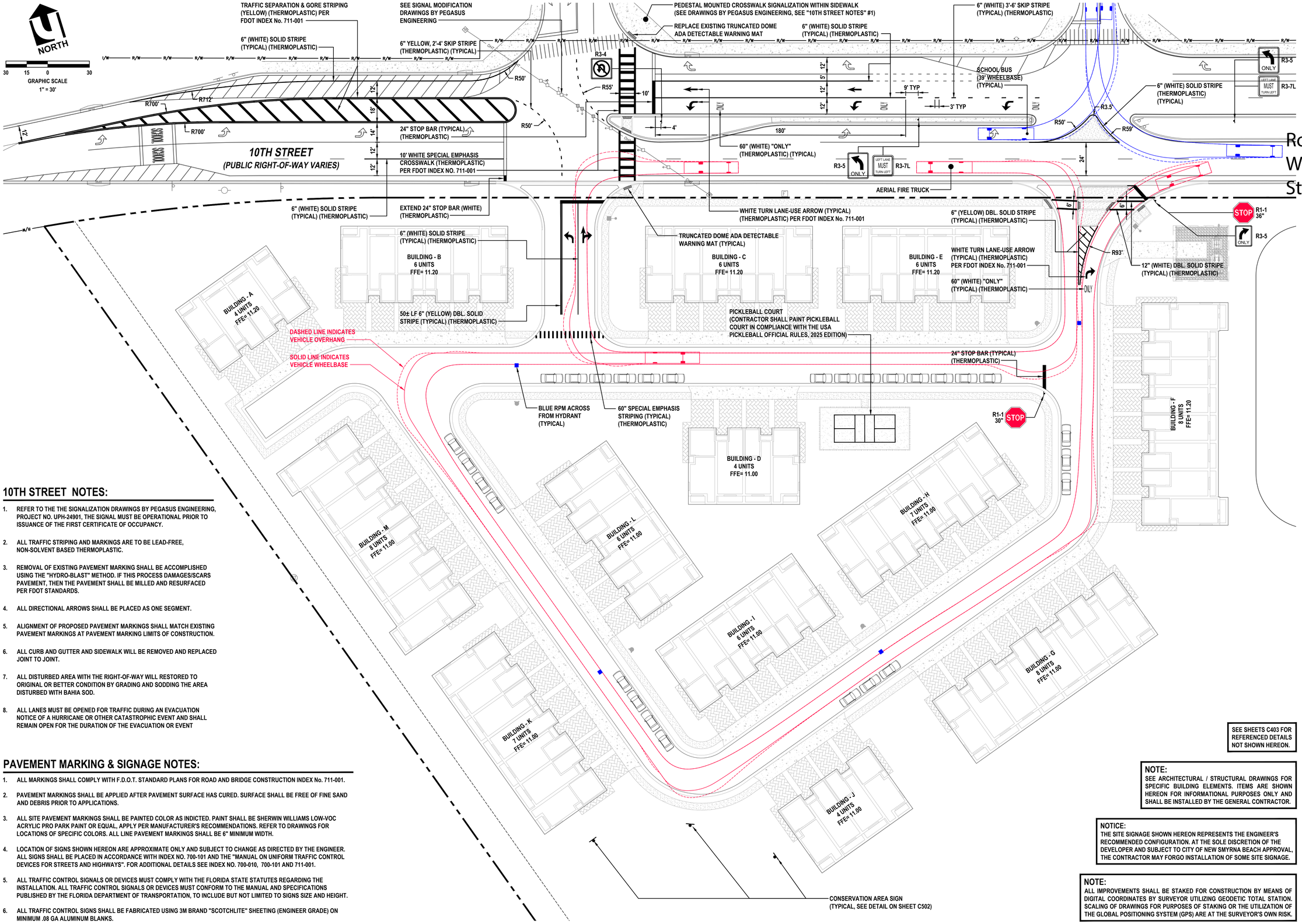
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SITE GEOMETRY AND LAYOUT PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C401



10TH STREET NOTES:

1. REFER TO THE THE SIGNALIZATION DRAWINGS BY PEGASUS ENGINEERING, PROJECT NO. UPH-24901, THE SIGNAL MUST BE OPERATIONAL PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
3. REMOVAL OF EXISTING PAVEMENT MARKING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL DISTURBED AREA WITH THE RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED WITH BAHIA SOD.
8. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX No. 711-001.
2. PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
4. LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

SEE SHEETS C403 FOR REFERENCED DETAILS NOT SHOWN HEREON.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTICE:
THE SITE SIGNAGE SHOWN HEREON REPRESENTS THE ENGINEER'S RECOMMENDED CONFIGURATION. AT THE SOLE DISCRETION OF THE DEVELOPER AND SUBJECT TO CITY OF NEW SMYRNA BEACH APPROVAL, THE CONTRACTOR MAY FORGO INSTALLATION OF SOME SITE SIGNAGE.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

REVISIONS

DATE	DESCRIPTION
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12/20/24	REV PER VC COMMENTS
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02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:56:38 -05'00'

ROGER W. STRCULA LICENSE NO. 52782 STATE OF FLORIDA PROFESSIONAL ENGINEER
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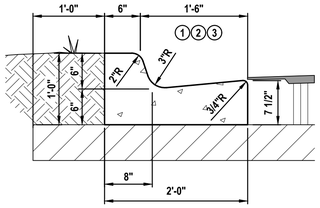
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PAVEMENT MARKING AND SIGNAGE PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

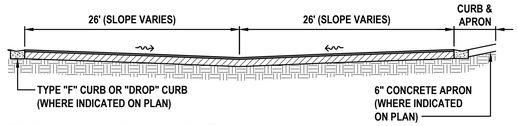
PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C402



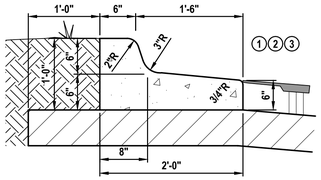
TYPE "F" CURB (CATCH) DETAIL

NOT TO SCALE



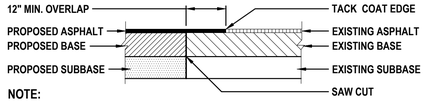
TYPICAL ROADWAY SECTION:

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



TYPE "F" CURB (SPILL) DETAIL

NOT TO SCALE



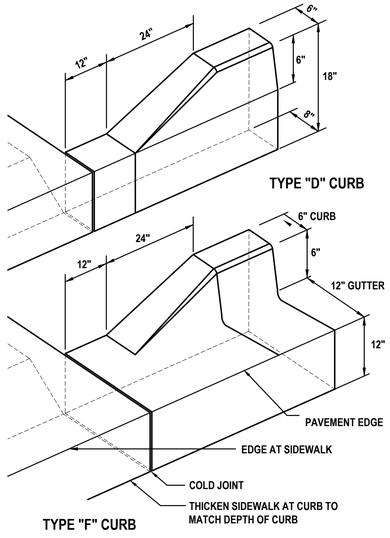
NOTE:
THE WIDTH OF SAW CUT AT EXISTING ASPHALT PAVEMENT AT TACK COAT EDGE IS 1' MINIMUM.

PAVEMENT BUTT JOINT DETAIL

NOT TO SCALE

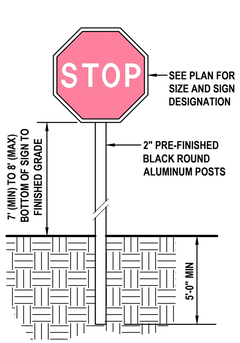
BUBBLE NOTES FOR CURB DETAILS:

1. PROVIDE CONTRACTION JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 100' O.C. ALL JOINTS SEALED PER SPECIFICATIONS
2. 6" HEIGHT SHALL BE UNIFORM, IF HEIGHT VARIES ± 1/2" THEN CURB WILL BE REPLACED AT THE DISCRETION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
3. FACE OF CURB SHALL BE CLEAN OF SCUFF MARKS AND INTERFACE OF CURB AND PAVEMENT SHALL BE NEAT AND CLEAN OF CONCRETE OVERSPILL. CONTRACTOR SHALL REPLACE OR REPAIR AT ITS EXPENSE ANY LOCATIONS NOT ACCEPTABLE TO DEVELOPER. (BROOM FINISH VERTICALLY)



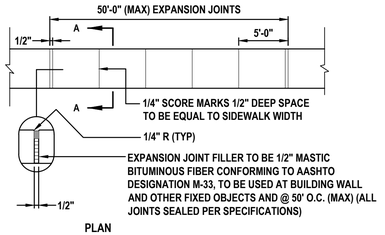
CURB TRANSITION DETAIL

NOT TO SCALE



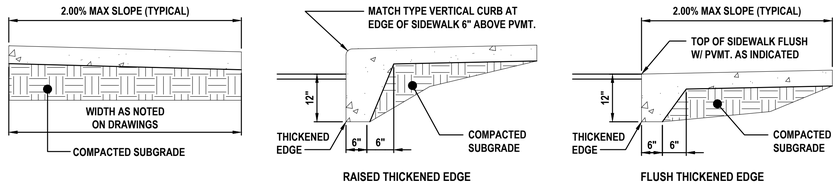
TYPICAL SIGN DETAIL

NOT TO SCALE



PLAN

CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 6 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'-0". CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.



SECTION A-A

RAISED THICKENED EDGE ADJACENT TO PAVEMENT

FLUSH THICKENED EDGE ADJACENT TO ADA WALKWAY

SIDEWALK DETAILS

NOT TO SCALE

REVISIONS	
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	& 2/07 NSBU COMMENTS
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	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:56:57 -05'00'

ROGER W. STRCULA NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

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MISCELLANEOUS DETAILS AND NOTES

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C403

NORTH

GRAPHIC SCALE
40 20 0 40
1" = 40'

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

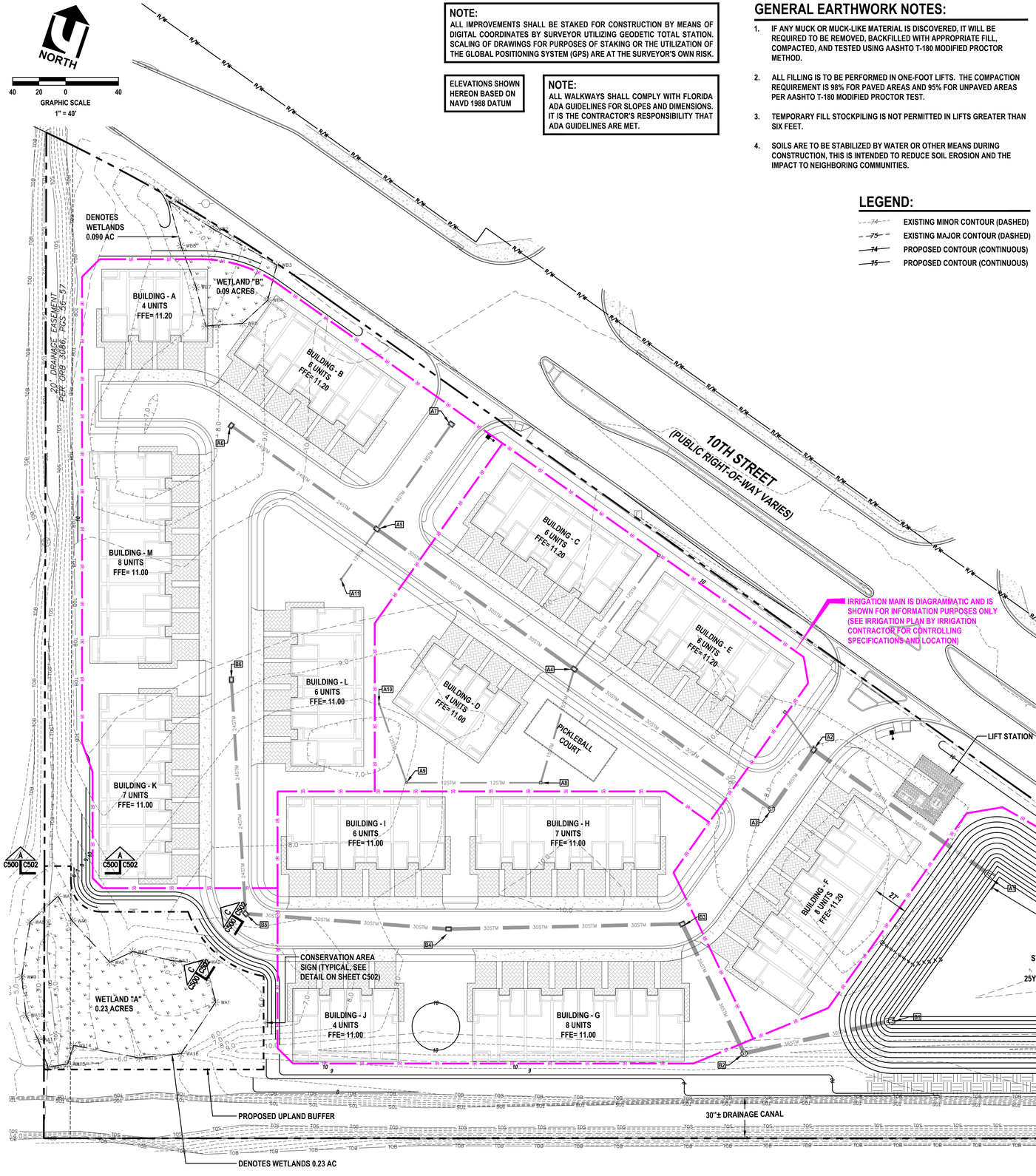
NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

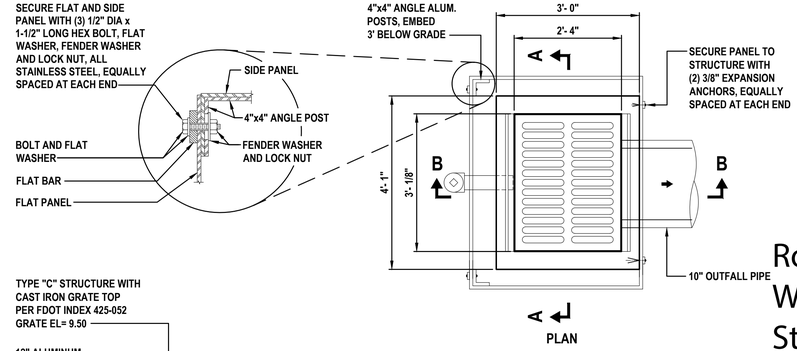
GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION, THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.

LEGEND:

- EXISTING MINOR CONTOUR (DASHED)
- EXISTING MAJOR CONTOUR (DASHED)
- PROPOSED CONTOUR (CONTINUOUS)
- PROPOSED CONTOUR (CONTINUOUS)





CONTROL STRUCTURE DETAIL (CS-1)

NOT TO SCALE

STORM FACILITIES OPERATION AND MAINTAIN DESCRIPTION:

DESCRIPTION	PROBABLE COST
MOWING POND SIDE SLOPES - MINIMUM EVERY 2 WEEKS OR WHEN GRASS EXCEEDS 4-INCHES	$800 PER MOW
STORM STRUCTURE, INSPECTIONS - MINIMUM QUARTERLY	$200 PER INSPECTION
REMOVAL OF DEBRIS AND SILT - MINIMUM QUARTERLY	$500 PER REMOVAL
POND NUISANCE VEGETATION REMOVAL - MINIMUM YEARLY WITH HERBICIDE BY QUALIFIED BIOLOGIST	$1,100 PER APPLICATION

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	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.05 08:57:21 -05'00'

ROGER W. STRCULA LICENSE NUMBER 52... STATE OF FLORIDA PROFESSIONAL ENGINEER
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OVERALL STORM PIPING PLAN

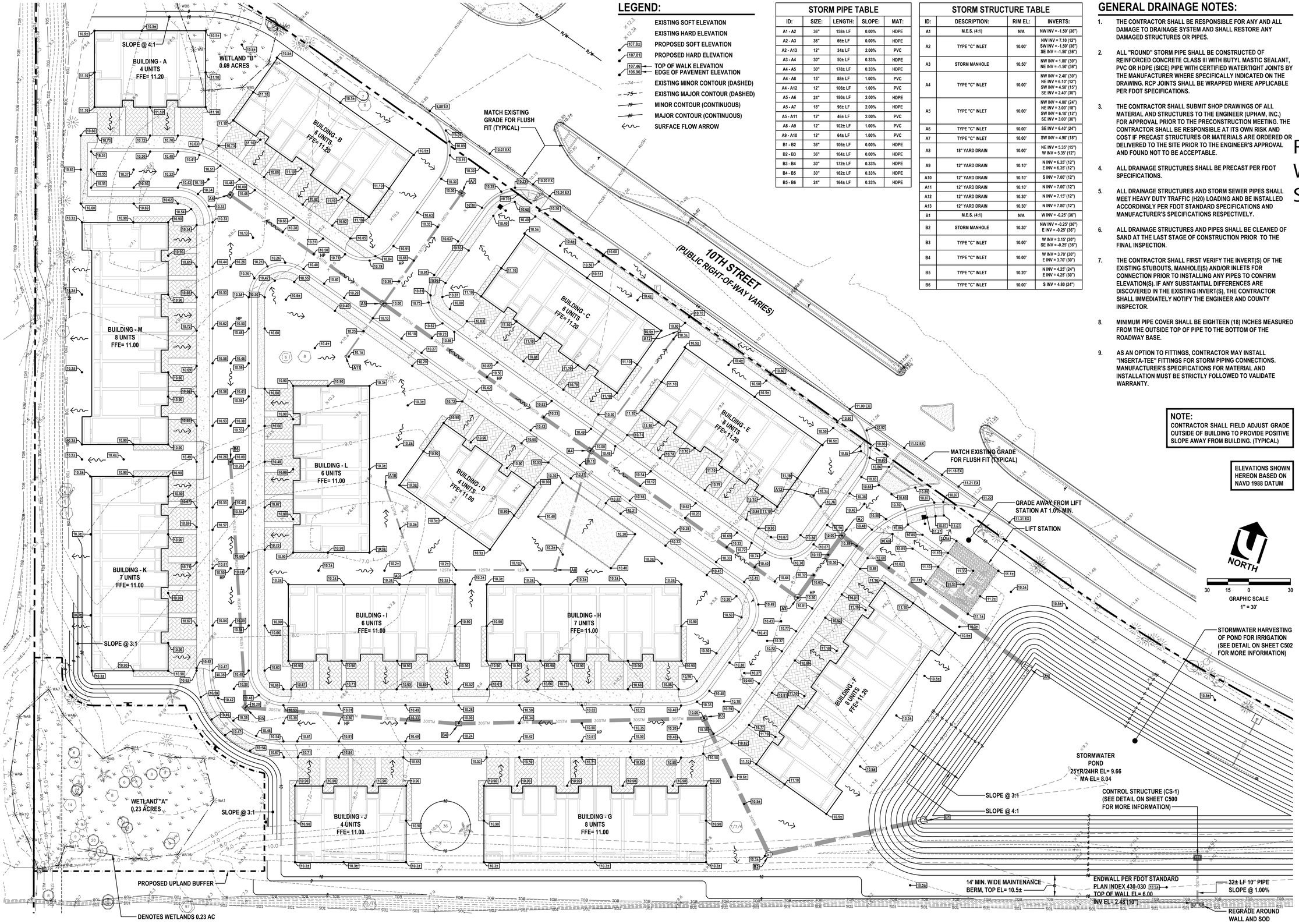
FLAGLER DUNES

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SCALE:	1" = 40'

SHEET NUMBER:

C500



LEGEND:

- EXISTING SOFT ELEVATION
- EXISTING HARD ELEVATION
- PROPOSED SOFT ELEVATION
- PROPOSED HARD ELEVATION
- TOP OF WALK ELEVATION / EDGE OF PAVEMENT ELEVATION
- EXISTING MINOR CONTOUR (DASHED)
- EXISTING MAJOR CONTOUR (DASHED)
- MINOR CONTOUR (CONTINUOUS)
- MAJOR CONTOUR (CONTINUOUS)
- SURFACE FLOW ARROW

STORM PIPE TABLE

ID:	SIZE:	LENGTH:	SLOPE:	MAT:
A1 - A2	36"	158± LF	0.00%	HDPE
A2 - A3	36"	66± LF	0.00%	HDPE
A2 - A13	12"	34± LF	2.00%	PVC
A3 - A4	30"	50± LF	0.33%	HDPE
A4 - A5	30"	178± LF	0.33%	HDPE
A4 - A8	15"	88± LF	1.00%	PVC
A4 - A12	12"	106± LF	1.00%	PVC
A5 - A6	24"	180± LF	2.00%	HDPE
A5 - A7	18"	96± LF	2.00%	HDPE
A5 - A11	12"	46± LF	2.00%	PVC
A8 - A9	12"	102± LF	1.00%	PVC
A9 - A10	12"	64± LF	1.00%	PVC
B1 - B2	36"	106± LF	0.00%	HDPE
B2 - B3	36"	104± LF	0.00%	HDPE
B3 - B4	30"	172± LF	0.33%	HDPE
B4 - B5	30"	162± LF	0.33%	HDPE
B5 - B6	24"	164± LF	0.33%	HDPE

STORM STRUCTURE TABLE

ID:	DESCRIPTION:	RIM EL:	INVERTS:
A1	M.E.S. (4:1)	N/A	NW INV = -1.50' (36")
A2	TYPE "C" INLET	10.00'	NW INV = 7.10 (12") SW INV = -1.50' (36") SE INV = -1.50' (36")
A3	STORM MANHOLE	10.50'	NW INV = 1.80' (30") NE INV = -1.50' (36")
A4	TYPE "C" INLET	10.00'	NW INV = 2.40' (30") NE INV = 6.10' (12") SW INV = 4.50' (15") SE INV = 2.40' (30")
A5	TYPE "C" INLET	10.00'	NW INV = 4.00' (24") NE INV = 3.00' (18") SW INV = 6.10' (12") SE INV = 3.00' (30")
A6	TYPE "C" INLET	10.00'	SE INV = 6.40' (24")
A7	TYPE "C" INLET	10.00'	SW INV = 4.90' (18")
A8	18" YARD DRAIN	10.00'	NE INV = 5.35' (15") W INV = 5.35' (12")
A9	12" YARD DRAIN	10.10'	N INV = 6.35' (12") E INV = 6.35' (12")
A10	12" YARD DRAIN	10.10'	S INV = 7.00' (12")
A11	12" YARD DRAIN	10.10'	N INV = 7.00' (12")
A12	12" YARD DRAIN	10.30'	N INV = 7.15' (12")
A13	12" YARD DRAIN	10.30'	N INV = 7.80' (12")
B1	M.E.S. (4:1)	N/A	W INV = -0.25' (36")
B2	STORM MANHOLE	10.30'	NW INV = -0.25' (36") E INV = -0.25' (36")
B3	TYPE "C" INLET	10.00'	W INV = 3.15' (30") SE INV = -0.25' (36")
B4	TYPE "C" INLET	10.00'	W INV = 3.70' (30") E INV = 3.70' (30")
B5	TYPE "C" INLET	10.20'	N INV = 4.25' (24") E INV = 4.25' (30")
B6	TYPE "C" INLET	10.00'	S INV = 4.80 (24")

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, PVC OR HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND COUNTY INSPECTOR.
8. MINIMUM PIPE COVER SHALL BE EIGHTEEN (18) INCHES MEASURED FROM THE OUTSIDE TOP OF PIPE TO THE BOTTOM OF THE ROADWAY BASE.
9. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERTA-TEE" FITTINGS FOR STORM PIPING CONNECTIONS. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.

NOTE:
CONTRACTOR SHALL FIELD ADJUST GRADE OUTSIDE OF BUILDING TO PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. (TYPICAL)

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

REVISIONS

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	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:57:42 -05'00'

ROGER W. STRCULA LICENSE NO. 52 STATE OF FLORIDA PROFESSIONAL ENGINEER
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Voice: 386.672.9515 • Fax: 386.673.6554 • upham-inc.com
LB # 0000512 LC # 0000357

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SITE GRADING AND DRAINAGE PLAN

FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C501

NORTH

GRAPHIC SCALE
40 20 0 40
1" = 40'

UTILITY CONFLICT TABLE

#	LOWER PIPE	T.O.P.	UPPER PIPE	INVERT
1	36" STORM PIPE	1.70	8" SANITARY	2.72
2	36" STORM PIPE	1.70	8" SANITARY	3.02
3	36" STORM PIPE	2.45	8" SANITARY	3.48
4	18" STORM PIPE	4.80	8" SANITARY	5.85
5	8" SANITARY	5.07	12" STORM PIPE	6.15

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- WM — 1" PE PIPE
- 4WM — 4" PVC C-900 DR-18 PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 10WM — 10" PVC C-900 DR-18 PIPE
- 10WM HDPE — 10" I.D. HDPE PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 4FM HDPE — 4" I.D. HDPE PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

GENERAL UTILITY NOTES:

1. THE GENERAL CONTRACTOR WILL SCHEDULE A PRECONSTRUCTION MEETING WITH NEW SMYRNA BEACH UTILITIES A MINIMUM OF 2 WEEKS PRIOR TO THE GENERAL CONTRACTOR'S START OF CONSTRUCTION AND PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND DELIVERY OF ANY UTILITY MATERIAL. THE GENERAL CONTRACTOR AND UTILITY SUBCONTRACTOR IS REQUIRED TO ATTEND THIS MEETING.
2. ALL UTILITIES MATERIAL, TESTING AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH NEW SMYRNA BEACH UTILITIES "STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER" LATEST REVISION; INCLUDING THE APPLICABLE FDEP REQUIREMENTS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THE UTILITIES ARE INSTALLED IN THE LOCATIONS INDICATED AND WITHIN ANY APPLICABLE EASEMENTS.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION FROM DIGITAL COORDINATES BY A SURVEYOR UTILIZING AS A MINIMUM A GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE SOLELY AT THE SURVEYOR'S RISK.
5. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION OF ELECTRICAL, WATER / FIRE SERVICES AND SANITARY LATERAL INTO BUILDING.
6. CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR FRANCHISE UTILITIES TO UTILIZE.
7. THE UTILITY SUBCONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE UTILITY COMMISSION CITY OF NEW SMYRNA BEACH.
8. ALL CLEANOUTS SHALL BE PVC RISER AND CAP WITHIN LAWN AREAS. ALL CLEANOUTS SHALL BE CAST IRON RISER AND CAP WITHIN PAVEMENT AREAS.
9. NSBU MANHOLE ID 41-35 MUST BE LINED WITH AN EPOXY PROTECTIVE COATING, ALUMINALINER BY QUADEX, ALL PREPARATION AND APPLICATION SHALL BE PER QUADEX SPECIFICATIONS, NO EXCEPTIONS.

mastercraft
PLUMBING, HEATING, MECHANICAL
AIR CONDITIONING & FIRE PROTECTION

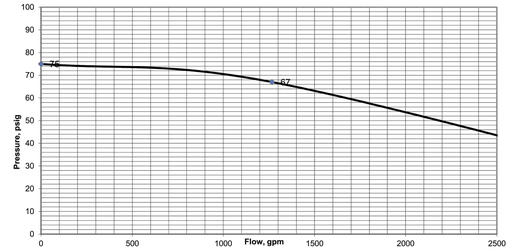
887 BRENTWOOD DR.
DAYTONA BEACH FL., 32117
PHONE 386-252-7047
FAX 386-98-0322
MasterCraftFl.com
194487-0001-2010

Customer: Upham Inc New Smyrna Beach hydrant — Date 7/9/2024
HYDRANT & LOCATION: Flowed: Hydrant 0734
Stat taken: same
TEST BY: Master Craft — Day or Week: Tuesday — TIME OF DAY: 2:10PM — MIN. OF FLOW: 2
WATER SUPPLIED BY: City of New Smyrna Beach — C. Monnin FPI23-000240
PURPOSE OF TEST: Design

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.90	0.9	0.9
PITOT READING:	57		
GPM:	1267	0	0

TOTAL FLOW DURING TEST: 1267 GPM
STATIC READING: 75 PSI — RESIDUAL: 67 PSI
RESULTS: AT 20 PSI RESIDUAL 3587.9 GPM — AT 0 PSI 4242 GPM
ESTIMATED CONSUMPTION: 2534 GAL. — 10.67 % difference
REMARKS: Calibrated equipment used during testing. — Graph projection less accurate if Stat and Res. <20% different



PROJECTED UTILITIES USAGE

SERVICE	USAGE (GALLONS PER DAY)
DOMESTIC WATER	80 DU @ 300 GPD = 24,000 GPD
WASTEWATER	80 DU @ 250 GPD = 20,000 GPD

Sunshine 811
Always call 811 before you dig

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

SEE SHEETS C602 AND C603 FOR MORE INFORMATION ABOUT OFF-SITE UTILITY WORK

SEE SHEETS C602 AND C603 FOR MORE INFORMATION ABOUT OFF-SITE UTILITY WORK

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 08:58:08 -05'00'

ROGER W. STRCULA LICENSE NO. 52764 STATE OF FLORIDA PROFESSIONAL ENGINEER
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OVERALL SITE UTILITY PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:
C600

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

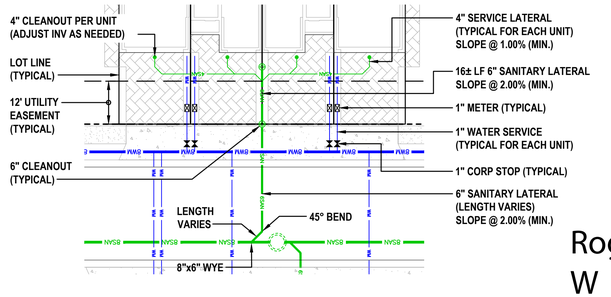
- WM — 1" PE PIPE
- 4WM — 4" PVC C-900 DR-18 PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 10WM — 10" PVC C-900 DR-18 PIPE
- 10WM — 10" I.D. HDPE PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 4FSC — 4" I.D. HDPE PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

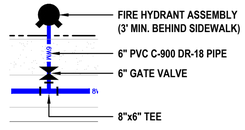
Sunshine 811
Always call 811 before you dig

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.



TYPICAL UTILITY LAYOUT

NOT TO SCALE



TYPICAL FIRE HYDRANT

NOT TO SCALE

BUILDING - A
4 UNITS
FFE= 11.20

BUILDING - B
6 UNITS
FFE=11.20

BUILDING - C
6 UNITS
FFE= 11.20

BUILDING - D
4 UNITS
FFE= 11.00

BUILDING - E
6 UNITS
FFE= 11.20

BUILDING - F
8 UNITS
FFE= 11.20

BUILDING - G
8 UNITS
FFE= 11.00

BUILDING - H
7 UNITS
FFE= 11.00

BUILDING - I
6 UNITS
FFE= 11.00

BUILDING - J
4 UNITS
FFE= 11.00

BUILDING - K
7 UNITS
FFE= 11.00

BUILDING - L
6 UNITS
FFE= 11.00

BUILDING - M
8 UNITS
FFE= 11.00

10TH STREET
(PUBLIC RIGHT-OF-WAY VARIES)

70± LF 4" PVC PIPE SLOPE @ 1.85%

146± LF 8" PVC WATER MAIN

8"x4" REDUCER

(2) 8" GATE VALVE

TOP EL= 7.2±

4" GATE VALVE

2" BLOW-OFF VALVE

BACTERIOLOGICAL SAMPLE POINT #3

SITE LIGHT POLE (BY NSBU, TYPICAL)

COORDINATE WITH FRANCHISE UTILITY FOR RELOCATION OF EXISTING FIBER-OPTIC PEDESTAL

12± LF 6" PVC WATER MAIN

452± LF 8" PVC WATER MAIN

228± LF 8" PVC PIPE SLOPE @ 0.75%

290± LF 8" PVC PIPE SLOPE @ 0.40%

64± LF 8" PVC PIPE SLOPE @ 0.40%

250± LF 8" PVC PIPE SLOPE @ 0.75%

12' UTILITY EASEMENT (TYPICAL)

12± LF 6" PVC WATER MAIN

14± LF 6" PVC WATER MAIN

(2) 8" GATE VALVE

12± LF 6" PVC WATER MAIN

BACTERIOLOGICAL SAMPLE POINT #2

TOP EL= 7.5±

694± LF 8" PVC WATER MAIN

340± LF 8" PVC PIPE SLOPE @ 0.40%

EACH UNIT SHALL HAVE SEPARATE CLEANOUT, TYPICAL (SEE NSBU DETAIL SS-23)

10"x8" REDUCER

126± LF 8" PVC PIPE SLOPE @ 0.40%

88± LF 8" PVC PIPE SLOPE @ 0.40%

326± LF 10" PVC WATER MAIN

90± LF 10" I.D. HDPE WATER MAIN

APPROXIMATE LOCATION OF GAS MAIN CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH THE BURIED GAS MAIN

LIFT STATION (TRACT "D")
TOP EL= 11.40
INFLUENT INV = 2.20 (8")

TOP EL= 7.0±

LIFT STATION PUMP SHALL BE FLYGT PUMP MODEL NP 3085 SH 3~ ADAPTIVE 256 WITH COUNTER WEIGHT, 4.0 hp, 3,470 rpm, 4.57 in (116 mm) IMPELLER, 230 V, 3PH, 60 Hz AS MANUFACTURED BY XYLEM, NO SUBSTITUTIONS PERMITTED, CONTACT AND COORDINATE WITH THE XYLEM REPRESENTATIVE, DAVID WILLIAMS AT 239.825.8384 OR EMAIL david.williams@xylem.com THE XYLEM REPRESENTATIVE SHALL WITNESS THE PUMP STARTUP AND ANY ADJUSTMENTS NEEDED

SEE SHEET C602 FOR MORE INFORMATION ABOUT OFF-SITE UTILITY WORK

BACTERIOLOGICAL SAMPLE POINT #1

STORMWATER POND

SANITARY STRUCTURE TABLE

I.D.	DESCRIPTION	TOP	INVERT
*S-1	48" DIA. MANHOLE	10.40'	2.55' (SE) 2.65' (SW)
S-2	48" DIA. MANHOLE	10.55'	2.90' (NE) 3.00' (SW) 3.00' (NW)
S-3	48" DIA. MANHOLE	10.35'	3.50' (NE) 3.60' (W)
S-4	48" DIA. MANHOLE	10.45'	5.00' (E) 5.10' (N)
S-5	48" DIA. MANHOLE	10.60'	6.45' (S)
S-6	48" DIA. MANHOLE	10.55'	4.85' (SE) 4.95' (NW)
S-7	48" DIA. MANHOLE	10.35'	6.80' (SE) 6.90' (W)

* LINE MANHOLE WITH AGRU SURE-GRIP

SANITARY CLEANOUT TABLE

I.D.	DESCRIPTION	TOP	INVERT
SC-1	6" CLEANOUT	10.86'	8.20'
SC-2	6" CLEANOUT	11.05'	8.52'
SC-3	6" CLEANOUT	10.66'	8.00'
SC-4	6" CLEANOUT	10.85'	8.32'
SC-5	6" CLEANOUT	10.70'	8.00'
SC-6	6" CLEANOUT	10.85'	8.32'
SC-7	6" CLEANOUT	10.71'	8.00'
SC-8	6" CLEANOUT	10.85'	8.32'
SC-9	6" CLEANOUT	10.80'	8.00'
SC-10	6" CLEANOUT	10.85'	8.32'
SC-11	6" CLEANOUT	10.66'	8.00'
SC-12	6" CLEANOUT	10.85'	8.32'
SC-13	6" CLEANOUT	10.65'	8.00'
SC-14	6" CLEANOUT	10.85'	8.32'

SANITARY PIPE TABLE

I.D.	DESCRIPTION	TOP	INVERT
SC-15	REMOVED	-	-
SC-16	REMOVED	-	-
SC-17	6" CLEANOUT	10.64'	8.20'
SC-18	6" CLEANOUT	10.85	8.52'
SC-19	6" CLEANOUT	10.80'	8.20'
SC-20	6" CLEANOUT	11.05'	8.52'
SC-21	6" CLEANOUT	10.64'	8.20'
SC-22	6" CLEANOUT	10.85'	8.52'
SC-23	6" CLEANOUT	10.88'	8.20'
SC-24	6" CLEANOUT	11.05'	8.52'
SC-25	6" CLEANOUT	10.77'	8.20'
SC-26	6" CLEANOUT	11.05'	8.52'
SC-27	6" CLEANOUT	10.77'	8.20'
SC-28	6" CLEANOUT	11.05'	8.52'

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:58:32 -05'00'

ROGER W. STRCULA LICENSE NO. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
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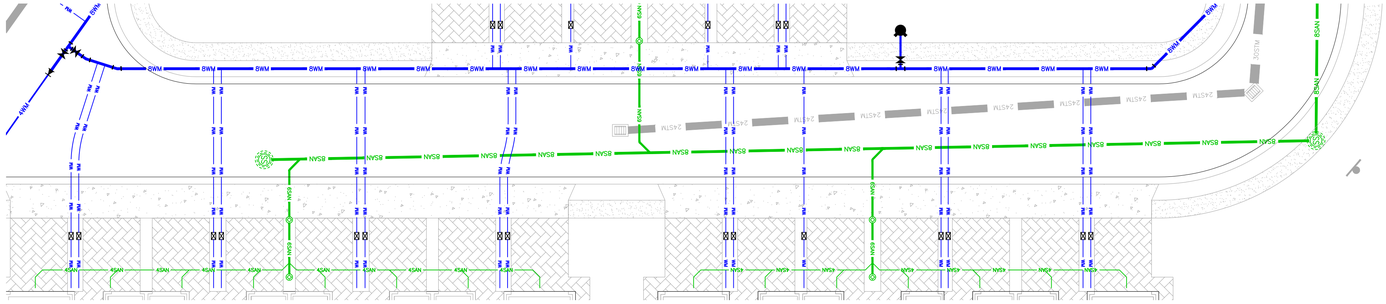
ENLARGED SITE UTILITY PLAN

FLAGLER DUNES

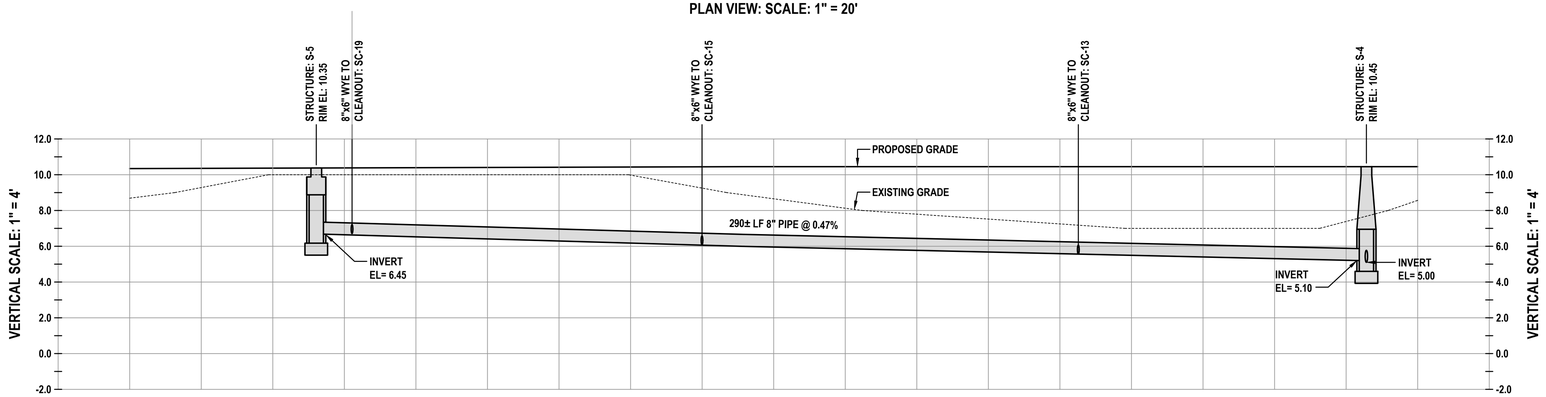
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No: 240213
DATE: AUGUST 30, 2024
DESIGN BY: RWS
DRAWN BY: WRW
CHECKED BY: RWS
SCALE: 1" = 30'

SHEET NUMBER:
C601



PLAN VIEW: SCALE: 1" = 20'



SANITARY PROFILE: STRUCTURE S-5 TO STRUCTURE S-4
HORIZONTAL SCALE: 1" = 20'

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 1WM — 1" PE PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 4FM — 4" PVC C-900 DR-25 PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

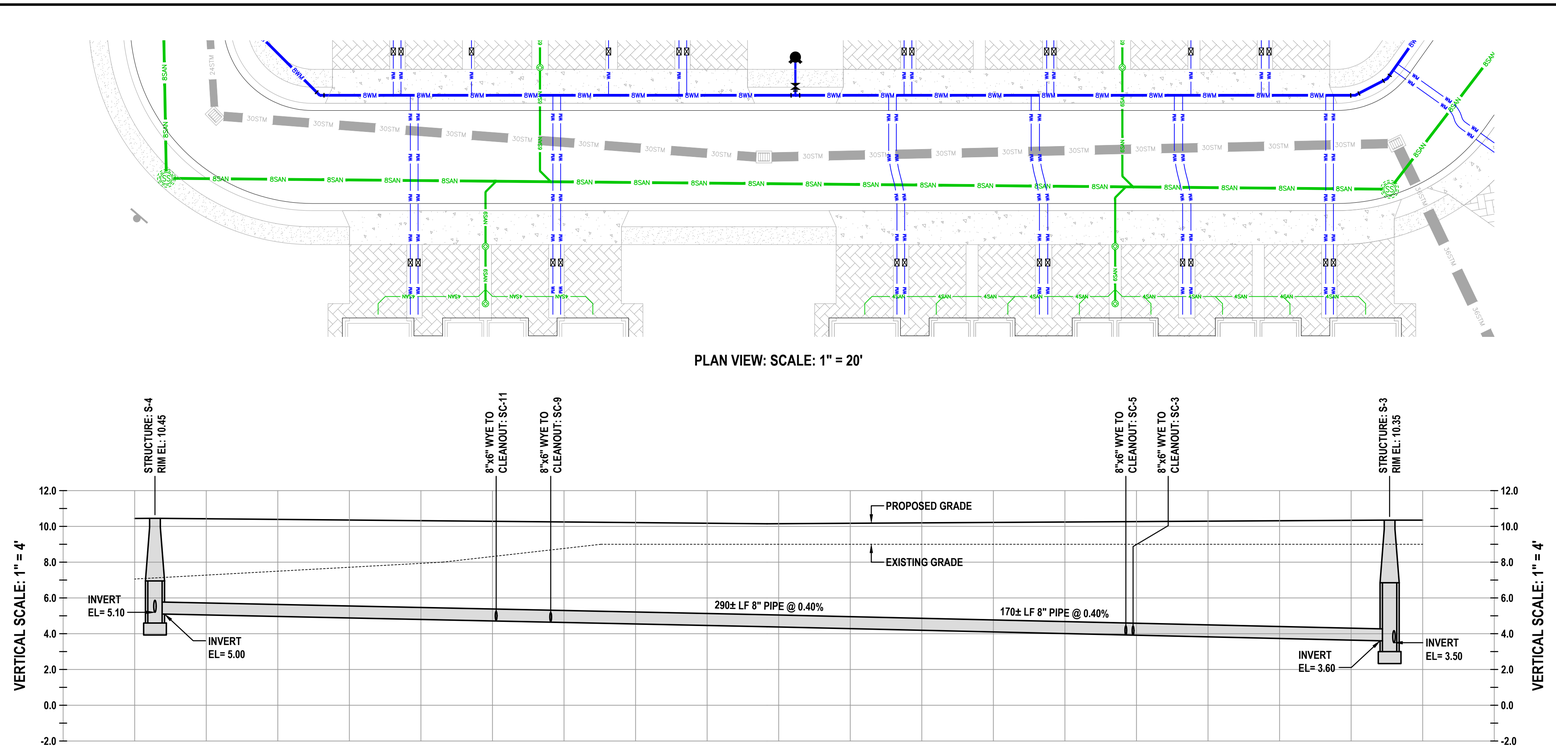
REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
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	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 08:58:53 -05'00'

ROGER W. STRCULA LICENSE NO. 52774 STATE OF FLORIDA PROFESSIONAL ENGINEER
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PLAN VIEW: SCALE: 1" = 20'

SANITARY PROFILE: STRUCTURE S-4 TO STRUCTURE S-3
HORIZONTAL SCALE: 1" = 20'

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SANITARY SEWER PLAN & PROFILES (1 OF 2)

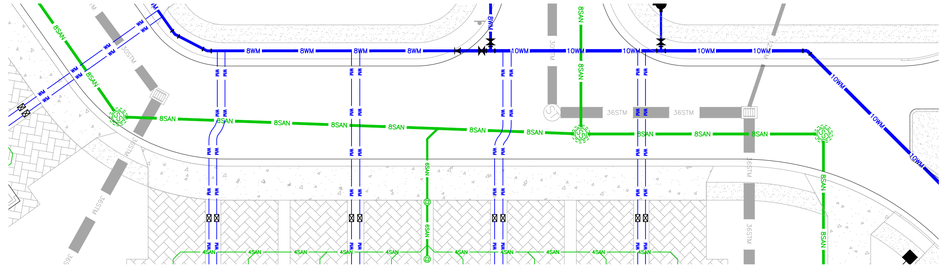
FLAGLER DUNES

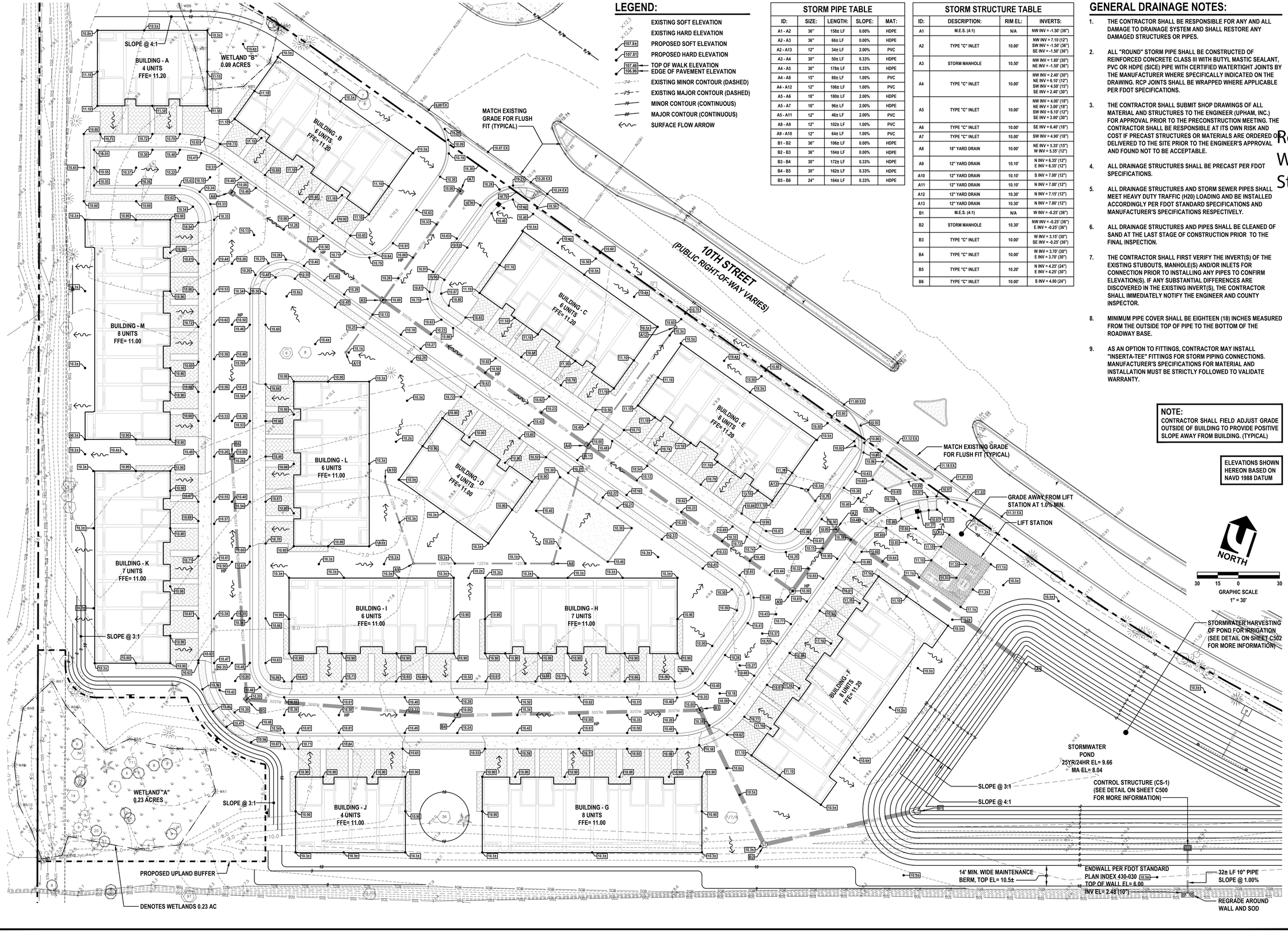
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

C604


8SAN
8SAN
8SAN



LEGEND:

- EXISTING SOFT ELEVATION
- EXISTING HARD ELEVATION
- PROPOSED SOFT ELEVATION
- PROPOSED HARD ELEVATION
- TOP OF WALK ELEVATION / EDGE OF PAVEMENT ELEVATION
- EXISTING MINOR CONTOUR (DASHED)
- EXISTING MAJOR CONTOUR (DASHED)
- MINOR CONTOUR (CONTINUOUS)
- MAJOR CONTOUR (CONTINUOUS)
- SURFACE FLOW ARROW

STORM PIPE TABLE

ID:	SIZE:	LENGTH:	SLOPE:	MAT:
A1 - A2	36"	158± LF	0.00%	HDPE
A2 - A3	36"	66± LF	0.00%	HDPE
A2 - A13	12"	34± LF	2.00%	PVC
A3 - A4	30"	50± LF	0.33%	HDPE
A4 - A5	30"	178± LF	0.33%	HDPE
A4 - A8	15"	88± LF	1.00%	PVC
A4 - A12	12"	106± LF	1.00%	PVC
A5 - A6	18"	180± LF	2.00%	HDPE
A5 - A7	18"	96± LF	2.00%	HDPE
A5 - A11	12"	46± LF	2.00%	PVC
A8 - A9	12"	102± LF	1.00%	PVC
A9 - A10	12"	64± LF	1.00%	PVC
B1 - B2	36"	106± LF	0.00%	HDPE
B2 - B3	36"	104± LF	0.00%	HDPE
B3 - B4	30"	172± LF	0.33%	HDPE
B4 - B5	30"	162± LF	0.33%	HDPE
B5 - B6	24"	164± LF	0.33%	HDPE

STORM STRUCTURE TABLE

ID:	DESCRIPTION:	RIM EL:	INVERTS:
A1	M.E.S. (4:1)	N/A	NW INV = -1.50' (36")
A2	TYPE "C" INLET	10.00'	NW INV = 7.10 (12") SW INV = -1.50' (36") SE INV = -1.50' (36")
A3	STORM MANHOLE	10.50'	NW INV = 1.80' (30") NE INV = -1.50' (36")
A4	TYPE "C" INLET	10.00'	NW INV = 2.40' (30") NE INV = 6.10' (12") SW INV = 4.50' (15") SE INV = 2.40' (30")
A5	TYPE "C" INLET	10.00'	NW INV = 4.00' (18") NE INV = 3.00' (18") SW INV = 6.10' (12") SE INV = 3.00' (30")
A6	TYPE "C" INLET	10.00'	SE INV = 6.40' (18")
A7	TYPE "C" INLET	10.00'	SW INV = 4.90' (18")
A8	18" YARD DRAIN	10.00'	NE INV = 5.35' (15") W INV = 5.35' (12")
A9	12" YARD DRAIN	10.10'	N INV = 6.35' (12") E INV = 6.35' (12")
A10	12" YARD DRAIN	10.10'	S INV = 7.00' (12")
A11	12" YARD DRAIN	10.10'	N INV = 7.00' (12")
A12	12" YARD DRAIN	10.30'	N INV = 7.15' (12")
A13	12" YARD DRAIN	10.30'	N INV = 7.80' (12")
B1	M.E.S. (4:1)	N/A	W INV = -0.25' (36")
B2	STORM MANHOLE	10.30'	NW INV = -0.25' (36") E INV = -0.25' (36")
B3	TYPE "C" INLET	10.00'	W INV = 3.15' (30") SE INV = -0.25' (36")
B4	TYPE "C" INLET	10.00'	W INV = 3.70' (30") E INV = 3.70' (30")
B5	TYPE "C" INLET	10.20'	N INV = 4.25' (24") E INV = 4.25' (30")
B6	TYPE "C" INLET	10.00'	S INV = 4.80 (24")

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, PVC OR HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND COUNTY INSPECTOR.
8. MINIMUM PIPE COVER SHALL BE EIGHTEEN (18) INCHES MEASURED FROM THE OUTSIDE TOP OF PIPE TO THE BOTTOM OF THE ROADWAY BASE.
9. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERTA-TEE" FITTINGS FOR STORM PIPING CONNECTIONS. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.

NOTE:
CONTRACTOR SHALL FIELD ADJUST GRADE OUTSIDE OF BUILDING TO PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. (TYPICAL)

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 08:59:37-05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND SEALED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
365 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • upham.com
LB # 0000512 LC# 0000357

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SITE GRADING AND DRAINAGE PLAN

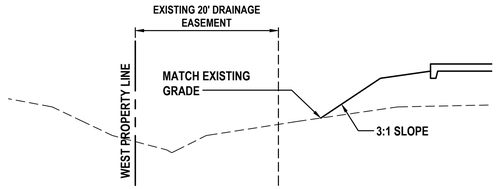
FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

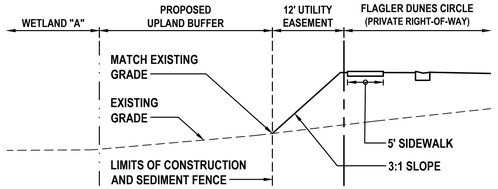
SHEET NUMBER:

C501



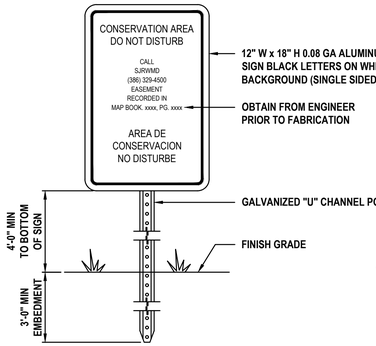
SECTION - A

H. SCALE: 1" = 10'
V. SCALE: 1" = 5'



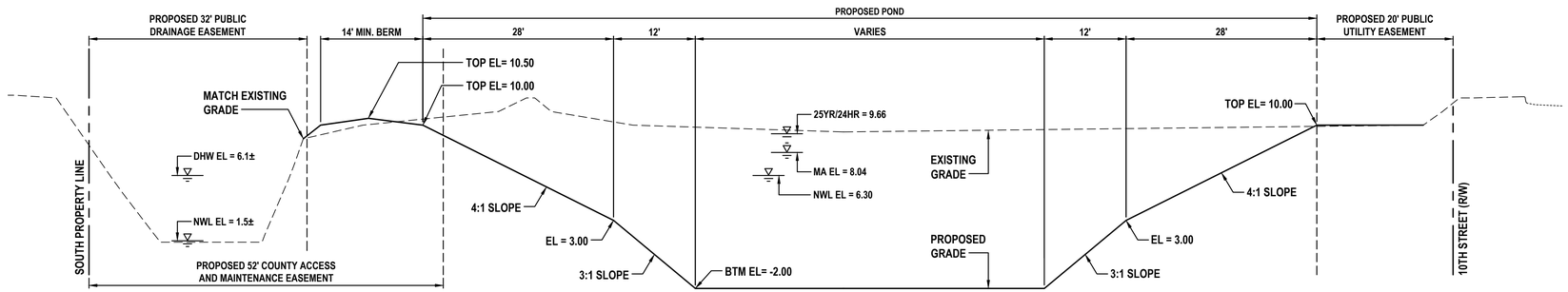
SECTION - C

H. SCALE: 1" = 10'
V. SCALE: 1" = 5'



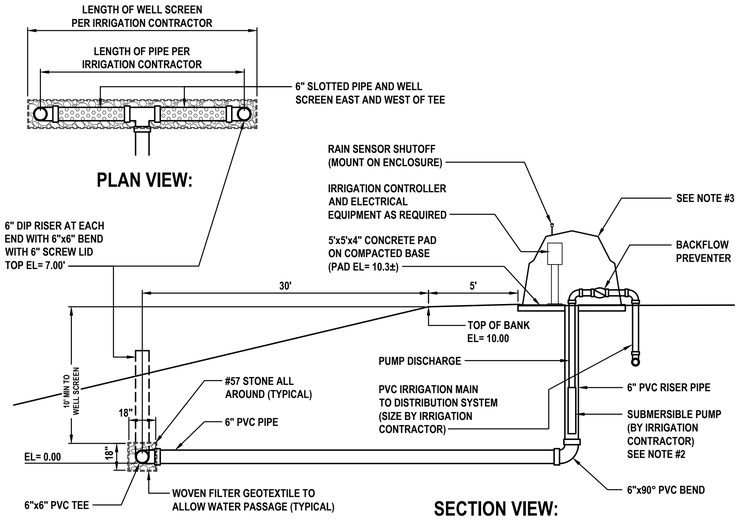
CONSERVATION AREA SIGN DETAIL (3 TOTAL)

NOT TO SCALE



SECTION - B

H. SCALE: 1" = 10'
V. SCALE: 1" = 5'

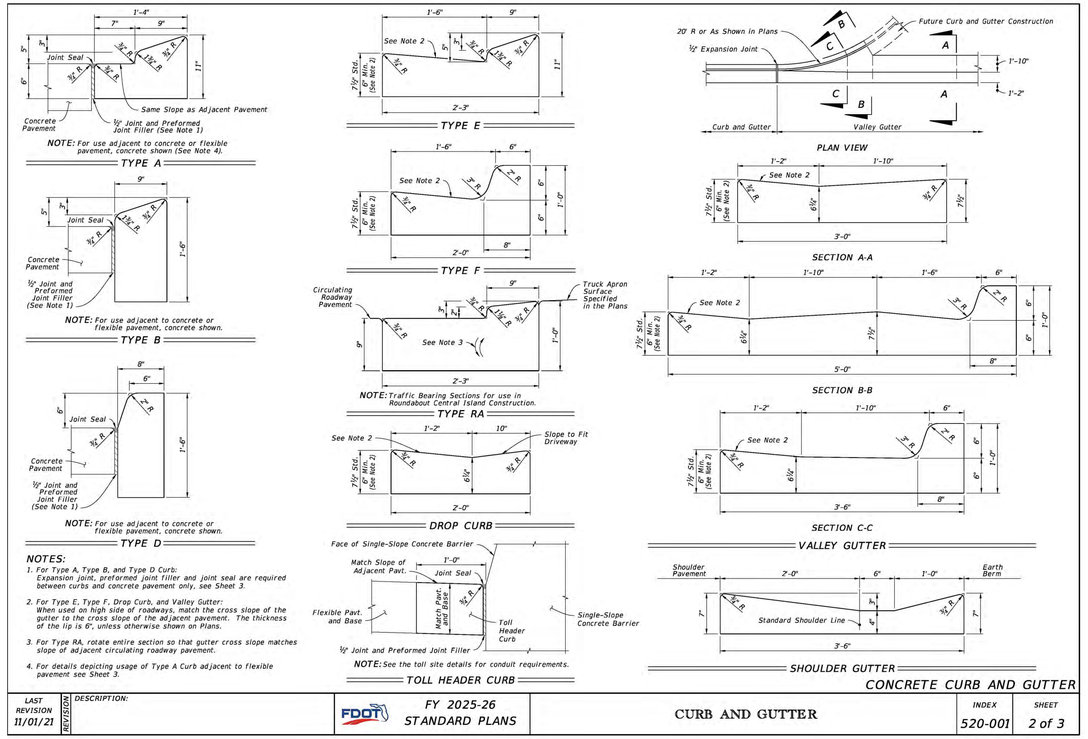


NOTES:

1. ELECTRICAL SERVICE TO IRRIGATION CONTROLLER SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR, NOT THE IRRIGATION CONTRACTOR.
2. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE PUMP SPECIFICATIONS AND SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL. ALL MATERIAL, EQUIPMENT AND LABOR FOR THIS WORK SHALL BE INCLUDED IN ITS BID TO THE GENERAL CONTRACTOR OR DEVELOPER.
3. EQUIPMENT ENCLOSURE (COLOR, FACADE AND MATERIAL BY DEVELOPER)
4. THE LOCATION OF HARVESTING WELL SHALL BE DETERMINED BY THE IRRIGATION CONTRACTOR AND SHALL BE INCLUDED ON THE IRRIGATION PLANS.

WATER HARVESTING WELL DETAIL

NOT TO SCALE



LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21				520-001	2 of 3

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.09 09:00:01 -05'00'

ROGER W. STRCULA LICENSE NO. 52782 STATE OF FLORIDA PROFESSIONAL ENGINEER
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SECTIONS, DETAILS & NOTES

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C502

NORTH

GRAPHIC SCALE
40 20 0 40
1" = 40'

UTILITY CONFLICT TABLE

#	LOWER PIPE	T.O.P.	UPPER PIPE	INVERT
1	36" STORM PIPE	1.70	8" SANITARY	2.72
2	36" STORM PIPE	1.70	8" SANITARY	3.02
3	36" STORM PIPE	2.45	8" SANITARY	3.48
4	18" STORM PIPE	4.80	8" SANITARY	5.85
5	8" SANITARY	5.07	12" STORM PIPE	6.15

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 1WM — 1" PE PIPE
- 4WM — 4" PVC C-900 DR-18 PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 10WM — 10" PVC C-900 DR-18 PIPE
- 10WM XDI — 10" I.D. HDPE PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 4FM XDI — 4" I.D. HDPE PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

GENERAL UTILITY NOTES:

1. THE GENERAL CONTRACTOR WILL SCHEDULE A PRECONSTRUCTION MEETING WITH NEW SMYRNA BEACH UTILITIES A MINIMUM OF 2 WEEKS PRIOR TO THE GENERAL CONTRACTOR'S START OF CONSTRUCTION AND PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND DELIVERY OF ANY UTILITY MATERIAL. THE GENERAL CONTRACTOR AND UTILITY SUBCONTRACTOR IS REQUIRED TO ATTEND THIS MEETING.
2. ALL UTILITIES MATERIAL, TESTING AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH NEW SMYRNA BEACH UTILITIES "STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER" LATEST REVISION; INCLUDING THE APPLICABLE FDEP REQUIREMENTS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THE UTILITIES ARE INSTALLED IN THE LOCATIONS INDICATED AND WITHIN ANY APPLICABLE EASEMENTS.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION FROM DIGITAL COORDINATES BY A SURVEYOR UTILIZING AS A MINIMUM A GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE SOLELY AT THE SURVEYOR'S RISK.
5. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION OF ELECTRICAL, WATER / FIRE SERVICES AND SANITARY LATERAL INTO BUILDING.
6. CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR FRANCHISE UTILITIES TO UTILIZE.
7. THE UTILITY SUBCONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE UTILITY COMMISSION CITY OF NEW SMYRNA BEACH.
8. ALL CLEANOUTS SHALL BE PVC RISER AND CAP WITHIN LAWN AREAS. ALL CLEANOUTS SHALL BE CAST IRON RISER AND CAP WITHIN PAVEMENT AREAS.
9. NSBU MANHOLE ID 41-35 MUST BE LINED WITH AN EPOXY PROTECTIVE COATING, ALUMINALINER BY QUADEX, ALL PREPARATION AND APPLICATION SHALL BE PER QUADEX SPECIFICATIONS, NO EXCEPTIONS.

mastercraft
PLUMBING, HEATING, MECHANICAL
AIR CONDITIONING & FIRE PROTECTION

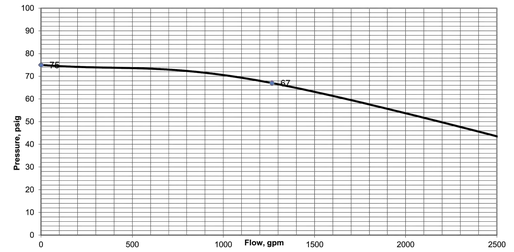
887 BRENTWOOD DR.
DAYTONA BEACH FL., 32117
PHONE 386-252-7047
FAX 386-98-0322
MasterCraftFl.com
194487-0001-2010

Customer: Upham Inc New Smyrna Beach hydrant — Date 7/9/2024
HYDRANT & LOCATION: Flowed: Hydrant 0734
Stat taken: same
TEST BY: Master Craft — Day or Week: Tuesday — TIME OF DAY: 2:10PM — MIN. OF FLOW: 2
WATER SUPPLIED BY: City of New Smyrna Beach — C. Monnin FPI23-000240
PURPOSE OF TEST: Design

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.90	0.9	0.9
PITOT READING:	57		
GPM:	1267	0	0

TOTAL FLOW DURING TEST: 1267 GPM
STATIC READING: 75 PSI — RESIDUAL: 67 PSI
RESULTS: AT 20 PSI RESIDUAL 3587.9 GPM — AT 0 PSI 4242 GPM
ESTIMATED CONSUMPTION: 2534 GAL. — 10.67 % difference
REMARKS: Calibrated equipment used during testing. — Graph projection less accurate if Stat and Res. <20% different



PROJECTED UTILITIES USAGE

SERVICE	USAGE (GALLONS PER DAY)
DOMESTIC WATER	80 DU @ 300 GPD = 24,000 GPD
WASTEWATER	80 DU @ 250 GPD = 20,000 GPD

Sunshine 811
Always call 811 before you dig

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

SEE SHEETS C602 AND C603 FOR MORE INFORMATION ABOUT OFF-SITE UTILITY WORK

SEE SHEETS C602 AND C603 FOR MORE INFORMATION ABOUT OFF-SITE UTILITY WORK

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.16 09:00:33 -05'00'

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OVERALL SITE UTILITY PLAN

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:
C600

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

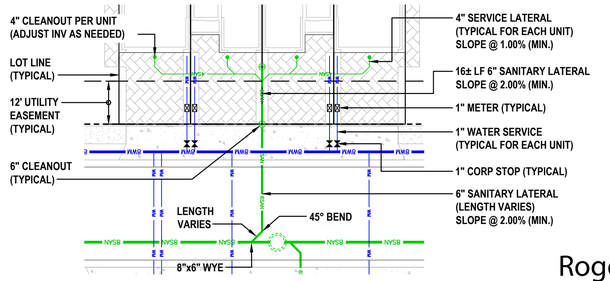
- WM — 1" PE PIPE
- 4WM — 4" PVC C-900 DR-18 PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 10WM — 10" PVC C-900 DR-18 PIPE
- 10WM — 10" I.D. HDPE PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 4FSC — 4" I.D. HDPE PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

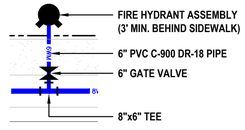
Sunshine 811
Always call 811 before you dig

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.



TYPICAL UTILITY LAYOUT

NOT TO SCALE



TYPICAL FIRE HYDRANT

NOT TO SCALE

BUILDING - A
4 UNITS
FFE= 11.20

BUILDING - B
6 UNITS
FFE= 11.20

BUILDING - C
6 UNITS
FFE= 11.20

BUILDING - D
4 UNITS
FFE= 11.00

BUILDING - E
6 UNITS
FFE= 11.20

BUILDING - F
8 UNITS
FFE= 11.20

BUILDING - G
8 UNITS
FFE= 11.00

BUILDING - H
7 UNITS
FFE= 11.00

BUILDING - I
6 UNITS
FFE= 11.00

BUILDING - J
4 UNITS
FFE= 11.00

BUILDING - K
7 UNITS
FFE= 11.00

BUILDING - L
6 UNITS
FFE= 11.00

BUILDING - M
8 UNITS
FFE= 11.00

10TH STREET
(PUBLIC RIGHT-OF-WAY VARIES)

70± LF 4" PVC PIPE SLOPE @ 1.85%

146± LF 8" PVC WATER MAIN

8"x4" REDUCER

(2) 8" GATE VALVE

TOP EL= 7.2±

4" GATE VALVE

2" BLOW-OFF VALVE

BACTERIOLOGICAL SAMPLE POINT #3

SITE LIGHT POLE (BY NSBU, TYPICAL)

COORDINATE WITH FRANCHISE UTILITY FOR RELOCATION OF EXISTING FIBER-OPTIC PEDESTAL

12± LF 6" PVC WATER MAIN

452± LF 8" PVC WATER MAIN

228± LF 8" PVC PIPE SLOPE @ 0.75%

290± LF 8" PVC PIPE SLOPE @ 0.40%

64± LF 8" PVC PIPE SLOPE @ 0.40%

250± LF 8" PVC PIPE SLOPE @ 0.75%

12' UTILITY EASEMENT (TYPICAL)

12± LF 6" PVC WATER MAIN

14± LF 6" PVC WATER MAIN

(2) 8" GATE VALVE

12± LF 6" PVC WATER MAIN

BACTERIOLOGICAL SAMPLE POINT #2

TOP EL= 7.5±

694± LF 8" PVC WATER MAIN

340± LF 8" PVC PIPE SLOPE @ 0.40%

EACH UNIT SHALL HAVE SEPARATE CLEANOUT, TYPICAL (SEE NSBU DETAIL SS-23)

10"x8" REDUCER

126± LF 8" PVC PIPE SLOPE @ 0.40%

88± LF 8" PVC PIPE SLOPE @ 0.40%

326± LF 10" PVC WATER MAIN

90± LF 10" I.D. HDPE WATER MAIN

APPROXIMATE LOCATION OF GAS MAIN CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH THE BURIED GAS MAIN

LIFT STATION (TRACT "D")
TOP EL= 11.40
INFLUENT INV = 2.20 (8")

TOP EL= 7.0±

LIFT STATION PUMP SHALL BE FLYGT PUMP MODEL NP 3085 SH 3~ ADAPTIVE 256 WITH COUNTER WEIGHT, 4.0 hp, 3,470 rpm, 4.57 in (116 mm) IMPELLER, 230 V, 3PH, 60 Hz AS MANUFACTURED BY XYLEM, NO SUBSTITUTIONS PERMITTED, CONTACT AND COORDINATE WITH THE XYLEM REPRESENTATIVE, DAVID WILLIAMS AT 239.825.8384 OR EMAIL david.williams@xylem.com THE XYLEM REPRESENTATIVE SHALL WITNESS THE PUMP STARTUP AND ANY ADJUSTMENTS NEEDED

STORMWATER POND

SEE SHEET C602 FOR MORE INFORMATION ABOUT OFF-SITE UTILITY WORK

BACTERIOLOGICAL SAMPLE POINT #1

SANITARY STRUCTURE TABLE

I.D.	DESCRIPTION	TOP	INVERT
*S-1	48" DIA. MANHOLE	10.40'	2.55' (SE) 2.65' (SW)
S-2	48" DIA. MANHOLE	10.55'	2.90' (NE) 3.00' (SW) 3.00' (NW)
S-3	48" DIA. MANHOLE	10.35'	3.50' (NE) 3.60' (W)
S-4	48" DIA. MANHOLE	10.45'	5.00' (E) 5.10' (N)
S-5	48" DIA. MANHOLE	10.60'	6.45' (S)
S-6	48" DIA. MANHOLE	10.55'	4.85' (SE) 4.95' (NW)
S-7	48" DIA. MANHOLE	10.35'	6.80' (SE) 6.90' (W)

* LINE MANHOLE WITH AGRU SURE-GRIP

SANITARY CLEANOUT TABLE

I.D.	DESCRIPTION	TOP	INVERT
SC-1	6" CLEANOUT	10.86'	8.20'
SC-2	6" CLEANOUT	11.05'	8.52'
SC-3	6" CLEANOUT	10.66'	8.00'
SC-4	6" CLEANOUT	10.85'	8.32'
SC-5	6" CLEANOUT	10.70'	8.00'
SC-6	6" CLEANOUT	10.85'	8.32'
SC-7	6" CLEANOUT	10.71'	8.00'
SC-8	6" CLEANOUT	10.85'	8.32'
SC-9	6" CLEANOUT	10.80'	8.00'
SC-10	6" CLEANOUT	10.85'	8.32'
SC-11	6" CLEANOUT	10.66'	8.00'
SC-12	6" CLEANOUT	10.85'	8.32'
SC-13	6" CLEANOUT	10.65'	8.00'
SC-14	6" CLEANOUT	10.85'	8.32'

SANITARY PIPE TABLE

I.D.	DESCRIPTION	TOP	INVERT
SC-15	REMOVED	-	-
SC-16	REMOVED	-	-
SC-17	6" CLEANOUT	10.64'	8.20'
SC-18	6" CLEANOUT	10.85	8.52'
SC-19	6" CLEANOUT	10.80'	8.20'
SC-20	6" CLEANOUT	11.05'	8.52'
SC-21	6" CLEANOUT	10.64'	8.20'
SC-22	6" CLEANOUT	10.85'	8.52'
SC-23	6" CLEANOUT	10.88'	8.20'
SC-24	6" CLEANOUT	11.05'	8.52'
SC-25	6" CLEANOUT	10.77'	8.20'
SC-26	6" CLEANOUT	11.05'	8.52'
SC-27	6" CLEANOUT	10.77'	8.20'
SC-28	6" CLEANOUT	11.05'	8.52'

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:00:59 -05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
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ENLARGED SITE UTILITY PLAN

FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C601

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 8WM — 8" PVC C-900 DR-18 PIPE
- 10WU — 10" PVC C-900 DR-18 PIPE
- 10WU — 10" I.D. HDPE PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 4"I.D. HDPE PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

Sunshine811
Always call 811 before you dig

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

GENERAL UTILITY NOTES:

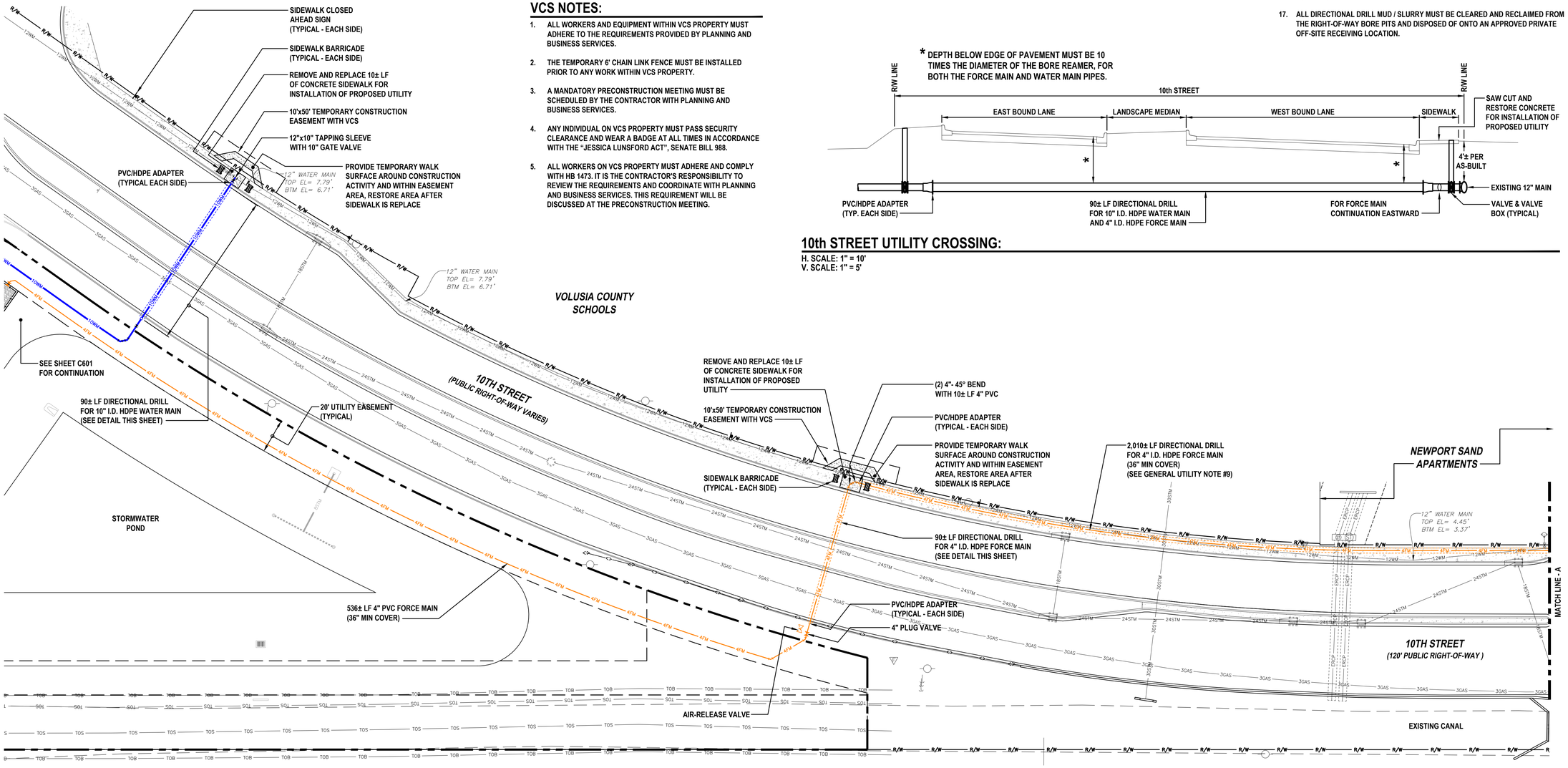
1. THE GENERAL CONTRACTOR WILL SCHEDULE A PRECONSTRUCTION MEETING WITH NEW SMYRNA BEACH UTILITIES A MINIMUM OF 2 WEEKS PRIOR TO THE GENERAL CONTRACTOR'S START OF CONSTRUCTION AND PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND DELIVERY OF ANY UTILITY MATERIAL. THE GENERAL CONTRACTOR AND UTILITY SUBCONTRACTOR IS REQUIRED TO ATTEND THIS MEETING.
2. ALL UTILITIES MATERIAL, TESTING AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH NEW SMYRNA BEACH UTILITIES "STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER" LATEST REVISION; INCLUDING THE APPLICABLE FDEP REQUIREMENTS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THE UTILITIES ARE INSTALLED IN THE LOCATIONS INDICATED AND WITHIN ANY APPLICABLE EASEMENTS.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION FROM DIGITAL COORDINATES BY A SURVEYOR UTILIZING AS A MINIMUM A GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE SOLELY AT THE SURVEYOR'S RISK.
5. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION OF ELECTRICAL, WATER / FIRE SERVICES AND SANITARY LATERAL INTO BUILDING.
6. CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR FRANCHISE UTILITIES TO UTILIZE.
7. THE UTILITY SUBCONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE UTILITY COMMISSION CITY OF NEW SMYRNA BEACH.
8. ALL CLEANOUTS SHALL BE PVC RISER AND CAP WITHIN LAWN AREAS. ALL CLEANOUTS SHALL BE CAST IRON RISER AND CAP WITHIN PAVEMENT AREAS.
9. AT THE CONTRACTOR'S DISCRETION WITH APPROVAL FROM NEW SMYRNA BEACH UTILITIES, THE FORCE MAIN CAN BE INSTALLED BY OPEN TRENCH ONLY AT LOCATION BETWEEN THE BACK OF CURB AND TOP OF DITCH BANK, THE CONTRACTOR SHALL RESPONSIBLE FOR ALL RESTORATION AND TRAFFIC CONTROL DEVICES AND MEASURES.

VCS NOTES:

1. ALL WORKERS AND EQUIPMENT WITHIN VCS PROPERTY MUST ADHERE TO THE REQUIREMENTS PROVIDED BY PLANNING AND BUSINESS SERVICES.
2. THE TEMPORARY 6' CHAIN LINK FENCE MUST BE INSTALLED PRIOR TO ANY WORK WITHIN VCS PROPERTY.
3. A MANDATORY PRECONSTRUCTION MEETING MUST BE SCHEDULED BY THE CONTRACTOR WITH PLANNING AND BUSINESS SERVICES.
4. ANY INDIVIDUAL ON VCS PROPERTY MUST PASS SECURITY CLEARANCE AND WEAR A BADGE AT ALL TIMES IN ACCORDANCE WITH THE "JESSICA LUNSFORD ACT", SENATE BILL 988.
5. ALL WORKERS ON VCS PROPERTY MUST ADHERE AND COMPLY WITH HB 1473. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REQUIREMENTS AND COORDINATE WITH PLANNING AND BUSINESS SERVICES. THIS REQUIREMENT WILL BE DISCUSSED AT THE PRECONSTRUCTION MEETING.

DIRECTION DRILL NOTES:

1. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH ASTM D3035 AND ASTM F714 SPECIFICATIONS AND THE MANUFACTURER'S SPECIFICATIONS, CHEVRON PHILLIPS DRISCOPIPE PE PIPING OR EQUAL. PIPE DIMENSIONS PROVIDED ARE THE INTERIOR DIAMETER.
2. PIPE JOINTS SHALL BE FUSION WELDED PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL PVC / HDPE COUPLER AT END JOINTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE AND INSTALL ALL FITTINGS AND JOINTS FOR A COMPLETE INSTALLATION.
4. ONLY A CONTRACTOR CERTIFIED TO PERFORM THIS WORK SHALL BE EMPLOYED.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF NEW SMYRNA BEACH AND VOLUSIA COUNTY INSPECTORS FOR A PRE-INSTALLATION MEETING AND DURING THE INSTALLATION.
6. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A LOG FOR THE LOCATIONS AND DEPTHS FOR THE PIPE.
7. THE CONTRACTOR SHALL DETERMINE THE SIDES FOR THE PITS PRIOR TO WORK AND COORDINATE WITH THE CITY UTILITIES AND COUNTY INSPECTORS.
8. ANY TEMPORARY SIDEWALK, IF APPLICABLE AND REQUIRED, ORANGE VISI-BARRIER INSTALLED AROUND WORK AREAS AND SIGNAGE PLACED PRIOR TO ANY OPEN EXCAVATIONS AND TEMPORARY SIDEWALK PROVIDED.
9. AN AS-BUILT SURVEY SHALL BE PERFORMED OF THE WATER MAIN AND THE FORCE MAIN FOR HORIZONTAL AND VERTICAL LOCATIONS OF PIPE, FITTINGS AT 100 FT INTERVALS AND EACH PIPE BEND AND VALVES. THE AS-BUILT SURVEY MUST INDICATE MINIMUM 3' HORIZONTAL AND 1' VERTICAL AT THE INTERVALS.
10. PIPE SEPARATION FROM THE EXISTING 12" WATER MAIN SHALL BE MAINTAINED AS BEST AS POSSIBLE WITHIN THE EXISTING CONDITIONS. HORIZONTAL AND VERTICAL AS-BUILT INFORMATION FOR THE WATER MAIN ARE PROVIDED ON THE DRAWINGS AND NOT VERIFIED, IT IS THE BEST AVAILABLE INFORMATION PROVIDED BY NSBU TO ASSIST THE CONTRACTOR FOR THE DIRECTIONAL DRILL INSTALLATION.
11. ADDITIONAL RESTRICTIONS MAY BE INDICATED ON THE FDEP OR VCEH UTILITY PERMITS, THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS.
12. THE CONTRACTOR SHALL COORDINATE CLOSELY WITH THE COUNTY CDE/INSPECTOR AT ALL TIMES DURING WORK WITHIN THE RIGHT-OF-WAY. PROVIDE THE COUNTY INSPECTOR AN EMERGENCY 24 HR CONTACT AND NUMBER.
13. NO DRILL PIT SHALL BE PERMITTED TO REMAIN OPEN AT NIGHT UNLESS APPROVED BY THE COUNTY CDE/INSPECTOR, DURATION OF THE TEMPORARY SIDEWALK DETOUR SHALL BE KEPT AT A MINIMUM. TEMPORARY FENCING SHALL BE INSTALLED BETWEEN THE WORK AREA AND TEMPORARY SIDEWALK, AT THE CONTRACTOR'S DISCRETION ADDITIONAL DRILL PITS OR TEST PITS FOR THE WATER MAIN LOCATION SHALL BE COORDINATED WITH THE COUNTY INSPECTOR.
14. TEMPORARY SIDEWALK SHALL BE CONSTRUCTED OF NO LESS THAN 5' WIDTH X 5" THICK COMPACTED RECYCLED ASPHALT, (RAP) UPON COMPLETION REMOVAL THE MATERIAL, REGRADE AND SOD ALL DISTURBED AREAS.
15. IF ALLOWED BY THE COUNTY CDE/INSPECTOR, AN OPTION TO THE TEMPORARY RAP SIDEWALK SHALL BE TEMPORARY CLOSURE OF THE BICYCLE LANE PER FDOT INDICES AROUND THE WORK AREA WITH ADEQUATE PEDESTRIAN PROTECTION.
16. IF CONSTRUCTION OCCURS DURING SCHOOL HOURS, COORDINATE WITH VOLUSIA COUNTY SCHOOLS FACILITIES PLANNING.
17. ALL DIRECTIONAL DRILL MUD / SLURRY MUST BE CLEARED AND RECLAIMED FROM THE RIGHT-OF-WAY BORE PITS AND DISPOSED OF ONTO AN APPROVED PRIVATE OFF-SITE RECEIVING LOCATION.



10th STREET

SCALE: 1" = 30'

* DEPTH BELOW EDGE OF PAVEMENT MUST BE 10 TIMES THE DIAMETER OF THE BORE REAMER, FOR BOTH THE FORCE MAIN AND WATER MAIN PIPES.

10th STREET UTILITY CROSSING:

H. SCALE: 1" = 10'
V. SCALE: 1" = 5'

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2025.12.06 09:01:22 -05'00'

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OFF-SITE UTILITY PLAN (1 OF 2)

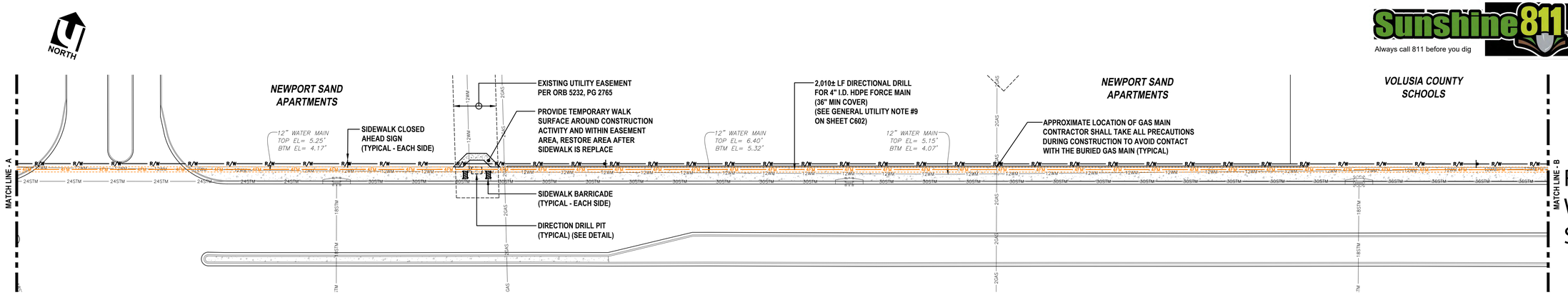
FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	VARIES

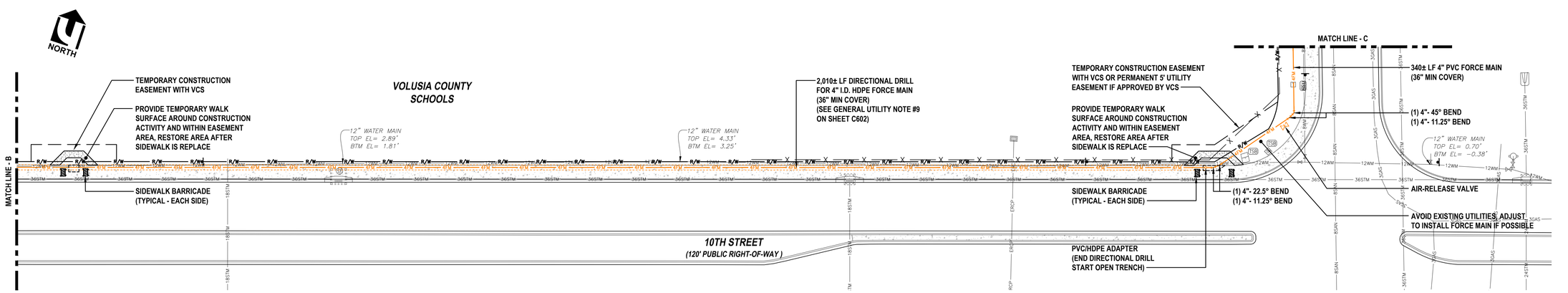
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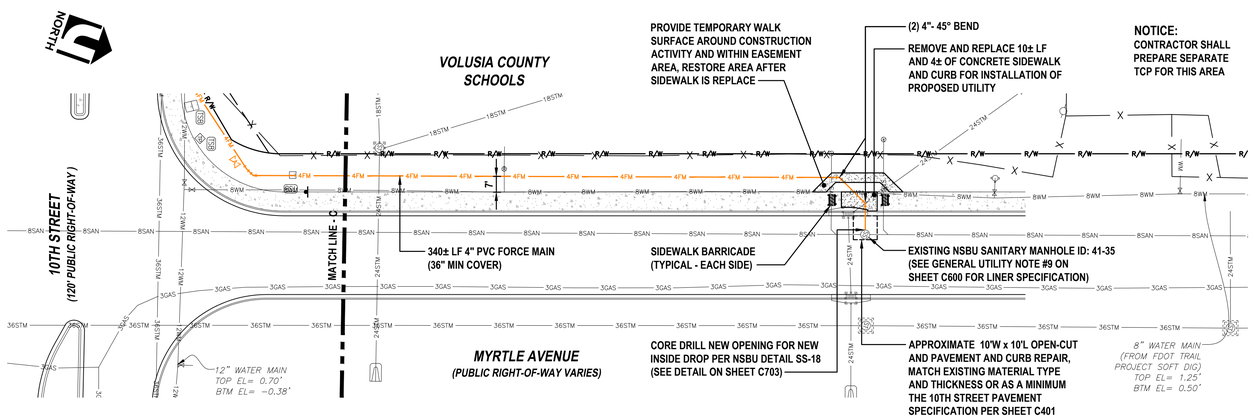
10th STREET

SCALE: 1" = 30'



10th STREET

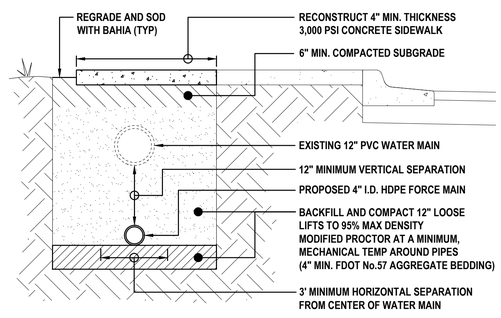
SCALE: 1" = 30'



MYRTLE AVENUE

SCALE: 1" = 30'

NOTES:
1. PIT WIDTH AND LENGTH PER CONTRACTOR BASED ON EXISTING CONDITIONS.
2. MINIMIZE THE TIME PIT IS OPEN TO EXPEDITE WORK AND TEMPORARY CLOSURE OF SIDEWALK.
3. COORDINATE LOCATION OF PIT WITH COUNTY INSPECTOR PRIOR TO EXCAVATION.



OPEN DRILL PIT AND TYPICAL SECTION:

NOT TO SCALE

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 10WM — 10" PVC C-900 DR-18 PIPE
- 10WM — 10" I.D. HDPE PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 20"DR 4"IDR — 4" I.D. HDPE PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.05 09:01:45 -05'0'

ROGER W. STRCULA LICENSE NO. 52 STATE OF FLORIDA PROFESSIONAL ENGINEER
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OFF-SITE UTILITY PLAN (2 OF 2)

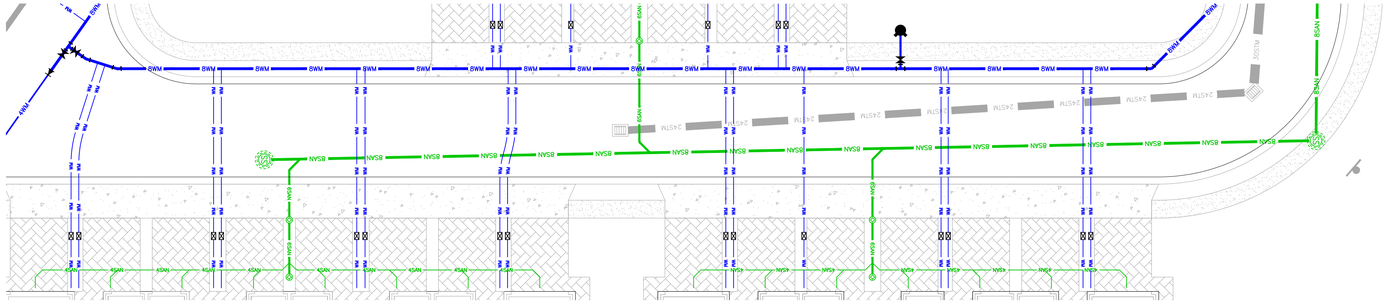
FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

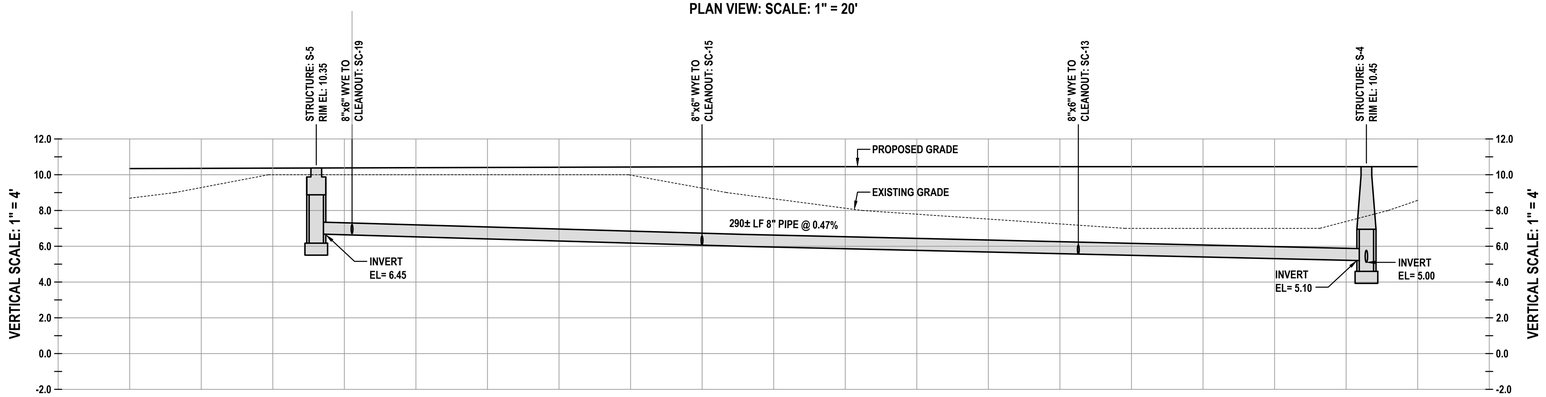
PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C603



PLAN VIEW: SCALE: 1" = 20'



SANITARY PROFILE: STRUCTURE S-5 TO STRUCTURE S-4
HORIZONTAL SCALE: 1" = 20'

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 1WM — 1" PE PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 4FM — 4" PVC C-900 DR-25 PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
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	& 2/07 NSBU COMMENTS
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	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.09 09:02:11 -05'00'

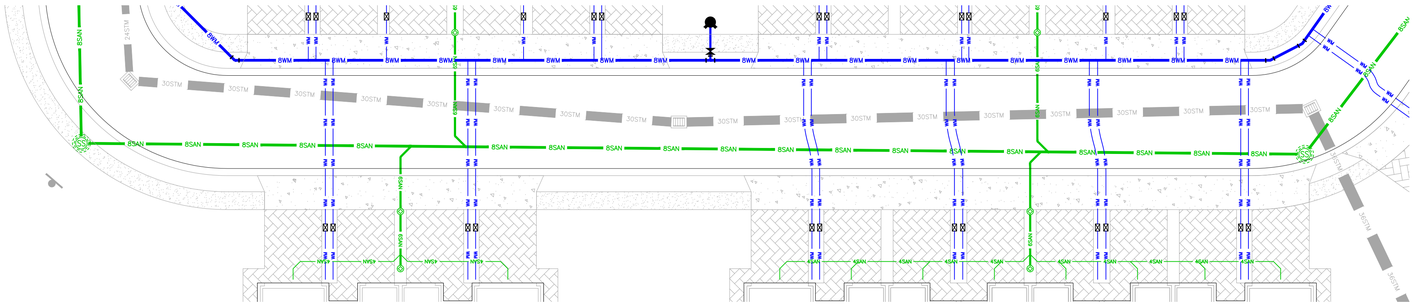
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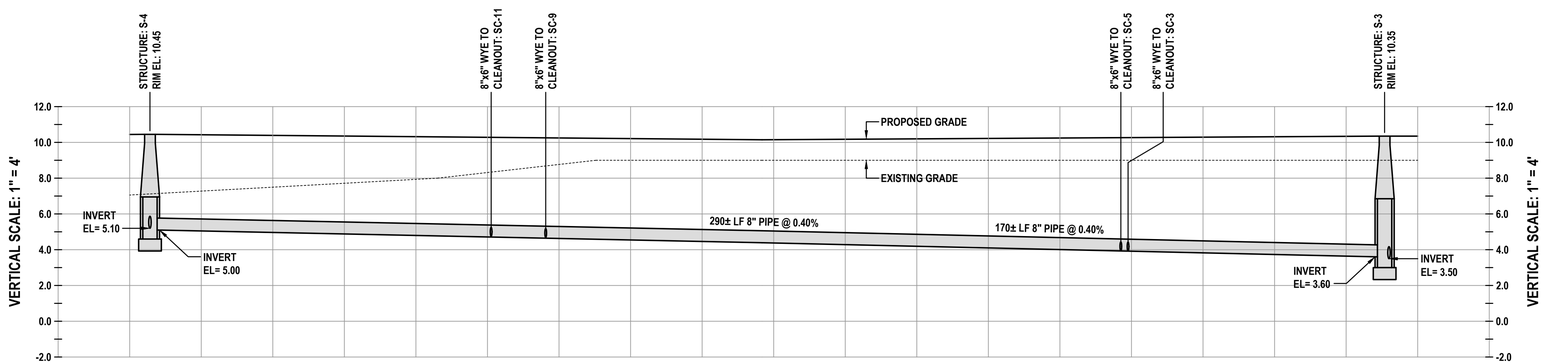


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PLAN VIEW: SCALE: 1" = 20'



SANITARY PROFILE: STRUCTURE S-4 TO STRUCTURE S-3
HORIZONTAL SCALE: 1" = 20'

SANITARY SEWER PLAN & PROFILES (1 OF 2)

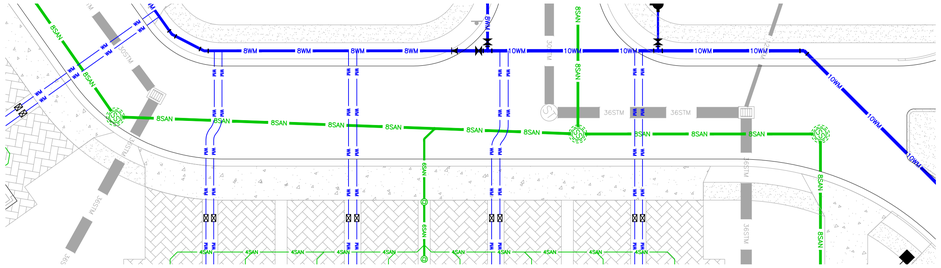
FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

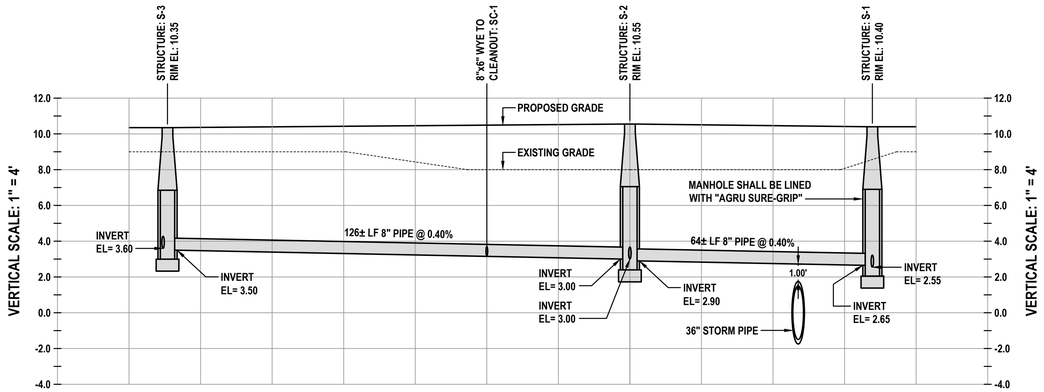
PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
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SHEET NUMBER:

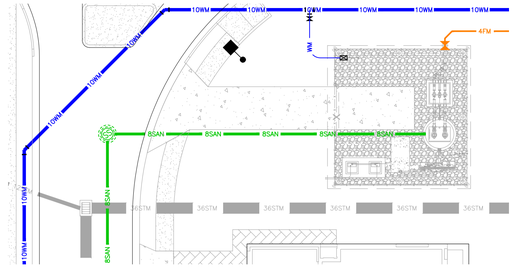
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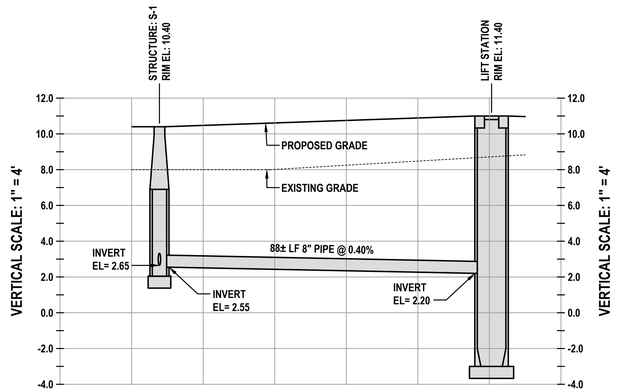
PLAN VIEW: SCALE: 1" = 20'



SANITARY PROFILE: STRUCTURE S-3 TO STRUCTURE S-1
HORIZONTAL SCALE: 1" = 20'



PLAN VIEW: SCALE: 1" = 20'



SANITARY PROFILE: STRUCTURE S-1 TO LIFT STATION
HORIZONTAL SCALE: 1" = 20'

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 1WM — 1" PE PIPE
- 6WM — 6" PVC C-900 DR-18 PIPE
- 8WM — 8" PVC C-900 DR-18 PIPE
- 4"M — 4" PVC C-900 DR-25 PIPE
- 4SAN — 4" PVC SDR-35 PIPE
- 6SAN — 6" PVC SDR-35 PIPE
- 8SAN — 8" PVC SDR-35 PIPE

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

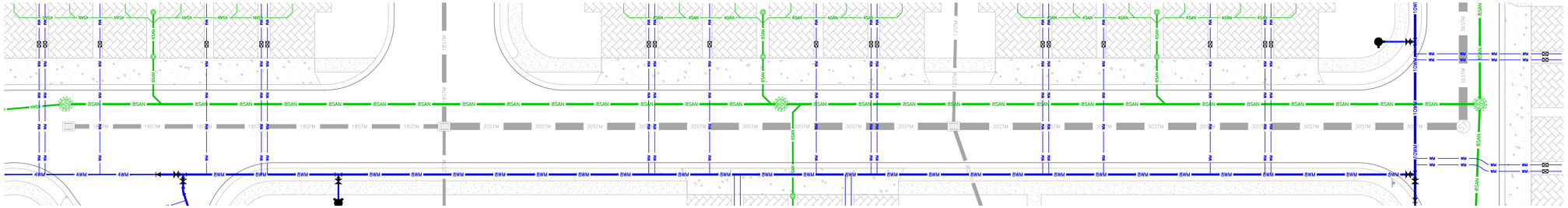
Digitally signed by Roger W Strcula
Date: 2025.12.09 09:02:36 -05'00'

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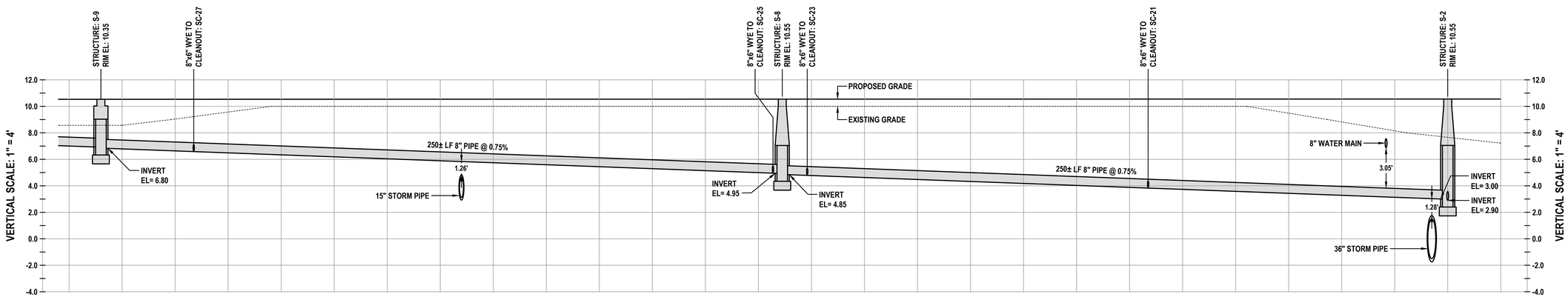
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PLAN VIEW: SCALE: 1" = 20'



SANITARY PROFILE: STRUCTURE S-9 TO STRUCTURE S-2
HORIZONTAL SCALE: 1" = 20'

SANITARY SEWER PLAN & PROFILES (2 OF 2)

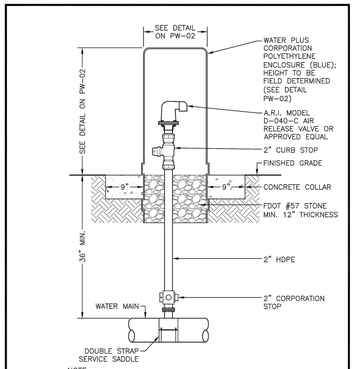
FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

C605

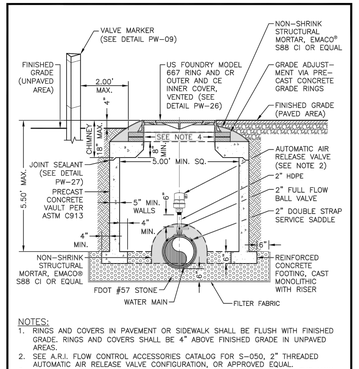


NOTE:
1. FITTINGS AND PIPE FOR VALVES SHALL BE LEAD FREE BRASS.
2. ALL JOINTS SHALL BE RESTRAINED.
3. FILTER FABRIC SHALL BE MIRAFI N-SERIES NON-WOVEN POLYPROPYLENE GEOTEXTILES.

NEW SMYRNA BEACH UTILITIES

ABOVE GROUND AIR RELEASE VALVE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-01

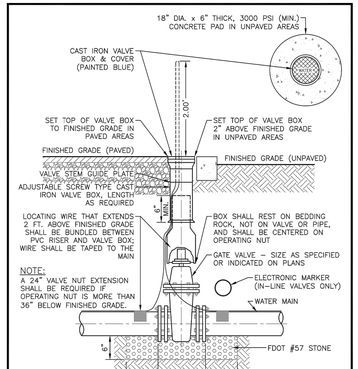


NOTES:
1. RINGS AND COVERS IN PAVEMENT OR SIDEWALK SHALL BE FLUSH WITH FINISHED GRADE. RINGS AND COVERS SHALL BE 4" ABOVE FINISHED GRADE IN UNPAVED AREAS.
2. SEE A.R.I. FLOW CONTROL ACCESSORIES CATALOG FOR S-050, 2" THREADED AUTOMATIC AIR RELEASE VALVE CONFIGURATION, OR APPROVED EQUAL.
3. COIL 6 FT. OF TRACER WIRE WITHIN VAULT; WIRE SHALL BE TAPED TO THE MAIN.
4. EPOXY MORTAR INSIDE OF CHIMNEY/PRECAST CONCRETE GRADE RINGS FOR A SMOOTH FINISH.
5. FILTER FABRIC SHALL BE MIRAFI N-SERIES NON-WOVEN POLYPROPYLENE GEOTEXTILES.

NEW SMYRNA BEACH UTILITIES

AIR RELEASE VALVE IN CONCRETE VAULT

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-03

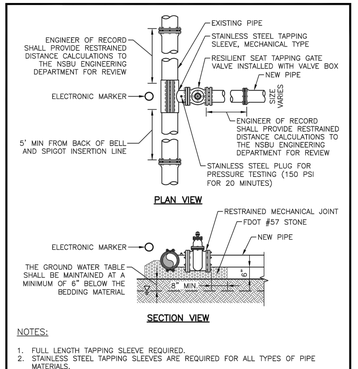


NOTE:
A 24" VALVE NUT EXTENSION SHALL BE REQUIRED IF OPERATING NUT IS MORE THAN 36" BELOW FINISHED GRADE.

NEW SMYRNA BEACH UTILITIES

GATE VALVE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-05

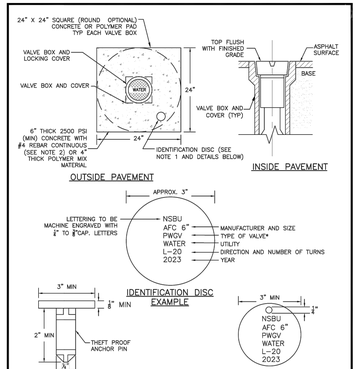


NOTES:
1. FULL LENGTH TAPPING SLEEVE REQUIRED.
2. STAINLESS STEEL TAPPING SLEEVES ARE REQUIRED FOR ALL TYPES OF PIPE MATERIALS.
3. INSTALLATION REQUIRES RESTRAINED JOINTS. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
4. REVERSE SIDE AND VERTICAL TAPPING REQUIRES NSBU ENGINEERING DEPARTMENT APPROVAL.
5. VALVES GREATER THAN 4" SHALL BE GEAR ACTUATED.

NEW SMYRNA BEACH UTILITIES

TAPPING SLEEVE AND VALVE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-06



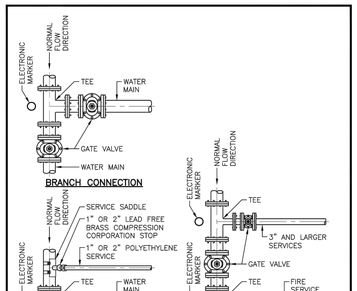
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD WITH TWO #4 REBAR AROUND PERIMETER MAY BE USED.

*PWOV Potable Water Gate Valve
PWGV Reclaimed Water Gate Valve
SSGV Sanitary Sewer Gate Valve
SSPV Sanitary Sewer Plug Valve

NEW SMYRNA BEACH UTILITIES

VALVE BOX CONCRETE PAD

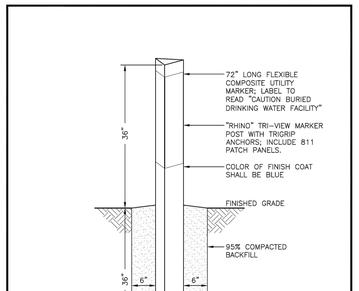
SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-07



NEW SMYRNA BEACH UTILITIES

VALVE LAYOUT AT TEES AND SERVICES

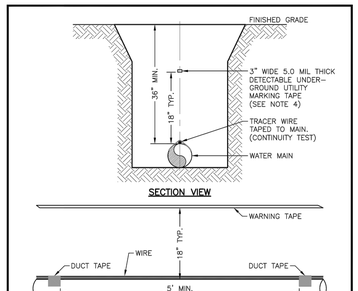
SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-08



NEW SMYRNA BEACH UTILITIES

VALVE MARKER

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-09

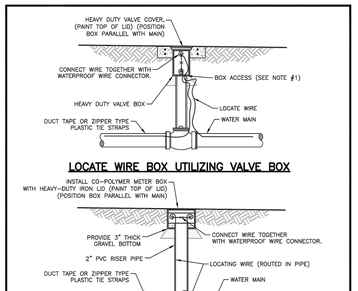


NOTES:
1. ALL PIPE SHALL REQUIRE #10 GAUGE (AWG) HIGH-STRENGTH COPPER CLAD STEEL CONDUCTOR (HS-CCS) TRACER WIRE COATED WITH A 30 MIL THICK, HIGH DENSITY POLYETHYLENE (HDPE) INSULATION, AND RATED FOR DIRECT BURIAL USE AT 30 VOLTS LOCATED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND TAPED TO THE PIPE AT 5 FT. TO 10 FT. INTERVALS.
2. AT RESTRAINED JOINTS, WRAP TRACER WIRE AROUND ONE LUG.
3. A CONTINUITY TEST SHALL BE PERFORMED IN THE PRESENCE OF THE NSBU
4. UTILITY MARKING TAPE SHALL BE COLOR CODED BLUE FOR POTABLE WATER, PURPLE FOR RECLAIMED WATER, AND GREEN FOR WASTEWATER.

NEW SMYRNA BEACH UTILITIES

PIPE LOCATING WIRE AND TAPE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-10

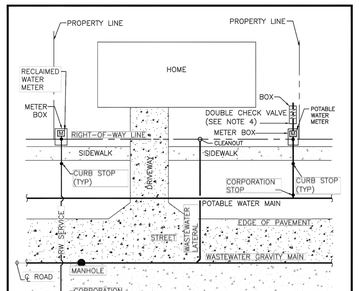


NOTES:
1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE.
2. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4" ABOVE FINAL GRADE AND LOCATE POINTS.
3. LOCATE WIRE CONNECTION SHALL ONLY BE A 2-WAY CONNECTION.

NEW SMYRNA BEACH UTILITIES

PIPE LOCATING WIRE BOX

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-11

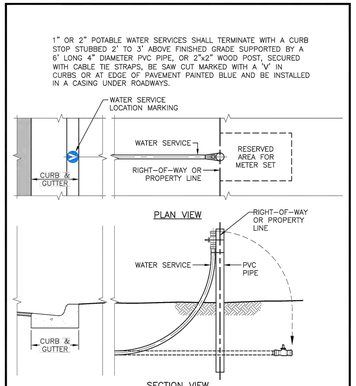


NOTE:
1. PRIOR TO METERS BEING INSTALLED, THE PROPERTY LINES AND BACK OF SIDEWALK ARE TO BE STAKED.
2. SANITARY CLEANOUT PADS SHALL BE PARALLEL TO THE SIDEWALK AND SET AT FINISHED GRADE.
3. METER BOXES AND CLEANOUTS SHALL MAINTAIN A MINIMUM SEPARATION OF 36" FROM ELECTRIC TRANSFORMERS, CABLE JUNCTION BOXES, OR ANY OTHER ABOVE GROUND SERVICE FIXTURE OR STRUCTURE.
4. METER AND BOX TO BE INSTALLED BY NSBU AND DOUBLE CHECK BACKFLOW PREVENTER TO BE INSTALLED BY CONTRACTOR.
5. EXISTING FIRE HYDRANTS, AUTOMATIC FLUSHING DEVICES OR VALVES ARE TO BE MAINTAINED AT FINISHED GRADE BETWEEN THE PROPERTY LINES TO THE EDGE OF THE PAVEMENT.
6. DOUBLE UTILITY SERVICES ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY NSBU.

NEW SMYRNA BEACH UTILITIES

RESIDENTIAL SERVICE LOCATIONS

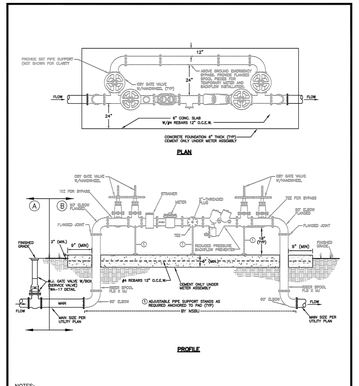
SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-13



NEW SMYRNA BEACH UTILITIES

POTABLE WATER SERVICE LOCATION MARKING

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-18

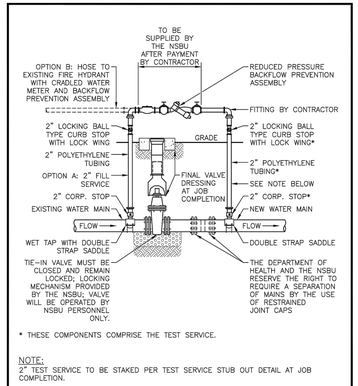


NOTES:
A. OWNED AND MAINTAINED BY THE UTILITY
B. OWNED AND MAINTAINED BY THE DEVELOPER/ OWNER
1. METER, GATE VALVES, WYE STRAINER, AND PIPE SUPPORTS TO BE PAID FOR BY DEVELOPER AND INSTALLED BY CONTRACTOR.
2. GALVANIZED PIPE IS NOT ALLOWED.
3. INSTALL PROTECTIVE BOLLARD(S) AS REQUIRED BY THE NSBU. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND METER/BACKFLOW ASSEMBLY.
4. BACKFLOW ASSEMBLY AND/OR LOR METER PROVIDED BY NSBU UPON PAYMENT.

NEW SMYRNA BEACH UTILITIES

BACKFLOW ASSEMBLY 3 – INCH AND LARGER

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-19



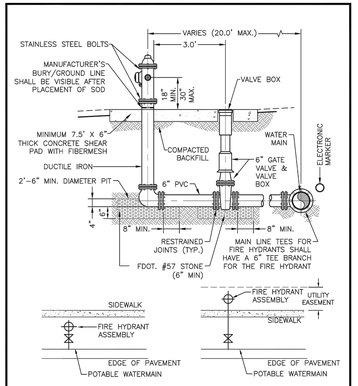
* THESE COMPONENTS COMPRISE THE TEST SERVICE.

NOTE:
2" TEST SERVICE TO BE STAKED PER TEST SERVICE STUB OUT DETAIL AT JOB COMPLETION.

NEW SMYRNA BEACH UTILITIES

TEMPORARY CONSTRUCTION METER CONNECTION

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-20

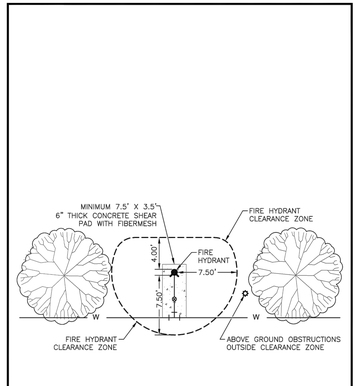


NOTES:
1. HYDRANT MUST BE LOCATED ON THE SAME SIDE OF THE ROAD OR PARKING LOT AS THE WATER MAIN, OUTSIDE THE CLEAR RECOVERY ZONE OF THE TRAVEL WAY, AND A MINIMUM OF 2' FROM SIDEWALK EDGE.
2. HYDRANT MUST HAVE A CLOSED WEEP HOLE.

NEW SMYRNA BEACH UTILITIES

FIRE HYDRANT ASSEMBLY

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-22



NOTES:
1. CLEAR ZONE: NO ABOVE GROUND OBSTRUCTIONS GREATER THAN 8" IN HEIGHT. GROUND COVER SHALL BE ALLOWED ADJACENT TO THE FIRE HYDRANT.
2. HYDRANT SHALL BE MIN. 3' AWAY FROM THE CURB

NEW SMYRNA BEACH UTILITIES

FIRE HYDRANT CLEARANCE ZONE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
PW-23

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:03:02 -05'00'

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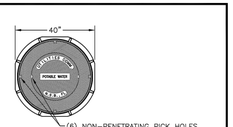
NSBU STANDARD DETAILS AND NOTES (1 OF 7)

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

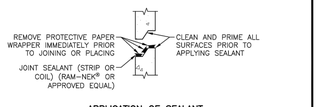
C700



NEW SMYRNA BEACH UTILITIES

VAULT STRUCTURE RING AND COVER

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-26



NEW SMYRNA BEACH UTILITIES

JOINT SEALANT

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-27

SEPARATION REQUIREMENTS FOR
WATER, WASTEWATER AND RECLAIMED WATER MAINS

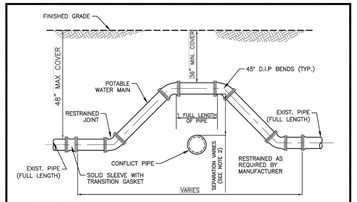
	PROPOSED UTILITY									
	POTABLE WATER			WASTEWATER GRAVITY AND FORCE MAIN		RECLAIMED WATER		VACUUM SEWER		
CONFLICTING UTILITY	HORIZ.	VERT.	JOINT SPACING	HORIZ.	VERT.	JOINT SPACING	HORIZ.	VERT.	HORIZ.	VERT.	JOINT SPACING
POTABLE WATER	3' NOTE 1	12"	3' NOTE 2	6' TO 10'	12" NOTE 5	6' NOTE 2	3'	12"	3' TO 10'	12"	3' NOTE 2
RECLAIMED WATER	3'	12"	3' NOTE 2	6' NOTE 1	12"	6' NOTE 2	3'	12"	6' NOTE 1	12"	3' NOTE 2
WASTEWATER GRAVITY AND FORCE MAIN	6' TO 10'	12"	6' NOTE 2	6' NOTE 1	12"	6' NOTE 2	6'	12"	3' NOTE 1	12"	3' NOTE 2
VACUUM SEWER	3' TO 10'	12"	3' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	12"	3' NOTE 2
RIGHT OF WAY	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	N/A	N/A
STORM SEWERS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	12"	3' NOTE 2
GAS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	12"	3' NOTE 2
TREES	3'-6"	N/A	N/A	3'-6"	N/A	N/A	3'-6" NOTE 1	N/A	3'-6"	N/A	N/A
ALL OTHER UTILITIES	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	12"	3' NOTE 2

NOTES:
1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTH, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. MINIMUM JOINT SPACING REQUIREMENT FROM A UTILITY CROSSING WHILE STILL MAINTAINING MINIMUM HORIZONTAL SEPARATION.
3. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLES OR STRUCTURES.
5. WATER MAIN SHOULD CROSS ABOVE OTHER PIPES WHENEVER POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER UTILITY PIPING, THE MINIMUM SEPARATION SHALL BE 12 INCHES.

NEW SMYRNA BEACH UTILITIES

UTILITY SEPARATION

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-28



NOTES:
1. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557.
2. FOR MINIMUM VERTICAL SEPARATION REQUIREMENTS SEE DETAIL PW-28.
3. LOCATING WIRE REQUIRED. SEE DETAIL PW-10.
4. MINIMUM 36-INCH AND MAXIMUM 48-INCH COVER SHALL BE REQUIRED FOR ALL PIPES UNLESS OTHERWISE STATED.
5. IF UTILITY CONFLICT IS LOCATED IN A NON-TRAFFIC AREA (NO TRAFFIC LOADS), THEN THE MINIMUM COVER MAY BE REDUCED TO 24 INCHES IN THE AREA OF THE CONFLICT.
6. ADDITIONAL RESTRAINTS MAY BE REQUIRED FOR VERTICAL BENDS.
7. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS (20' MIN.).
8. ALL DEFLECTIONS SHALL BE DIP.

NEW SMYRNA BEACH UTILITIES

WATER MAIN CROSSING

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-29

RESTRAINED PIPE TABLE
WATER AND RECLAIMED WATER MAINS

TYPE	MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)								
	PIPE SIZE								
	PVC				DIP				
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	33	39	45	46	55	64	75	86
45° BEND	8	11	14	16	19	19	23	27	31	36
22-1/2° BEND	4	5	8	9	10	10	11	13	15	17
11-1/4° BEND	3	3	4	5	5	5	6	7	8	9
PLUG OR BRANCH OF TEE	33	45	59	70	83	84	102	119	142	164
VALVE	27	38	49	59	68	69	83	97	116	133
REDUCER	VARIES BY SIZE; TO BE DETERMINED BY THE DESIGN ENGINEER.									

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:

   WORKING PRESSURE: 150 PSI
   SOIL DESIGNATION: SM (SAND, SILT)
   LAYING CONDITIONS: 3
   DEPTH OF COVER: 3 FT
   SAFETY FACTOR: 1.5
   CONVERSION FACTOR FOR PVC PIPE: 1.25

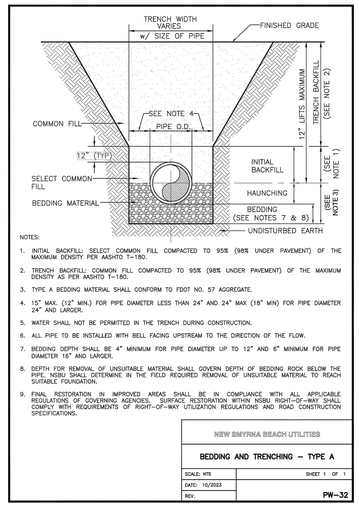
   *SAFETY FACTOR AND PVC CONVERSION FACTOR ALREADY APPLIED TO TABLE.

7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC SOIL DESIGNATIONS, LAYING CONDITIONS, PIPE MATERIAL, ETC. FOR DIP ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.25.
8. ALL THE JOINTS WITHIN THE CALCULATED LENGTH MUST BE RESTRAINED.
9. IF DISTANCE BETWEEN FITTINGS IS LESS THAN OR EQUAL TO THE CALCULATED RESTRAINT LENGTH, RESTRAIN ALL JOINTS BETWEEN THOSE FITTINGS.

NEW SMYRNA BEACH UTILITIES

RESTRAINED PIPE TABLE (WATER AND RECLAIMED WATER MAINS)

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-30

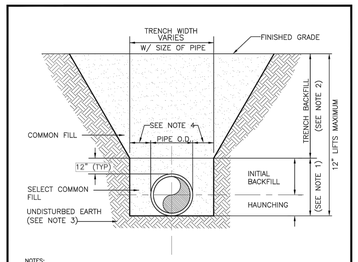


NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (18" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. NSBU SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN NSBU RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

NEW SMYRNA BEACH UTILITIES

BEDDING AND TRENCHING – TYPE A

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-32

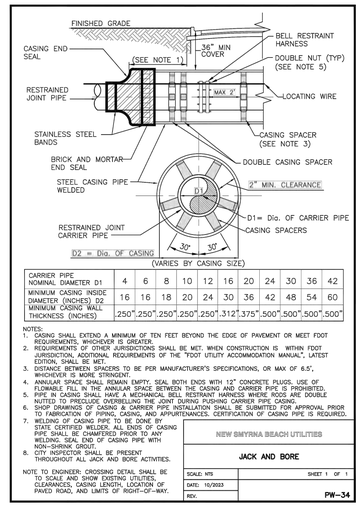


NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY NSBU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (18" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN NSBU RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

NEW SMYRNA BEACH UTILITIES

BEDDING AND TRENCHING – TYPE B

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-33



CARRIER PIPE NOMINAL DIAMETER D1	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING INSIDE DIAMETER (INCHES) D2	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

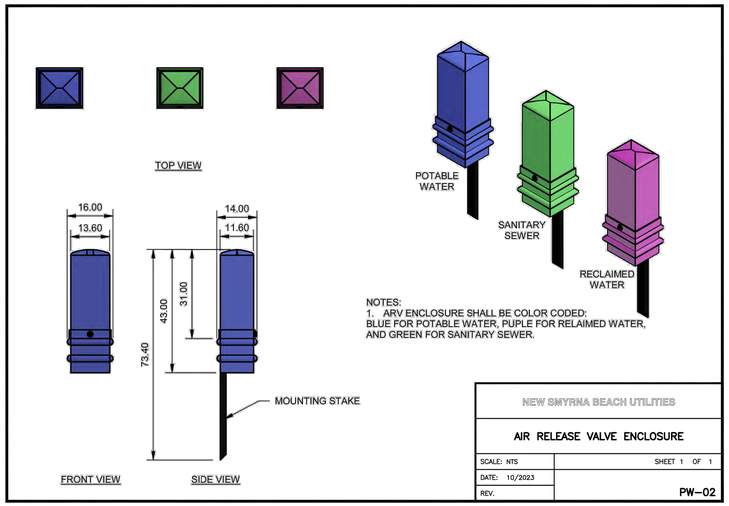
NOTES:
1. CASING SHALL EXTEND A MINIMUM OF TEN FEET BEYOND THE EDGE OF PAVEMENT OR MEET FDOT REQUIREMENTS, WHICHEVER IS GREATER.
2. REQUIREMENTS OF OTHER JURISDICTIONS SHALL BE MET. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE "FDOT UTILITY ACCOMMODATION MANUAL", LATEST EDITION, SHALL BE MET.
3. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS, OR MAX OF 6.5', WHICHEVER IS MORE STRINGENT.
4. ANNULAR SPACE SHALL REMAIN EMPTY; SEAL BOTH ENDS WITH 12" CONCRETE PLUGS. USE OF SAND, GROUT, OR OTHER MATERIALS TO FILL ANNULAR SPACE BETWEEN PIPES ARE PROHIBITED.
5. FOR PIPE CASING SHALL HAVE A MECHANICAL WELL RESTRAINT HARNESS WHERE ROSS ARE DOUBLE NUTTED TO PRECLUDE OVERBILLING THE JOINT DURING PUSHING CARRIER PIPE CASING.
6. SHOP DRAWINGS OF CASING & CARRIER PIPE INSTALLATION SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION OF PIPING, CASING, AND APPURTENANCES. CERTIFICATION OF CASING PIPE IS REQUIRED.
7. WELDING OF CASING PIPE TO BE DONE BY STATE CERTIFIED WELDER. ALL ENDS OF CASING PIPE SHALL BE CHAMFERED PRIOR TO ANY WELDING. SEAL END OF CASING PIPE WITH NON-SHRINK GROUT.
8. CITY INSPECTOR SHALL BE PRESENT THROUGHOUT ALL JACK AND BORE ACTIVITIES.

NOTE TO ENGINEER: CROSSING DETAIL SHALL BE TO SCALE AND SHOW EXISTING UTILITIES, CLEARANCES, CASING LENGTH, LOCATION OF PAVED ROAD, AND LIMITS OF RIGHT-OF-WAY.

NEW SMYRNA BEACH UTILITIES

JACK AND BORE

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-34



NOTES:
1. ARV ENCLOSURE SHALL BE COLOR CODED: BLUE FOR POTABLE WATER, PUPLE FOR RELAIMED WATER, AND GREEN FOR SANITARY SEWER.

NEW SMYRNA BEACH UTILITIES

AIR RELEASE VALVE ENCLOSURE

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-02

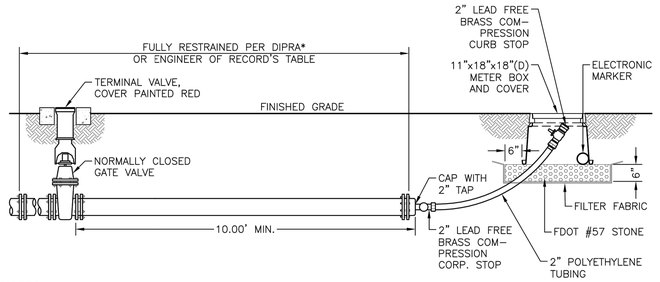
NSBU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAINS LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE NEW SMYRNA BEACH UTILITIES (NSBU) DISPATCH OPERATOR (386-427-1368) AND THE NSBU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE NSBU ENGINEERING INSPECTOR AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT.
4. THE CONTRACTOR SHALL NOTIFY THE NSBU ENGINEERING INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE NSBU SYSTEM SHALL BE IN CONFORMANCE WITH THE NSBU RULES, DESIGN, AND CONSTRUCTION SPECIFICATIONS.
6. ALL NSBU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGE TO NSBU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY NSBU, NSBU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING NSBU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. NSBU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO, PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY NSBU PERSONNEL SHALL OPERATE NSBU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE NSBU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY NSBU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE NSBU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND NSBU.
12. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCE MAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
13. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY NSBU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE). ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
14. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY NSBU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

NEW SMYRNA BEACH UTILITIES

BEDDING AND TRENCHING – NOTES

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-31



NOTES:
1. DUCTILE IRON PIPE RESEARCH ASSOCIATION
2. FILTER FABRIC SHALL BE MIRAFI N-SERIES NON-WOVEN POLYPROPYLENE GEOTEXTILES

NEW SMYRNA BEACH UTILITIES

BLOW OFF VALVE ASSEMBLY

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	PW-04

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:03:31 -05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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NSBU STANDARD DETAILS AND NOTES (2 OF 7)

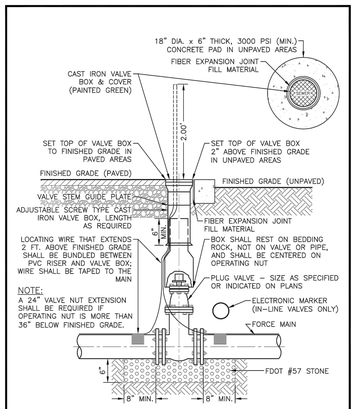
FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

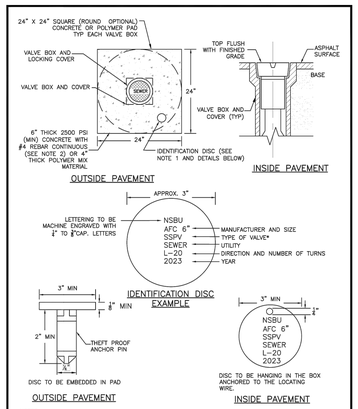
C701



NEW SMYRNA BEACH UTILITIES

PLUG VALVE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-04



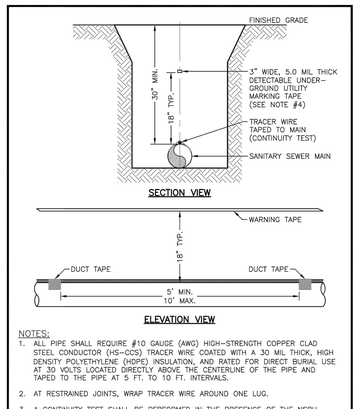
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD WITH TWO #4 REBAR AROUND PERIMETER MAY BE USED.

*PWOV Potable Water Gate Valve
RWOV Reclaimed Water Gate Valve
SSGV Sanitary Sewer Gate Valve
SSPV Sanitary Sewer Plug Valve

NEW SMYRNA BEACH UTILITIES

VALVE BOX CONCRETE PAD

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-07

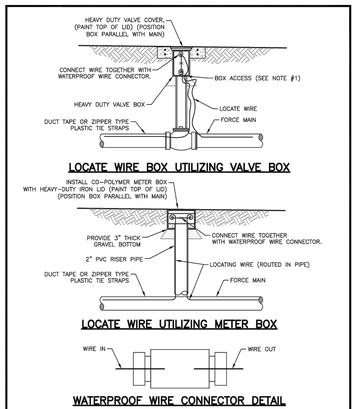


NOTES:
1. ALL PIPE SHALL REQUIRE #10 GAUGE (AWG) HIGH-STRENGTH COPPER CLAD STEEL CONDUCTOR (HS-CCS) TRACER WIRE COATED WITH A 30 MIL THICK, HIGH DENSITY POLYETHYLENE (HDPE) INSULATION, AND RATED FOR DIRECT BURIAL USE AT 30 VOLTS LOCATED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND TAPED TO THE PIPE AT 5 FT. TO 10 FT. INTERVALS.
2. AT RESTRAINED JOINTS, WRAP TRACER WIRE AROUND ONE LUG.
3. A CONTINUITY TEST SHALL BE PERFORMED IN THE PRESENCE OF THE NSBU.
4. UTILITY MARKING TAPE SHALL BE COLOR CODED BLUE FOR POTABLE WATER, PURPLE FOR RECLAIMED WATER, AND GREEN FOR WASTEWATER

NEW SMYRNA BEACH UTILITIES

PIPE LOCATING WIRE AND TAPE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-09

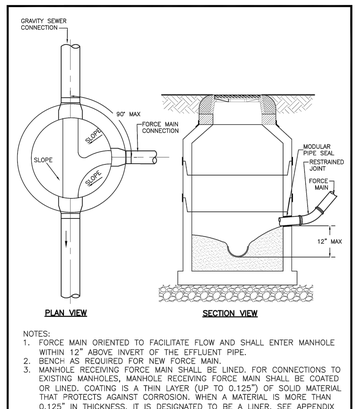


NOTES:
1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "Y" CUT IN THE 6" PVC RISER PIPE.
2. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE AND LOCATE BOX.
3. LOCATE WIRE CONNECTION SHALL ONLY BE A 2 WAY CONNECTION.

NEW SMYRNA BEACH UTILITIES

PIPE LOCATING WIRE BOX

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-10

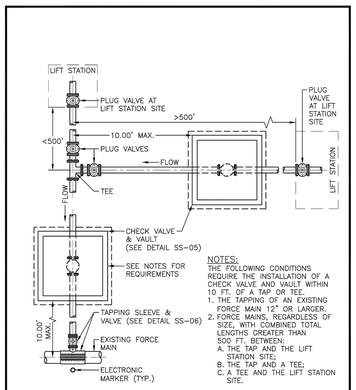


NOTES:
1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 12" ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR NEW FORCE MAIN.
3. MANHOLE RECEIVING FORCE MAIN SHALL BE LINED. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCE MAIN SHALL BE COATED OR LINED. COATING IS A THIN LAYER (UP TO 0.125") OF SOLID MATERIAL THAT PROTECTS AGAINST CORROSION. WHEN A MATERIAL IS MORE THAN 0.125" IN THICKNESS, IT IS DESIGNATED TO BE A LINER. SEE APPENDIX A FOR APPROVED PRODUCTS.
4. A NSBU UTILITY INSPECTOR SHALL BE PRESENT FOR ALL CORING AND CONNECTIONS TO EXISTING MANHOLES.

NEW SMYRNA BEACH UTILITIES

FORCE MAIN TO GRAVITY SEWER CONNECTION

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-11

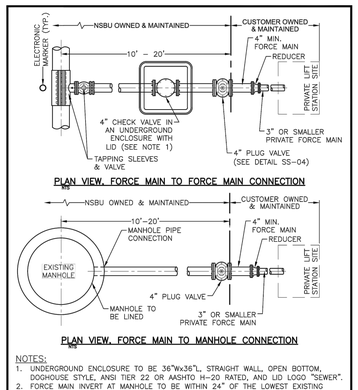


NOTES:
THE FOLLOWING CONDITIONS REQUIRE THE INSTALLATION OF A CHECK VALVE AND VAULT WITHIN 10 FT. OF A TAP OR TEE.
1. THE TAPPING OF AN EXISTING FORCE MAIN 12" OR LARGER.
2. FORCE MAINS, REGARDLESS OF SIZE, WITH COMBINED TOTAL LENGTHS GREATER THAN 500 FT. BETWEEN:
   A. THE TAP AND THE LIFT STATION SITE;
   B. THE TAP AND A TEE;
   C. A TEE AND THE LIFT STATION SITE.

NEW SMYRNA BEACH UTILITIES

FORCE MAIN VALVE LAYOUT (4" AND GREATER)

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-12

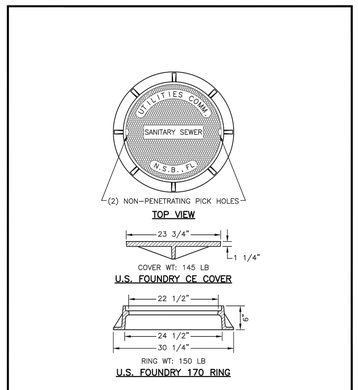


NOTES:
1. UNDERGROUND ENCLOSURE TO BE 36"Wx36"L, STRAIGHT WALL, OPEN BOTTOM, DOGHOUSE STYLE, ANSI TIER 22 OR AASHTO H-20 RATED, AND LID LOGO "SEWER".
2. FORCE MAIN INVERT AT MANHOLE TO BE WITHIN 24" OF THE LOWEST EXISTING INVERT.
3. NSBU OWNED/MAINTAINED FORCE MAIN SHALL BE 4" MINIMUM.
4. PRIVATE FORCE MAIN SHALL BE INCREASED ONE DIAMETER SIZE TO CONNECT TO THE NSBU PRESSURIZED SYSTEM (UP TO THE EXISTING FORCE MAIN SIZE).

NEW SMYRNA BEACH UTILITIES

PRIVATE FORCE MAIN CONNECTION

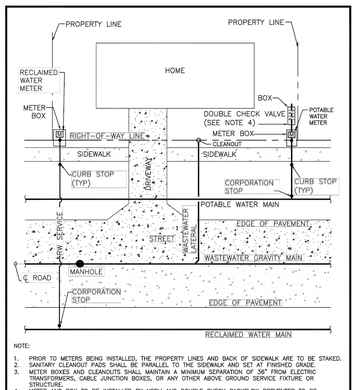
SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-14



NEW SMYRNA BEACH UTILITIES

STANDARD MANHOLE RING AND COVER

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-16

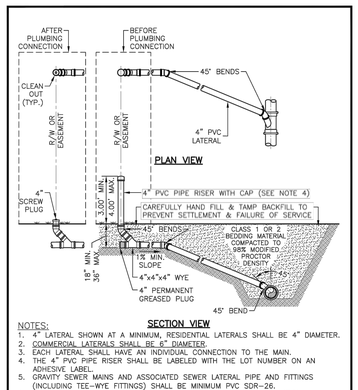


NOTE:
1. PRIOR TO METERS BEING INSTALLED, THE PROPERTY LINES AND BACK OF SIDEWALK ARE TO BE STAKED.
2. SANITARY CLEANOUT PADS SHALL BE PARALLEL TO THE SIDEWALK AND SET AT FINISHED GRADE.
3. METER BOXES AND CLEANOUTS SHALL MAINTAIN A MINIMUM SEPARATION OF 36" FROM ELECTRIC TRANSFORMERS, CABLE JUNCTION BOXES, OR ANY OTHER ABOVE GROUND SERVICE FIXTURE OR STRUCTURE.
4. METER AND BOX TO BE INSTALLED BY NSBU AND DOUBLE CHECK BACKFLOW PREVENTER TO BE INSTALLED BY CONTRACTOR.
5. EXISTING FIRE HYDRANTS, AUTOMATIC FLUSHING DEVICES OR VALVES ARE TO BE MAINTAINED AT FINISHED GRADE BETWEEN THE PROPERTY LINES TO THE EDGE OF THE PAVEMENT.
6. DOUBLE UTILITY SERVICES ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY NSBU.

NEW SMYRNA BEACH UTILITIES

RESIDENTIAL SERVICE LOCATIONS

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-21

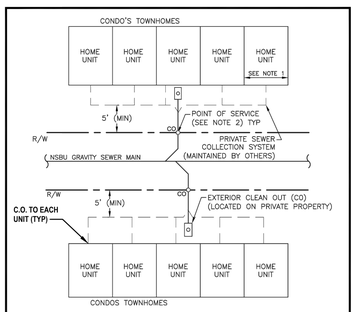


NOTES:
1. 4" LATERAL SHOWN AT A MINIMUM, RESIDENTIAL LATERALS SHALL BE 4" DIAMETER.
2. COMMERCIAL LATERALS SHALL BE 6" DIAMETER.
3. EACH LATERAL SHALL HAVE AN INDIVIDUAL CONNECTION TO THE MAIN.
4. THE 4" PVC PIPE RISER SHALL BE LABELED WITH THE LOT NUMBER ON AN ADHESIVE LABEL.
5. GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING TEE-WYE FITTINGS) SHALL BE MINIMUM PVC SDR-26.
6. REFER TO "SEWER LATERAL CLEAN OUT" DETAIL FOR MORE INFORMATION.

NEW SMYRNA BEACH UTILITIES

GRAVITY SANITARY SEWER LATERAL SINGLE FAMILY RESIDENTIAL

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-22

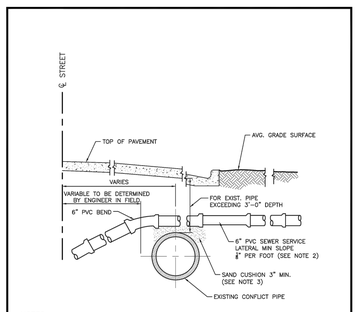


NOTES:
1. THIS STANDARD MAY APPLY TO CONDOS AND/OR TOWNHOMES WITH PRIVATE LOT LINE LESS THAN 40 FEET WIDE.
2. THE "POINT OF SERVICE" (P.O.S.) SHALL BE DEFINED AT THE R/W LINE FOR ALL LATERALS. NSBU WILL ONLY BE RESPONSIBLE FOR O&M (EXCLUDING STOPPAGES) BEGINNING AT THE P.O.S. TO THE MAIN (60 FEET MAX.). THEREFORE, O&M RESPONSIBILITY BETWEEN THE P.O.S. AND THE CUSTOMER IS BY OTHERS (HOMEOWNERS ASSOCIATION OR OTHER). CUSTOMER WILL CONTINUE TO BE RESPONSIBLE FOR FREE FLOW OF SEWAGE BETWEEN CUSTOMER TO MAIN.
3. SERVICE LATERALS BETWEEN MAIN AND R/W SHALL BE 6" SDR-26 (PVC) AT ¼" PER FOOT SLOPE, AT MINIMUM, AND SERVE A MAXIMUM OF 6 HOME UNITS. ENGRAVE AN "S" IN CURB TO SHOW LOCATION OF LATERAL. A MANHOLE SHALL BE REQUIRED AT THE MAIN IF THE LATERAL IS LARGER THAN 6 INCH SIZE. LARGER LATERALS SHALL BE SIZED BY DESIGN ENGINEER. ALL PIPING ON PRIVATE PROPERTY SHALL MEET LOCAL PLUMBING CODE REQUIREMENTS AND BE MAINTAINED BY OWNER. ALL CLEANOUTS LOCATED IN PAVED AREAS SHALL BE CAST IRON FRAME AND TOP.

NEW SMYRNA BEACH UTILITIES

GRAVITY SANITARY SEWER LATERAL FOR MULTI-FAMILY HOMES

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-23

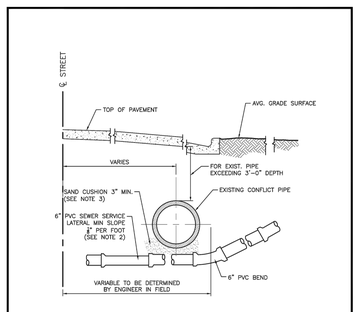


NOTES:
1. ALTERNATE GRADIENT FOR 6 INCH SEWER LATERAL AT CONFLICTS WITH EXISTING UTILITIES.
2. FLATTER SLOPES MUST BE PRE-APPROVED BY NSBU ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

NEW SMYRNA BEACH UTILITIES

GRAVITY SANITARY LATERAL OVER CONFLICT PIPE

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-24

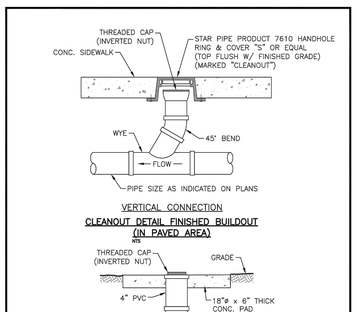


NOTES:
1. ALTERNATE GRADIENT FOR 6 INCH SEWER LATERAL AT CONFLICTS WITH EXISTING UTILITIES.
2. FLATTER SLOPES MUST BE PRE-APPROVED BY NSBU ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

NEW SMYRNA BEACH UTILITIES

GRAVITY SANITARY LATERAL UNDER CONFLICT PIPE

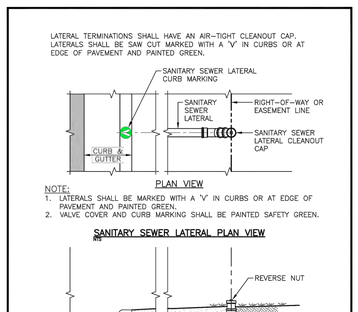
SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-25



NEW SMYRNA BEACH UTILITIES

GRAVITY SANITARY SEWER LATERAL CLEANOUT

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-26



NOTE:
1. LATERALS SHALL BE MARKED WITH A 'V' IN CURBS OR AT EDGE OF PAVEMENT AND PAINTED GREEN.
2. VALVE COVER AND CURB MARKING SHALL BE PAINTED SAFETY GREEN.

NEW SMYRNA BEACH UTILITIES

GRAVITY SANITARY SEWER LATERAL LOCATION MARKING

SCALE: NTS | SHEET 1 OF 1
DATE: 10/2023
REV.
SS-27

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:03:53 -05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LC# 0003612 LS# 0003612

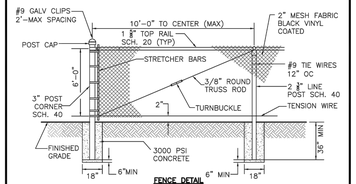
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NSBU STANDARD DETAILS AND NOTES (3 OF 7)

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

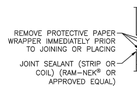
SHEET NUMBER:
C702



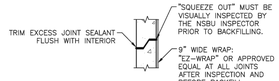
FENCE DETAIL

NOTES:
1. TRUSS RODS ARE REQUIRED FOR THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.
2. PROVIDE CHAIN AND LOCK FOR SECURING GATE.
3. FENCING AND POSTS SHALL BE BLACK, VINYL CLAD.
4. SEE SS--44 FOR CANTILEVER SLIDE GATE.

NEW SMYRNA BEACH UTILITIES	
CHAIN LINK FENCE	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--43



APPLICATION OF SEALANT



CLOSED JOINT

NEW SMYRNA BEACH UTILITIES	
JOINT SEALANT	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--45

SEPARATION REQUIREMENTS FOR
WATER, WASTEWATER AND RECLAIMED WATER MAINS

	PROPOSED UTILITY											
	POTABLE WATER			WASTEWATER GRAVITY AND FORCE MAIN			RECLAIMED WATER			VACUUM SEWER		
CONFLICTING UTILITY	HORIZ.	VERT.	JOINT* SPACING	HORIZ.	VERT.	JOINT* SPACING	HORIZ.	VERT.	JOINT* SPACING	HORIZ.	VERT.	JOINT* SPACING
POTABLE WATER	3' NOTE 1	12"	3' NOTE 2	6' TO 10'	12" NOTE 5	6' NOTE 2	3'	12"	6' NOTE 2	3' TO 10'	12"	3' NOTE 2
RECLAIMED WATER	3'	12"	3' NOTE 2	6' NOTE 1	12"	6' NOTE 2	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2
WASTEWATER GRAVITY AND FORCE MAIN	6' TO 10'	12"	6' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
VACUUM SEWER	3' TO 10'	12"	3' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
RIGHT OF WAY	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
STORM SEWERS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
GAS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
TREES	3'-6"	N/A	N/A	3'-6"	N/A	N/A	3'-6" NOTE 1	N/A	N/A	3'-6"	N/A	N/A
ALL OTHER UTILITIES	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2

NOTES:
1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTH, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. MINIMUM JOINT SPACING REQUIREMENT FROM A UTILITY CROSSING WHILE STILL MAINTAINING MINIMUM HORIZONTAL SEPARATION.
3. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLES OR STRUCTURES.
5. WATER MAIN SHOULD CROSS ABOVE OTHER PIPES WHENEVER POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER UTILITY PIPING, THE MINIMUM SEPARATION SHALL BE 12 INCHES.

NEW SMYRNA BEACH UTILITIES	
UTILITY SEPARATION	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--46

RESTRAINED PIPE TABLE
WASTEWATER FORCE MAINS

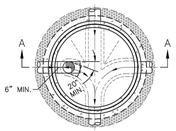
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
TYPE	PVC PIPE SIZE								
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	18	24	31	38	43	55	65	75	88	100
45° BEND	8	10	13	15	18	23	26	31	38	43
22--1/2° BEND	4	5	6	8	9	11	13	15	18	20
11--1/4° BEND	2	3	4	5	6	8	9	10	11	13
PLUG OR BRANCH OF TEE	38	50	65	79	90	117	139	163	194	223
VALVE	19	25	32	40	45	59	70	82	98	112
REDUCER	VARIES BY SIZE; TO BE DETERMINED BY THE DESIGN ENGINEER.									

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL IN-LINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:

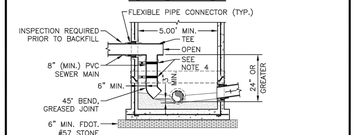
WORKING PRESSURE: 100 PSI
SOIL DESIGNATION: SM (SAND, SILT)
LAYING CONDITIONS: 4
DEPTH OF COVER: 3 FT
SAFETY FACTOR: 1.5
CONVERSION FACTOR FOR PVC PIPE: 1.25

THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE--SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.

NEW SMYRNA BEACH UTILITIES	
RESTRAINED PIPE TABLE WASTEWATER FORCE MAIN	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--47



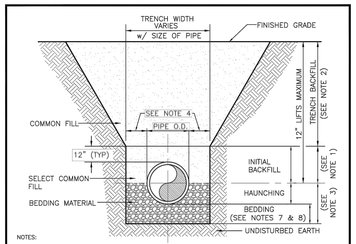
PLAN VIEW – INVERT



SECTION A--A

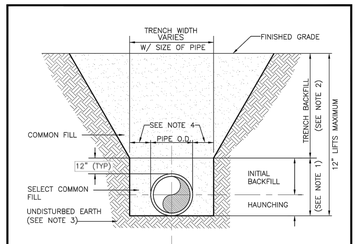
NOTES:
1. NEW DROP MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 5 FEET.
2. DROP CONNECTION PIPING SHALL BE PVC & THE SAME SIZE AS THE SEWER MAIN.
3. PIPE BRACKETS SHALL BE STAINLESS STEEL BANDS, TWO (2) MIN. AT 24" MAX. SPACING, ANCHORED TO THE MANHOLE WALL WITH STAINLESS STEEL BOLTS.
4. SEE STANDARD MANHOLE DETAIL FOR MANHOLE SPECIFICATIONS.
5. DROP CONNECTION IN AN EXISTING MANHOLE REQUIRES NSBU ENGINEERING DEPARTMENT APPROVAL. MANHOLE CORE SHALL NOT BE ON A JOINT.
6. INVERTS WITH A DROP OF LESS THAN 2' SHALL HAVE A CONCRETE SLIDE.

NEW SMYRNA BEACH UTILITIES	
INSIDE DROP MANHOLE	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--18



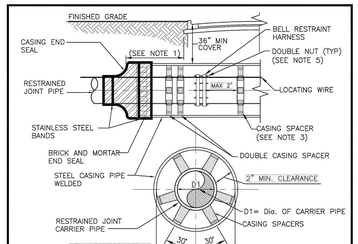
NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY PER AASHTO T--180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T--180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (18" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW. THE PIPE. NSBU SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN NSBU RIGHT--OF--WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT--OF--WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

NEW SMYRNA BEACH UTILITIES	
BEDDING AND TRENCHING – TYPE A	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--49



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T--180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T--180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY NSBU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (18" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN NSBU RIGHT--OF--WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT--OF--WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

NEW SMYRNA BEACH UTILITIES	
BEDDING AND TRENCHING – TYPE B	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--50

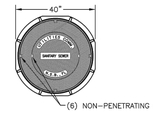


CARRIER PIPE NOMINAL DIAMETER D1	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING INSIDE DIAMETER (INCHES) D2	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

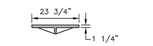
NOTES:
1. CASING SHALL EXTEND A MINIMUM OF TEN FEET BEYOND THE EDGE OF PAVEMENT OR MEET FDOT REQUIREMENTS, WHICHEVER IS GREATER.
2. REQUIREMENTS OF OTHER JURISDICTIONS SHALL BE MET. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE "FDOT UTILITY ACCOMMODATION MANUAL", LATEST EDITION, SHALL BE MET.
3. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS, OR MAX OF 6.5', WHICHEVER IS MORE STRINGENT.
4. ANNULAR SPACE SHALL REMAIN EMPTY; SEAL BOTH ENDS WITH 12" CONCRETE PLUGS. USE OF FLOWABLE FILL IN ANNULAR SPACE BETWEEN THE CASING AND CARRIER PIPE IS PROHIBITED.
5. THE CASING SHALL HAVE A MECHANICAL BELL RESTRAINT HARNESS WHERE RODS ARE DOUBLE NUTTED TO PRECLUDE OVERBELLING THE JOINT DURING PUSHING CARRIER PIPE CASING.
6. SHOP DRAWINGS OF CASING & CARRIER PIPE INSTALLATION SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION OF PIPING, CASING, AND APPURTENANCES. CERTIFICATION OF CASING PIPE IS REQUIRED.
7. WELDING OF CASING PIPE TO BE DONE BY STATE CERTIFIED WELDER. ALL ENDS OF CASING PIPE SHALL BE CHAMFERED PRIOR TO ANY WELDING. SEAL END OF CASING PIPE WITH NON--SHRINK GROUT.
8. CITY INSPECTOR SHALL BE PRESENT THROUGHOUT ALL JACK AND BORE ACTIVITIES.

NOTE TO ENGINEER: CROSSING DETAIL SHALL BE TO SCALE AND SHOW EXISTING UTILITIES, CLEARANCES, CASING LENGTH, LOCATION OF PAVED ROAD, AND LIMITS OF RIGHT--OF--WAY.

NEW SMYRNA BEACH UTILITIES	
JACK AND BORE	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--51

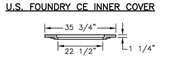


TOP VIEW



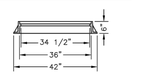
COVER WT: 145 LB

U.S. FOUNDRY CE INNER COVER



COVER WT: 220 LB

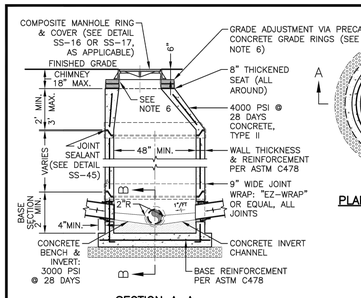
U.S. FOUNDRY CR OUTER COVER



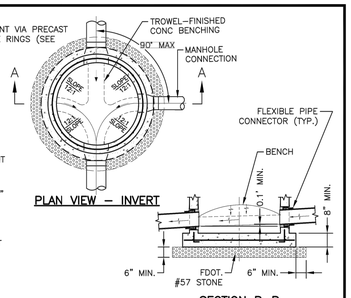
RING WT: 220 LB

U.S. FOUNDRY 667 RING

NEW SMYRNA BEACH UTILITIES	
VAULT STRUCTURE RING AND COVER	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--54



SECTION A--A

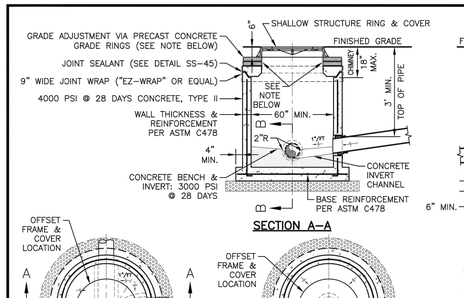


PLAN VIEW – INVERT

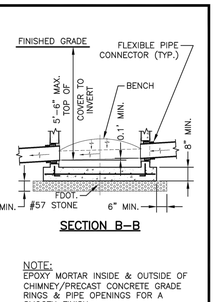
SECTION B--B

NOTES:
1. PRE--FORMED INVERTS ARE PERMITTED.
2. TOP SECTIONS SHALL BE ECCENTRIC.
3. STRUCTURES SHALL BE INSTALLED LEVEL IN ALL DIRECTIONS.
4. MANHOLE STRUCTURES SHALL BE COATED WITH COAL TAR EPOXY: 1 COAT OR 8 MILS OUTSIDE, 2 COATS OR 16 MILS INSIDE, THE FIRST COAT SHALL BE RED IN COLOR AND THE SECOND COAT SHALL BE GRAY; LINED MANHOLES SHALL BE COATED OUTSIDE ONLY.
5. PIPE CONNECTIONS AT MANHOLE JOINTS ARE NOT PERMITTED.
6. EPOXY MORTAR INSIDE & OUTSIDE OF CHIMNEY/PRECAST CONCRETE GRADE RINGS & PIPE OPENINGS FOR A SMOOTH FINISH.
7. CHANGES IN BENCH FLOW DIRECTION TO BE SMOOTH AND GRADUAL.
8. INVERTS WITH A DROP OF LESS THAN 2 FEET SHALL HAVE A CONCRETE SLIDE.

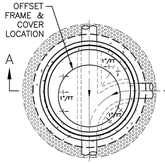
NEW SMYRNA BEACH UTILITIES	
STANDARD SEWER MANHOLE	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--15



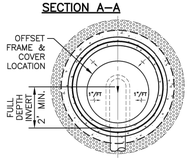
SECTION A--A



SECTION B--B



PLAN VIEW
IN LINE MANHOLE



PLAN VIEW
TERMINAL MANHOLE

SHALLOW MANHOLE
NTS

NOTE:
EPOXY MORTAR INSIDE & OUTSIDE OF CHIMNEY/PRECAST CONCRETE GRADE RINGS & PIPE OPENINGS FOR A SMOOTH FINISH.

NEW SMYRNA BEACH UTILITIES	
SHALLOW MANHOLE	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--20

NSBU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAINS LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE NEW SMYRNA BEACH UTILITIES (NSBU) DISPATCH OPERATOR (386--427--1368) AND THE NSBU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE NSBU ENGINEERING INSPECTOR AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT.
4. THE CONTRACTOR SHALL NOTIFY THE NSBU ENGINEERING INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE NSBU SYSTEM SHALL BE IN CONFORMANCE WITH THE NSBU RULES, DESIGN, AND CONSTRUCTION SPECIFICATIONS.
6. ALL NSBU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGE TO NSBU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY NSBU, NSBU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING NSBU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. NSBU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO, PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY NSBU PERSONNEL SHALL OPERATE NSBU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE NSBU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY NSBU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE--APPROVED INTERRUPTIONS OF SERVICE WITH THE NSBU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO NSBU ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND NSBU.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW MAINS WITH WATER. ANY TEMPORARY WATER CONNECTIONS TO RECLAIMED WATER OR FORCE MAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY NSBU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3--INCHES PER JOINT PER 20 FT STICK OF PIPE). ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON--PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY NSBU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

NEW SMYRNA BEACH UTILITIES	
BEDDING AND TRENCHING – NOTES	
SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS--48

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:04:25 -05'00'

ROGER W. STRICULA LICENSED PROFESSIONAL ENGINEER NO. 52764 STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRICULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM ONE
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • upham-one.com
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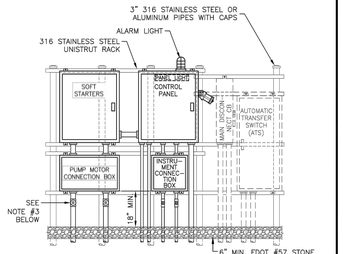
NSBU STANDARD DETAILS AND NOTES (4 OF 7)

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

C703

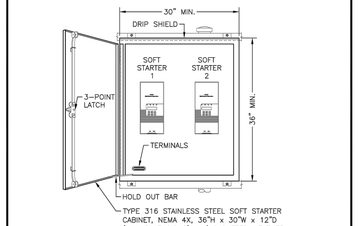


NOTES:
1. ALL MOUNTING HARDWARE SHALL BE TYPE 316 STAINLESS STEEL.
2. ALL ENCLOSURES SHALL BE TYPE 316 STAINLESS STEEL, NEMA 4X RATED, WITH GASKETED WEATHERPROOF DOORS.
3. SEAL-OFF CONNECTIONS & CONDUIT CONSTRUCTION FOR ALL CONDUITS PENETRATING INTO THE WET WELL SHALL COMPLY WITH, & BE INSTALLED PER, NEC ARTICLE 501, LATEST EDITION.

NEW SMYRNA BEACH UTILITIES

LIFT STATION EQUIPMENT RACK (WET WELL SIDE)

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-31

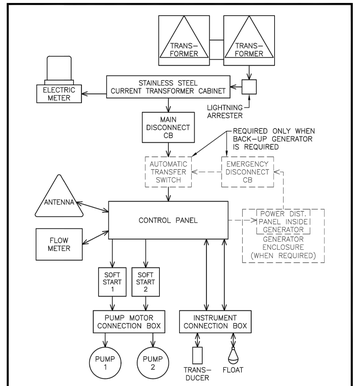


NOTE:
1. DEADFRONT LAYOUT SHOWN IS REPRESENTATIVE. ACTUAL LAYOUT SHALL BE COORDINATED WITH SOLCON RVSS REP ICON TECHNOLOGIES.
2. NSBU ENGINEERING AND LIFT STATION DEPARTMENTS MAY REQUIRE A VFD OVER A SOFT START, WHERE FLOW SUPERSEDES PUMP HORSEPOWER.

NEW SMYRNA BEACH UTILITIES

LIFT STATION SOFT STARTER PANEL ELEVATION

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-33



NEW SMYRNA BEACH UTILITIES

LIFT STATION CONTROL RISER SINGLE LINE DIAGRAM

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-35

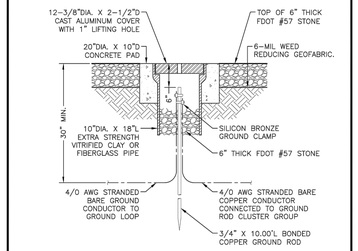


NOTES:
1. SIGNAGE SHALL BE (120) .080 ALUMINUM WITH HIP REFLECTIVE.

NEW SMYRNA BEACH UTILITIES

WASTEWATER ADVISORY SIGN

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-53

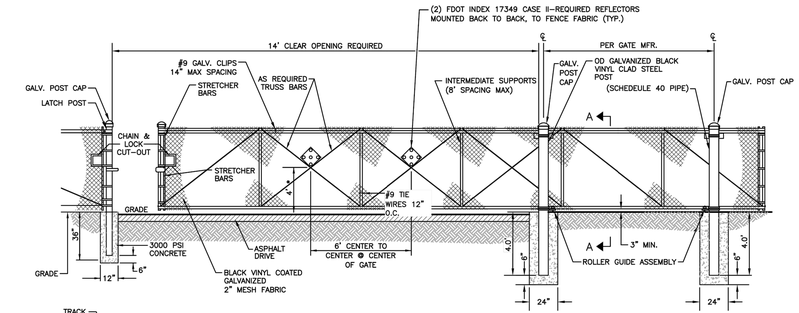


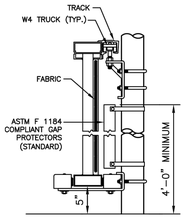
NOTE:
REFER TO PROJECT SPECIFICATION FOR MINIMUM SYSTEM RESISTANCE TO GROUND. IF THIS RESISTANCE CANNOT BE MET WITH SINGLE 10.00' RODS, ADD ADDITIONAL SECTIONS TO RODS OR ADD NEW RODS AS REQUIRED, SPACED AT 6.00' TO 10.00' OC.

NEW SMYRNA BEACH UTILITIES

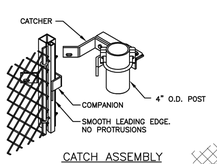
LIFT STATION GROUND ROD/GROUND LOOP TEST POINT

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-40

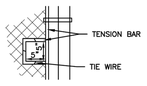




GATE SECTION 'A-A'



CATCH ASSEMBLY



CHAIN AND LOCK CUT-OUT

NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.
2. PROVIDE CHAIN AND LOCK FOR SECURING GATE.
3. FENCING SHALL BE BLACK, VINYL CLAD FABRIC AND BLACK POLYMER COATED POSTS AND APPURTENANCES.
4. CONTRACTOR TO MAKE MINIMAL ADJUSTMENT TO INSURE TOP OF REFLECTOR SIGN CLEARS GATE TOP RAIL AND TRACK WHEN GATE IS OPENED.

UTILITIES COMMISSION
CITY OF NEW SMYRNA BEACH, FL

CANTILEVER SLIDE GATE

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-44

MINI POWER ZONE PANEL SCHEDULE
120/240VAC, 50A PANEL, 10KAIC (MIN)

	DESCRIPTION	VA		BKR	WIRES
	PANEL MAIN		☐	2P-50A	
	SPARE	–		1P-20A	
	SPARE	–		1P-20A	
	BATTERY CHARGER	920		1P-20A	2-#12, 1-#12 GND
	ENGINE BLOCK HEATER	1600 1600	☐	2P-20A	2-#12, 1-#12 GND
	SPARE	–		1P-20A	
	TOTAL	4120			

NEW SMYRNA BEACH UTILITIES

LIFT STATION GENERATOR ENCLOSURE PANEL SCHEDULE

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-41

120V SCHEDULE SHOWN FOR GENERAL INFO ONLY. CIRCUIT BREAKERS ARE AN INTEGRAL PART OF THE FACTORY ASSEMBLED CONTROL PANEL. SEE SCHEMATIC FOR DETAILS.

CKT	DESCRIPTION	VA	BKR	WIRES	CONDUIT
PCB1,2	PUMP	000	OP-00A	2-#12, 1-#12 GND	INTERNAL
CCB	CONTROL CB/DFS TCU	500	1P-30A	2-#12, 1-#12 GND	INTERNAL
LCB	PUMP CP LIGHT	240	1P-20A	2-#12, 1-#12 GND	INTERNAL
DRB	PUMP CP RECEPTACLE	360	1P-20A	2-#12, 1-#12 GND	INTERNAL
RTU	REMOTE TELEMETRY UNIT	000	1P-20A	2-#12, 1-#12 GND	INTERNAL
FMCB	FLOW METER	100	1P-20A	2-#12, 1-#12 GND	INTERNAL
TCB	TRANSIENT FILTER SHIELD	300	1P-10A	2-#12, 1-#12 GND	INTERNAL
MS1A	PUMP 1 PROTECTION RELAY	000	1P-20A	2-#12, 1-#12 GND	INTERNAL
MS2A	PUMP 2 PROTECTION RELAY	000	1P-20A	2-#12, 1-#12 GND	INTERNAL
F11	FLOW TRANSMITTER		1A FUSE	2-#12, 1-#12 GND	SCH 40 PVC/INTERNAL
	TOTAL	0000			

FOR INFORMATION ONLY. CIVIL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ELECTRICAL DESIGN

NEW SMYRNA BEACH UTILITIES

LIFT STATION CONTROL PANEL SCHEDULE

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS-38

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:04:56 -05'00'

ROGER W. STRCULA LICENSE STATE OF FLORIDA ENGINEER NO. 52784 PROFESSIONAL
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.8554 • upham.com
LB # 0003612 LC # 0000357

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NSBU STANDARD DETAILS AND NOTES (5 OF 7)

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:
C704

PUMP STATION DATA TABLE

PUMP STATION NUMBER	DISCHARGE PIPE SIZE	INFLUENT PIPE SIZE	INFLUENT PIPE INV.	A	B	C	D	E	F	G	H	J	K	L	M	N	O	S	T	U	V	W	X	Y	Z	GPM*	TDH	HP	VOLT	PHASE	HERTZ
0	4"	9"	2.20	15"	24"	36"	18"	5.5"	6"	12"	20"	20"	12"	64"	6"	6"	8"	8.0	-4.40	-1.00	-0.40	0.60	1.80	11.24	11.40	112	53.8	4.0	230	3	60

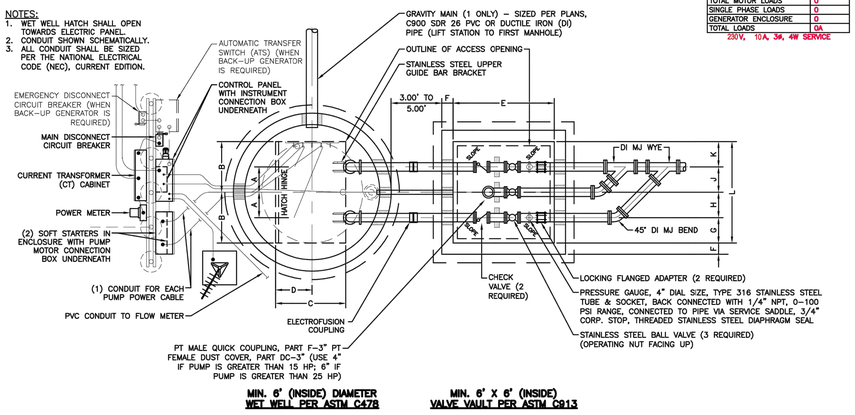
* 100 GPM MINIMUM

LOAD CALCULATIONS

DESCRIPTION	AMPERES @ 000V
2 PUMPS AT 4.0 HP EACH	0
25% OF LARGEST MOTOR	0
TOTAL MOTOR LOADS	0
SINGLE PHASE LOADS	0
GENERATOR ENCLOSURE	0
TOTAL LOADS	0A

230V, 10A, 3ø, 4W SERVICE

NOTES:
1. WET WELL HATCH SHALL OPEN TOWARDS ELECTRIC PANEL.
2. CONDUIT SHOWN SCHEMATICALLY.
3. ALL CONDUIT SHALL BE SIZED PER THE NATIONAL ELECTRICAL CODE (NEC), CURRENT EDITION.



NEW SMYRNA BEACH UTILITIES

LIFT STATION WET WELL VALVE VAULT PLAN

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS–29

LIFT STATION NOTES:

1. LIFT STATION SITE SHALL BE A MINIMUM OF 40' X 40' IN SIZE, EXCLUSIVE OF OTHER EASEMENT(S).
2. VARIATIONS TO STANDARD SITE PLAN MUST BE APPROVED BY THE NSBU ENGINEERING DEPARTMENT.
3. ALL UNPAVED AREAS INSIDE OF FENCE SHALL BE COVERED WITH 6" DEEP FDOT #57 STONE OVER 6–MIL WEED REDUCING GEOFABRIC.
4. ELEVATION OF EASEMENT AREA SHALL BE SET TO PROVIDE POSITIVE DRAINAGE AWAY FROM LIFT STATION AT 1.5% SLOPE.
5. DRIVEWAY: 6" THICK, 3,000 PSI CONCRETE WITH REINFORCED WIRE MESH OR FIBER; DRIVEWAY APRON PER APPLICABLE STATE OR LOCAL CODES.
6. POTABLE WATER SERVICE WITH METER, BACKFLOW PREVENTION DEVICE AND HOSE BIB IS REQUIRED. HOSE BIB SHALL BE POSTED 36" ABOVE GRADE AND THREADED FOR HOSE ATTACHMENT.
7. ONLY ONE INFLUENT PIPE PER WETWELL.
8. A CLARK SONIC ULTRASONIC FLOW METER, WHEN REQUIRED BY THE FDEP, SHALL BE INSTALLED WITHIN A 3 FT. X 3 FT. (INSIDE) STRUCTURE CONFORMING WITH ASTM C913.
9. LIFT STATIONS INTENDED TO SERVE MORE THAN 500 ERU'S SHALL HAVE PROVISIONS FOR A PERMANENT BACK–UP GENERATOR OR OTHER POWER SOURCE AND A FULLY AUTOMATIC OPERATING TRANSFER SWITCH TO SUPPLY A MINIMUM OF 24 HOURS NORMAL OPERATION IN THE EVENT OF A POWER OUTAGE. ADDITIONAL EASEMENT IS REQUIRED FOR AN EXTERNAL FUEL TANK.
10. ALL STRUCTURE OPENINGS BELOW GRADE SHALL BE SEALED WITH NON–SHRINK STRUCTURAL MORTAR, EMACO® S88 CI OR APPROVED EQUAL.
11. ENGINEERS SHALL INCLUDE A DETAILED SITE PLAN FOR PROPOSED LIFT STATIONS AT A SCALE OF 1" = 10'. AT A MINIMUM, SITE PLANS SHALL INCLUDE:
    - 11.1. PROFILE OF GRAVITY PIPE.
    - 11.2. COMPLETE LIFT STATION GRADING PLAN.
    - 11.3. LOCATION OF ALL APPURTENANCES.
12. ELECTRICAL SERVICE SHALL BE FURNISHED AND INSTALLED PER NSBU REQUIREMENTS.
13. ELECTRIC SERVICE METER AND ANTENNA SHALL BE LOCATED TO FIT FIELD CONDITIONS WITH THE NSBU'S APPROVAL.
14. CONTRACTOR SHALL FURNISH AND INSTALL:
    - 14.1. ONE (1) PUMP CONTROL PANEL WITH THE FOLLOWING EQUIPMENT:
      - 14.1.1 ONE (1) TCU MODULE PROVIDED BY DATA FLOW SYSTEMS (DFS).
      - 14.1.2 CIRCUIT BREAKERS.
      - 14.1.3 DISCONNECT SWITCHES.
      - 14.1.4 OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AS INDICATED ON THE RISER DIAGRAMS AND ELECTRICAL CONTROL SCHEMATIC.
    - 14.2. MINIMUM: TWO (2) FULL VOLTAGE, NON–REVERSING, MOTOR STARTERS. STARTERS SHALL HAVE SOFT START CAPABILITIES; PUMPS SHALL BE DESIGNED FOR SOFT STARTERS AND SHALL BE THREE–PHASE UNLESS OTHERWISE APPROVED BY THE NSBU ENGINEERING DEPARTMENT. NSBU ENGINEERING AND LIFT STATION DEPARTMENTS MAY REQUIRE A VFD OVER A SOFT START, WHERE FLOW SUPERSEDES PUMP HORSEPOWER.
15. ALL PIPE IN THE WET WELL AND VALVE VAULT SHALL BE DUCTILE IRON PIPE.
16. INFORMATION NOTED IN **RED** ON SUBSEQUENT DETAIL SHEETS SHALL BE SUBMITTED BY AN ENGINEER LICENSED IN THE STATE OF FLORIDA.

NEW SMYRNA BEACH UTILITIES

LIFT STATION NOTES

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS–28

NOTE: ALL PARTS LISTED ARE "OR APPROVED EQUAL".

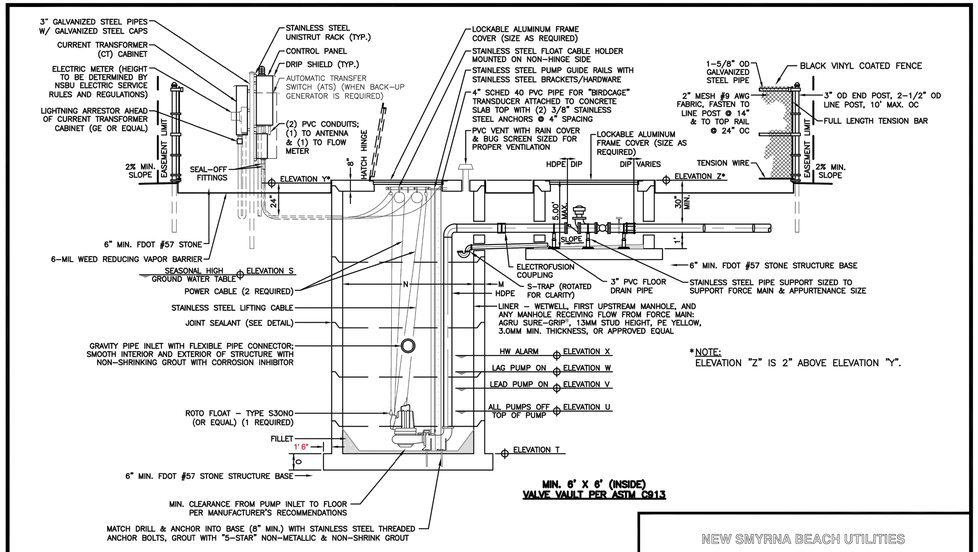
QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART#
2	ENC	ENCLOSURE, TYPE 316 STAINLESS STEEL, NEMA 4X	CUSTOM EQUIPMENT, 36X30X12 W/3PT. LATCH
1	ENC	ENCLOSURE, TYPE 316 STAINLESS STEEL, NEMA 4X	CUSTOM EQUIPMENT, 18X30X8 (PUMP CONNECTION BOX)
1	ENC	ENCLOSURE, TYPE 316 STAINLESS STEEL, NEMA 4X	CUSTOM EQUIPMENT, 18X18X8 (INSTR. CONNECTION BOX)
6		DIN RAIL, 1 METER	SCHNEIDER ELECTRIC, 16–7000N
1	MCB	MAIN CIRCUIT BREAKER, 000A	SQUARE D, X (SIZE PER PUMP MANUFACTURER)
1	ECB	EMERGENCY CIRCUIT BREAKER, 000A	SQUARE D, X (SIZE PER PUMP MANUFACTURER)
2	PCB1,2	PUMP CIRCUIT BREAKER, 000A	SQUARE D, X (SIZE PER PUMP MANUFACTURER)
2	PDPCB	POWER DISTRIBUTION PANEL CIRCUIT BREAKER, 20A	SQUARE D, QOU120
1	CCB	CONTROL CIRCUIT BREAKER, 30A	SQUARE D, QOU130
1	LCB	LIGHT CIRCUIT BREAKER, 20A	SQUARE D, QOU120
1	DRB	GFDR CIRCUIT BREAKER, 20A	SQUARE D, QOU120
1	RTUCB	RTU CIRCUIT BREAKER, 20A	SQUARE D, QOU120
1	FMCB	FLOW METER CIRCUIT BREAKER, 20A	SQUARE D, QOU120
1	TCB	TFS/TCU CIRCUIT BREAKER, 10A	DFS, 014–0010
2	F4,5	FUSE, 15A	BUSSMANN, FNQR15
2	F6,10	FUSE, 1/4A	BUSSMANN, KLM–1/4
1	XFMR	0KVA, 000V/000V, CONTROL TRANSFORMER	SQUARE D, X
1	GFDR	120V GROUND FAULT DUPLEX RECEPTACLE	HUBBELL, GFR5252IA
1	LS	LIGHT SWITCH & FACE PLATE	HUBBELL, CS12011 & P1
1		PANEL LIGHT	AMERICAN LIGHTING, LXC–2H–WH
1		COOLING FAN	EBM–PAPST, ACI 4420 HH
1		FLASHING ALARM LIGHT	INGRAM PRODUCTS, INC., SBN120AC
1	TCU	TAC PACK TELEMETRY CONTROL UNIT – TCU001	DFS, DFS–00367–011–02
1		WIRE/COMPONENT HARNESS	DFS, DFS–00396–108–02
7	F#	FUSE AND HOLDER, WAGO	DFS, DFS–00271–008–09, 1AMP SLOW BLOW
2	R1,2	RESISTOR BLOCK, 100K, WAGO	DFS, DFS–00271–008–07 (REQ'D FOR 480V)
0	R3,4	RESISTOR BLOCK, 47K, WAGO	DFS, DFS–00271–008–01
2	R3,4	RESISTOR BLOCK, 100K, WAGO	DFS, DFS–00271–008–07
1	TFS	TRANSIENT FILTER SHIELD – TFS001	DFS, DFS–00306–008–01
1		POLYPHASER COAXIAL SURGE PROTECTION KIT	DFS, DFS–00392–008–01
1		BATTERY BACKUP	DFS, DFS–00363–008–02
1		48" RF PIGTAIL	DFS, DFS–00125–008–12
1	SS1	000V SURGE SUPPRESSOR	DITEK, DTK–
1	SS2	120V SURGE SUPPRESSOR (DFS MODEL SPS001)	DITEK, DTK–120HW
1	ISR	INTRINSICALLY SAFE RELAY	ATC DIVERSIFIED, ISO–120–AFA
1	SA	SURGE ARRESTOR	PHOENIX CONTACT, TT–2–PE–24DC, 2838186
1		END COVER FOR SURGE ARRESTOR	PHOENIX CONTACT, 2838995
1	ISB	INTRINSICALLY SAFE BARRIER	DWYER INSTRUMENTS, MTL5041
2		PUMP SPLICER TERMINAL BLOCK	BUSSMANN, 16204–3
30	TB#	TERMINAL BLOCK	SQUARE D, 9080GR6
1		FOLDING LAPTOP SHELF, 18"	SCHAEFER'S ELECTRICAL ENCLOSURES, SP–SHELF18
1	GEN REC	GENERATOR RECEPTACLE	RUSSELLSTOLL, JRSB1044FR
1	FLOAT	ROTO–FLOAT SWITCH	ANCHOR SCIENTIFIC, S30NO
1	BCT	BIRDCAGE® LEVEL TRANSDUCER	BLUE RIBBON CORP., BC001
2	SOST1,2	SOFT STARTER	SOLCON, RVS–DX–##/SQUARE D, ALTISTART ATS22###
1	FM	FLOW METER, ULTRASONIC	CLARK SONIC®, CSLFC

FOR INFORMATION ONLY. CIVIL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ELECTRICAL DESIGN.

NEW SMYRNA BEACH UTILITIES

LIFT STATION CONTROL PANEL ELECTRICAL BILL OF MATERIALS

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS–37

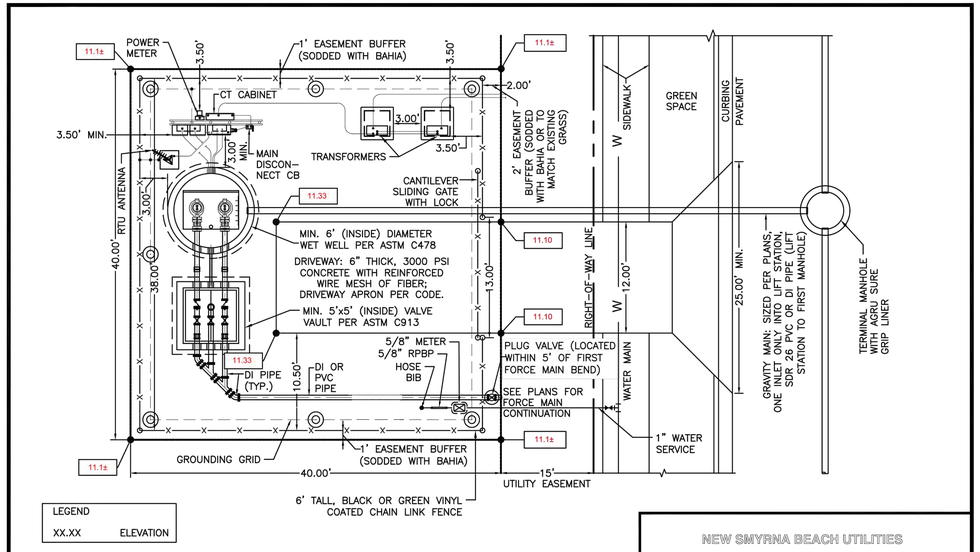


*NOTE:
ELEVATION "Z" IS 2" ABOVE ELEVATION "Y".

NEW SMYRNA BEACH UTILITIES

LIFT STATION WET WELL VALVE VAULT PROFILE

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS–30



LEGEND

XX.XX ELEVATION

NOTE: FENCE TO BE SEPARATED A MINIMUM OF 3'–6" CLEAR DISTANCE FROM ELECTRICAL EQUIPMENT PER THE NATIONAL ELECTRICAL CODE (NEC) ARTICLE 110, LATEST EDITION.

NEW SMYRNA BEACH UTILITIES

LIFT STATION WET WELL VALVE VAULT PLAN

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV. 1 (2/2025)	SS–32–REV1

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:05:25 -05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LB# 0003612 LC# 0000357

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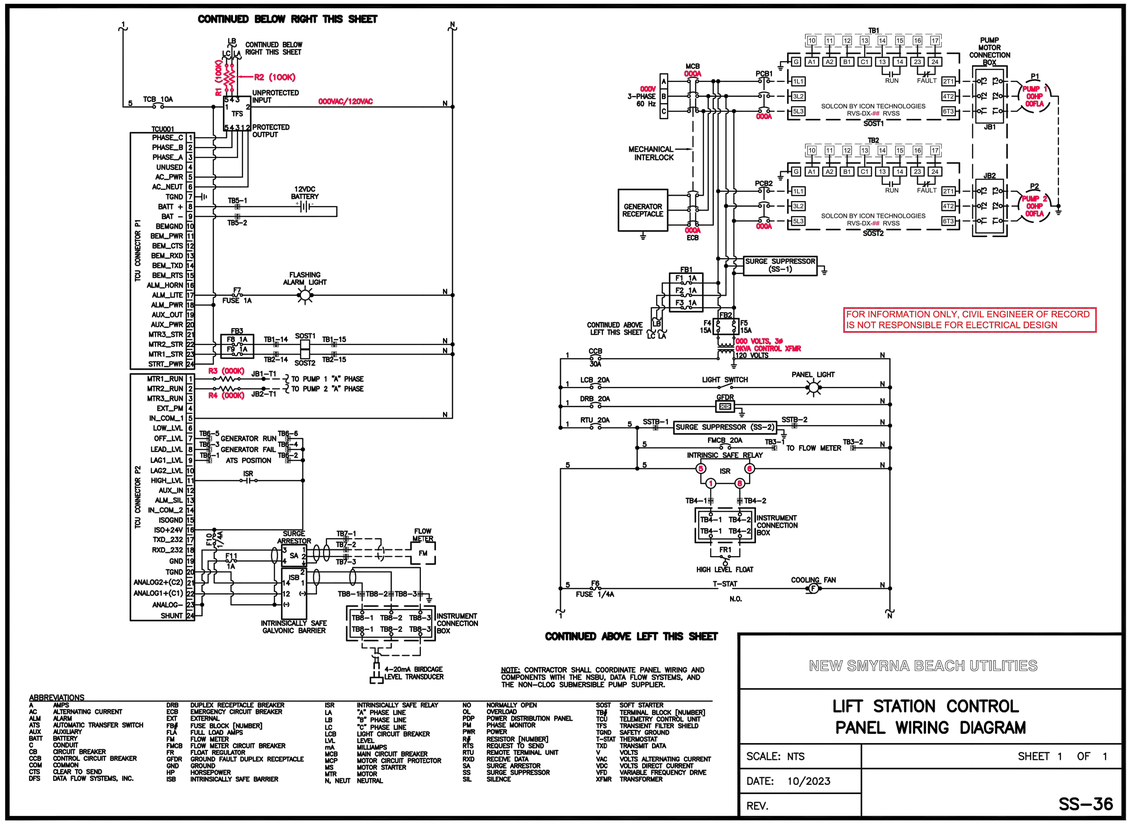
NSBU STANDARD DETAILS AND NOTES (6 OF 7)

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

C705



CONTINUED ABOVE LEFT THIS SHEET

FOR INFORMATION ONLY, CIVIL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ELECTRICAL DESIGN

NOTE: CONTRACTOR SHALL COORDINATE PANEL WIRING AND COMPONENTS WITH THE NSBU, DATA FLOW SYSTEMS, AND THE NON-CLOG SUBMERSIBLE PUMP SUPPLIER.

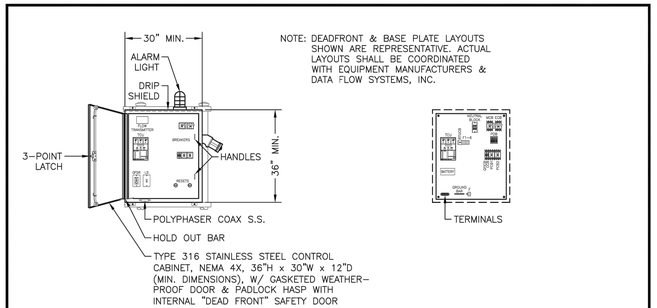
ABBREVIATIONS

A	AMPS	DRB	DUPLEX RECEPTACLE BREAKER	ISR	INTRINSICALLY SAFE RELAY	NO	NORMALLY OPEN	SOST	SOFT STARTER
AC	ALTERNATING CURRENT	ECB	EMERGENCY CIRCUIT BREAKER	LA	"A" PHASE LINE	OL	OVERLOAD	TB#	TERMINAL BLOCK [NUMBER]
ALM	ALARM	EXT	EXTERNAL	LB	"B" PHASE LINE	PDP	POWER DISTRIBUTION PANEL	TCU	TELEMETRY CONTROL UNIT
ATS	AUTOMATIC TRANSFER SWITCH	FB#	FUSE BLOCK [NUMBER]	LC	"C" PHASE LINE	PM	PHASE MONITOR	TFS	TRANSIENT FILTER SHIELD
AUX	AUXILIARY	FLA	FULL LOAD AMPS	LCB	LIGHT CIRCUIT BREAKER	PWR	POWER	TGND	SAFETY GROUND
BATT	BATTERY	FM	FLOW METER	LVL	LEVEL	R#	RESISTOR [NUMBER]	T–STAT	THERMOSTAT
C	CONTACT	FMCB	FLOW METER CIRCUIT BREAKER	mA	MILLIAMPS	RTS	REQUEST TO SEND	TXD	TRANSMIT DATA
CB	CIRCUIT BREAKER	FR	FREQUENCY REGULATOR	MCB	MAIN CIRCUIT BREAKER	RTU	REMOTE TERMINAL UNIT	V	VOLTS
CCB	CONTROL CIRCUIT BREAKER	GFDR	GROUND FAULT DUPLEX RECEPTACLE	MCP	MOTOR CIRCUIT PROTECTOR	RXD	RECEIVE DATA	VAC	VOLTS ALTERNATING CURRENT
COM	COMMON	GND	GROUND	MS	MOTOR STARTER	SA	SURGE ARRESTOR	VDC	VOLTS DIRECT CURRENT
CTS	CLEAR TO SEND	HP	HORSEPOWER	MTR	MOTOR	SS	SURGE SUPPRESSOR	VFD	VARIABLE FREQUENCY DRIVE
DFS	DATA FLOW SYSTEMS, INC.	ISB	INTRINSICALLY SAFE BARRIER	N, NEUT	NEUTRAL	SIL	SILENCE	XFMR	TRANSFORMER

NEW SMYRNA BEACH UTILITIES

LIFT STATION CONTROL PANEL WIRING DIAGRAM

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS–36



NOTE: DEADFRONT & BASE PLATE LAYOUTS SHOWN ARE REPRESENTATIVE. ACTUAL LAYOUTS SHALL BE COORDINATED WITH EQUIPMENT MANUFACTURERS & DATA FLOW SYSTEMS, INC.

ENCLOSURE & DEADFRONT LAYOUT

BASE PLATE LAYOUT

NEW SMYRNA BEACH UTILITIES

LIFT STATION CONTROL PANEL ELEVATION

SCALE: NTS	SHEET 1 OF 1
DATE: 10/2023	
REV.	SS–34

Roger W Strcula

Digitally signed by Roger W Strcula
Date: 2025.12.06 09:05:53 -05'00'

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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REVISIONS

DATE	DESCRIPTION

NSBU STANDARD DETAILS AND NOTES (7 OF 7)

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RWS
DRAWN BY:	WRW
CHECKED BY:	RWS
SCALE:	1" = 40'

SHEET NUMBER:

C706

NORTH

GRAPHIC SCALE
1" = 40'
40 20 0 40

TREE REMOVAL QUANTITIES SUMMARY																						
		SIZES (INCHES AT DBH)																				
		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
QNTY.	HARDWOODS	56	34	32	28	30	16	40	14	22	23	11	8	17	6	4	1	2	0	12	1	2	1	1
	PALMS	0	0	5	2	7	3	6	3	11	2	0	0	1	0	1	0	0	0	2	0	0	0	0

TREE PRESERVATION SUMMARY								
PRESERVATION AREA	#1				#2			
SIZE (INCHES AT DBH)	2.5	3	4	5	2.5	3	4	5
QUANTITY	8	2	2	2	12	8	5	9

TREE MITIGATION:

TOTAL CROSS SECTION REMOVED FROM SITE
HARDWOOD = 49,638.86 SQ INCH
PALM = 5,445.55 SQ INCH

REQUIRED 10% CROSS SECTIONAL AREA
HARDWOOD = 4,963.89 SQ INCH
PALM = 544.55 SQ INCH

PROVIDED REPLACEMENT CROSS SECTIONAL AREA
HARDWOOD (239) = 4,493.61 SQ INCH
PALM (11) = 552.64 SQ INCH

PROVIDED PRESERVATION CROSS SECTIONAL AREA
HARDWOOD = 472.57 SQ INCH
PALM = NOT APPLICABLE

NET REQUIRED CROSS SECTIONAL AREA
HARDWOOD = NOT DEFICIENT
PALM = NOT DEFICIENT

BUFFER CALCULATIONS:

SOUTH AND WEST BUFFERS TO REMAIN NATURAL

NORTHEAST BUFFER (10TH STREET)
1,393 LF - 440 LF (120 LF DRIVEWAYS + 320 LF NATURAL) = 953 LF
953 LF x 20 LF BUFFER = 19,060 SF

TREES REQUIRED (20%): 3,812 SF
SHRUBS REQUIRED (60%): 11,436 SF
GROUND COVER REQUIRED (20%): 3,812 SF

6 EXISTING OAK @ 80 = 480 SF
23 EXISTING PINES @ 30 = 690 SF
2 EXISTING MAPLE @ 40 = 80 SF
5 EXISTING SABAL @ 12 = 60 SF
TOTAL = 1,310 SF (EXISTING)
26 PROVIDED (QV) @ 80 = 2,080 SF
8 PROVIDED (PE) @ 30 = 240 SF
9 PROVIDED (LI) @ 10 = 90 SF
7 PROVIDED (IAE) @ 20 = 140 SF
TOTAL = 2,550 SF (PROVIDED)
TOTAL PROVIDED = 3,860 SF (1,310 + 2,550)

REQUIRED SHRUBS 11,436 SF
PROVIDED SHRUBS 11,436 SF
REQUIRED GROUND COVER 3,812 SF
PROVIDED GROUND COVER 3,812 SF

PROVIDE 472.57 SQIN CREDIT OF EXISTING TREES < 6" WITHIN PRESERVATION AREA TOWARD TREE MITIGATION

TREE COVERAGE:

TOTAL REQUIRED FOR SITE 449,661 SF / 2500 SF = 180 TREES
TOTAL EXISTING TREES ONSITE = 532
TOTAL TREES TO BE REMOVED = 385
TOTAL TREES TO BE PRESERVED = 147
TOTAL TREES PROVIDED (147 EXISTING + 239 NEW) = 389 TREES

THE TREES ONSITE AFTER DEVELOPMENT EXCEEDS 180 TREES

PLANT SCHEDULE					
CODE	QNTY	SPECIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE
- CANOPY TREE -					
AR	9	ACER RUBRUM	RED MAPLE	12' HGT, FULL, 4" DBH	YES
MGB	10	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD	12' HGT, FULL, 4" DBH	YES
QV	57	QUERCUS VIRGINIANA	LIVE OAK	12' HGT, FULL, 4" DBH	YES
QV1	11	QUERCUS VIRGINIANA	LIVE OAK	14' HGT, FULL, 4" DBH	YES
SP	11	SABAL PALMETTO	SABAL PALM	12' CT	YES
TD	9	TAXODIUM DISTICHUM	BALD CYPRESS	12' HGT, FULL, 4" DBH	YES
PE	143	PINUS ELLIOTTII	SLASH PINE	12' HGT, FULL, 5" DBH	YES
- UNDERSTORY TREES -					
IAE	22	ILEX ATTENNATA EAGLESTON	EAGLESTON HOLLY	9' HGT, FULL, 1" DBH	YES
LI	20	LAGERSTROEMIA INDICA	CRAPE MYRTLE STD	10' HGT, FULL, 6"-7" CT	NO
- SHRUBS / GROUND COVER -					
AA	37	AGAPANTHUS AFRICANUS	LILY OF THE NILE (BLUE)	1 GAL, 18" HGT, FULL, 7-9 PIPS	NO
CV	35	CROTONS "SSP"	RED AND GREEN CROTONS	3 GAL, 18" HGT, FULL, 3' OC	NO
EG	197	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL, 18" HGT, FULL	NO
HIB	122	HIBISCUS SPP.	HIBISCUS SHRUB	3 GAL, 18" HGT, FULL, 3' OC	YES
HP	209	HAMELIA PATENS	DWARF FIREBUSH	3 GAL, 18" HGT, FULL, 3' OC	YES
IVS	59	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL, 16" HGT, FULL, 3' OC	YES
IX	99	IXORA "SSP"	DWARF RED IXORA	3 GAL, 18" HGT, FULL	NO
JP	131	JUNIPERUS CHINENSIS	PARSONI JUNIPER	3 GAL, 20" SPR, FULL 3' OC	NO
LEG	126	LIRIOPE MUSCARI	EVERGREEN GIANT	1 GAL, 18" HGT, 7-9 PIPS	NO
LIG	60	LIGUSTRUM "SSP"	LIGUSTRUM JACK FROST	3 GAL, 18" HGT, FULL	NO
LJF	42	LIGUSTRUM "SST"	GREEN LIGUSTRUM	3 GAL, 18" HGT, FULL	NO
MCR	253	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL, 20" HGT, FULL	YES
NO	302	NERIUM OLEANDER	OLEANDER RED	3 GAL, 20" HGT, FULL, 3' OC	NO
NOD	14	NERIUM OLEANDER DWARF	DWARF PINK OLEANDER	3 GAL, 18" HGT, FULL, 3' OC	NO
RI	91	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL, 18" HGT, FULL, 3' OC	NO
SA	129	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL, 18" HGT, FULL 3' OC	NO
VO	117	VIBURNUM ODERATISSIMUM	SWEET VIBURNUM	7 GAL, 30" HGT, FULL, 3' OC	NO
VS	356	VIBURNUM SUSPENSUM	SANDAKWA VIBURNUM	7 GAL, 30" HGT, FULL, 3' OC	NO
VW	282	VIBURNUM WALTER	WALTER'S VIBURNUM	3 GAL, 20" HGT, FULL, 3' OC	YES
TOTAL	2944				

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

ALL CHANGES TO PLANT MATERIALS AND LOCATIONS MUST BE APPROVED BY THE CITY OF NEW SMYRNA BEACH

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

180' EXISTING NATURAL BUFFER
TREE PRESERVATION AREA #1 (SEE TABLE THIS SHEET) (117.75 SQ IN PRESERVED)
20' LANDSCAPE BUFFER
ST. AUGUSTINE SOD (TYPICAL)
50' DRIVEWAY
10TH STREET (PUBLIC RIGHT-OF-WAY VARIES)
20' LANDSCAPE BUFFER
FDOT LIMIT OF CLEAR SIGHT (TYPICAL)
70' DRIVEWAY
SITE LIGHT POLE (BY NSBU, TYPICAL)
LIFT STATION
20' LANDSCAPE BUFFER
STORMWATER HARVESTING OF POND FOR IRRIGATION
APPROXIMATE LOCATION OF IRRIGATION PUMP FOR STORMWATER HARVESTING, FINAL LOCATION TO BE DETERMINED BY IRRIGATION CONTRACTOR (SEE DETAIL ON SHEET C502 FOR MORE INFORMATION)
STORMWATER POND
140' EXISTING NATURAL BUFFER
HATCH DENOTES TREE PRESERVATION EASEMENT (1.759 AC AC)
EXISTING NATURAL BUFFER
BAHIA SOD (TYPICAL)
AREA TO REMAIN NATURAL
TREE PRESERVATION AREA #2 (SEE TABLE THIS SHEET) (354.62 SQ IN PRESERVED)
EXISTING NATURAL BUFFER

BUILDING - A 4 UNITS FFE= 11.20
BUILDING - B 6 UNITS FFE= 11.20
BUILDING - C 6 UNITS FFE= 11.20
BUILDING - D 4 UNITS FFE= 11.00
BUILDING - E 6 UNITS FFE= 11.20
BUILDING - F 8 UNITS FFE= 11.20
BUILDING - G 8 UNITS FFE= 11.00
BUILDING - H 7 UNITS FFE= 11.00
BUILDING - I 6 UNITS FFE= 11.00
BUILDING - J 4 UNITS FFE= 11.00
BUILDING - K 7 UNITS FFE= 11.00
BUILDING - L 6 UNITS FFE= 11.00
BUILDING - M 8 UNITS FFE= 11.00
PICKLEBALL COURT

REVISIONS	
DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2025.12.06 08:52:31 -05'00'

REGISTERED LANDSCAPE ARCHITECT RICHARD L. POORE STATE OF FLORIDA LA0001811
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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OVERALL LANDSCAPE PLAN AND CALCS

FLAGLER DUNES

1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RLP
DRAWN BY:	WRW
CHECKED BY:	RLP
SCALE:	1" = 40'

SHEET NUMBER:
L100

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

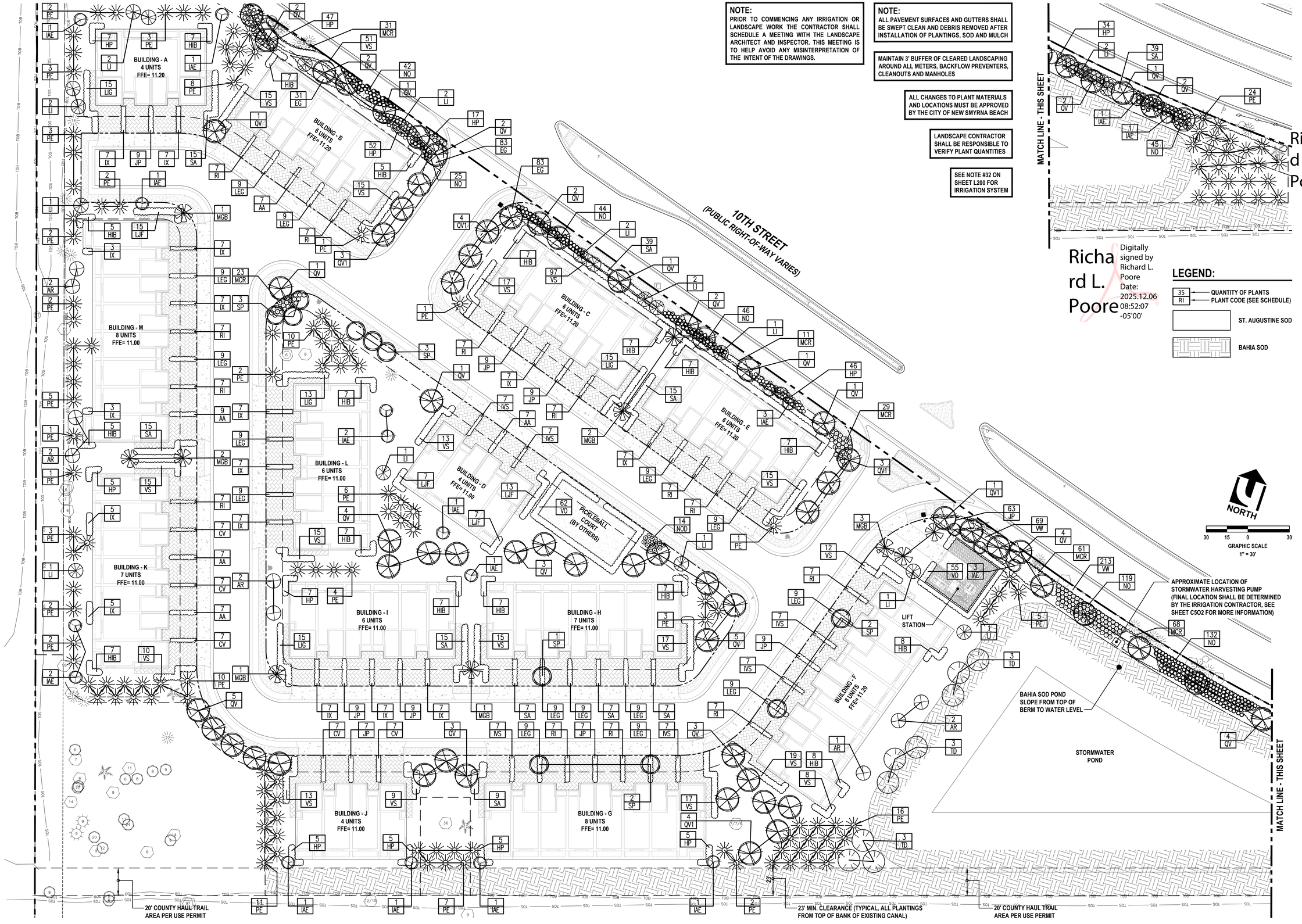
NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

ALL CHANGES TO PLANT MATERIALS AND LOCATIONS MUST BE APPROVED BY THE CITY OF NEW SMYRNA BEACH

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

SEE NOTE #32 ON SHEET L200 FOR IRRIGATION SYSTEM



Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2025.12.06 08:52:07 -05'00'

LEGEND:

35 RI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

ST. AUGUSTINE SOD

BAHIA SOD

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2025.12.06 09:06:35 -05'00'

REGISTERED LANDSCAPE ARCHITECT RICHARD L. POORE LA533 STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • upham.com
LB # 0003612 LC # 0000357

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LANDSCAPE PLAN

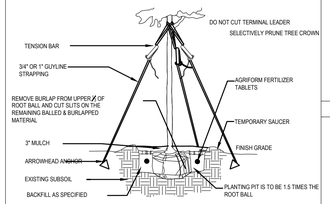
FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT NO:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RLP
DRAWN BY:	WRW
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L101

Tree Frog Environmental Products® (formerly Arborguy®) PRO20/PRO40/PRO60/PRO80STAKING DETAIL



Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

✻Specify Anchor
1. Biodegradable (soft or hard soil)
2. Nylon (soft soil)
3. Heavy Duty (hard soil)

Tree Frog® PRO20 SYSTEM

PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻Anchors (4" x 3-3/4")

Tree Frog® PRO40 SYSTEM

PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻Anchors (4 ¾ " x 4 ½")

Tree Frog® PRO60 SYSTEM

PRO60:
For up to 6" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength polyester black strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻Anchors (4 ¾" x 4 ½")

Tree Frog® PRO80 SYSTEM

PRO80:
For up to 8" Caliper Trees
(4) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength black polyester strapping
(4) Steel Cable leaders attached to anchors (optional)
(4) "Tool-Free" Tension Bars™
(4) Arrowhead ✻Anchors (4 ¾" x 4 ½")

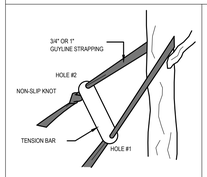


FIGURE 1

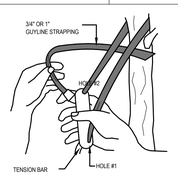


FIGURE 2

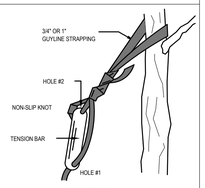
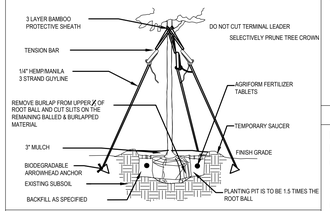


FIGURE 3

Tree Frog Environmental Products® (formerly Arborguy®) BIODEGRADABLE TREE GUYING DETAIL



Biodegradable Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the Biodegradable arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

Tree Frog® BIO20 SYSTEM

BIO20:
For up to 2" Caliper Trees
(3) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manila rope
(3) "Tool-Free" Tension Bars™
(3) Biodegradable Arrowhead Anchors (4 ¾" x 4 ½")

Tree Frog® BIO40 SYSTEM

BIO40:
For up to 4" Caliper Trees
(4) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manila rope
(4) "Tool-Free" Tension Bars™
(4) Biodegradable Arrowhead Anchors (4 ¾" x 4 ½")

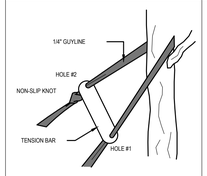


FIGURE 1

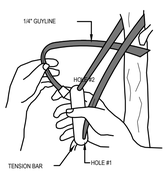


FIGURE 2

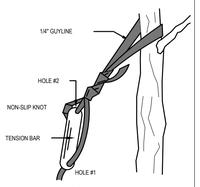
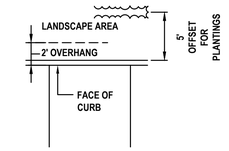


FIGURE 3

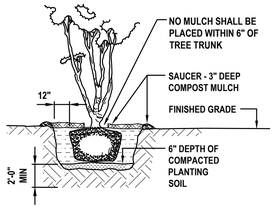
NOTE: TREE STAKING IS ONLY FOR MEDIUM AND LARGE TREES

PHONE: (352) 735-7411 EMAIL: info.treefrogep@gmail.com



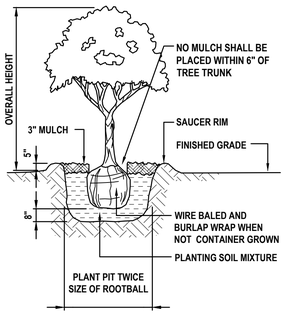
TYPICAL OVERHANG SPACE WITH HEDGE DETAIL

NOT TO SCALE



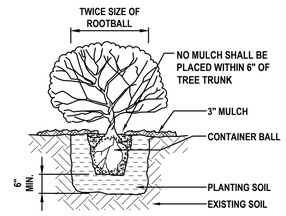
MULTI-TRUNK PLANTING DETAIL

NOT TO SCALE



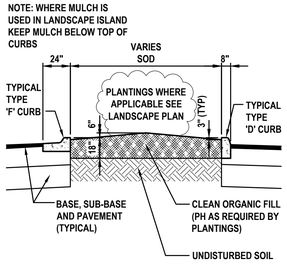
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



ISLAND PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. MULCH SHALL BE PINE BARK, INSTALLED A MINIMUM OF 3" THICK AFTER SETTLEMENT, IN ALL PLANTING AREAS.
3. SOD SPECIFIED AS ST. AUGUSTINE SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 75% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. *THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.*
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL PLANTING BEDS SHALL BE TREATED WITH HERBICIDE. USE AS DIRECTED BY MANUFACTURERS.
9. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
10. 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLAN AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING TREE FROG STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM DIAMETER MULCHED RING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL SPECIFICATIONS MUST BE AS SPECIFIED OR GREATER.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
28. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
29. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
30. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF DBH.
31. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
32. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DESIGN-BUILD OF ITS IRRIGATION PIPING AND HEADS TO PROVIDE A LOOPED SYSTEM WITH A 2" MINIMUM SIZE. AN IRRIGATION PLAN SHALL BE PREPARED AND PROVIDED TO CITY STAFF.
33. CONTRACTOR SHALL ENSURE ANY/ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.

REVISIONS

DATE	DESCRIPTION
09/12/24	REV PER 9/11/24 VCS
12/20/24	REV PER VC COMMENTS
01/07/25	REV PER 11/08/24 CITY
02/18/25	REV PER 02/05 SJRWMD
02/24/25	REV PER 2/04 COUNTY
	& 2/07 NSBU COMMENTS
05/30/25	REV PER 3/05 COUNTY
	& 3/19 NSBU COMMENTS
07/08/25	REV PER 7/02 NSBU &
	6/11 COUNTY, & TREES
08/20/25	REV PER 8/18 COUNTY
09/16/25	REV PER 8/28 COUNTY
12/02/25	REV SITE ENTRANCE

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2025.12.06 08:51:36 -05'00'

REGISTERED LANDSCAPE ARCHITECT RICHARD L. POORE LA533 STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LANDSCAPE DETAILS & NOTES

FLAGLER DUNES
1070 10TH STREET
NEW SMYRNA BEACH, FLORIDA 32168

PROJECT No:	240213
DATE:	AUGUST 30, 2024
DESIGN BY:	RLP
DRAWN BY:	WRW
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:
L200

Volusia County
FLORIDA

Public Works Department
Development Engineering

August 18, 2025

Roger Strcula, PE
UPHAM, Inc.
265 Kenilworth Ave.
Ormond Beach, FL 32174

Re: Flagler Dunes – 10th Street, NSB
Use Permit No. 2024-P-USE-0847

Dear Mr. Strcula:

Volusia County staff has reviewed the above referenced Use Permit and provides the following comments. You are requested to respond to all comments in writing and make all necessary revisions prior to the next submittal. Please reference the above Use Permit number with any resubmittal.

1. Volusia County Traffic Engineering has reviewed your application and provides comments. A copy of the memorandum dated August 15, 2025, is attached for your use.

2. Per Traffic Engineering, the curb sawcut lengths do match on Sheets C200 and C401. Please verify the proposed width and ensure pavement runoff remains confined to the proposed curb.

3. Daine Bauer, Senior Engineering Inspector, has reviewed the estimate for the total construction cost for the work in the Volusia County right-of-way and provides comment. Please provide line items for density testing, reflectivity testing reports, as-builts, asphalt paving work within the right of way, and add adjust value of cost estimate as required for above added line items. Mr. Bauer may be contacted at (386) 804-5726 if you have any questions. Please correct and adjust pricing accordingly. Once approved, the estimate shall be the basis for determining the following:

   a. Per LDC Sec. 72-691(d)(6), a guarantee of completion (Performance Guarantee) shall be necessary in the amount of one hundred fifteen (115) percent of the total construction cost. The Performance Guarantee, secured as specified in LDC Sec. 72-656(a)(1), will need to be submitted prior to final approval and issuance of the Use Permit.

   b. An inspection fee will be necessary in the amount of 2% of the total construction cost. The inspection fee will need to be submitted prior to final approval and issuance of the Use Permit.

4. Additional comments will be required once revised plans have been submitted for review.

A PDF copy of the revised signed and sealed construction plans and supporting documentation needs to be provided for the future submittal. Please feel free to contact my office at (386) 736-5926 if you have any questions or require additional information.

Sincerely,



Joe Spiller
Civil Engineer II

C: Tadd Kasbeer, P.E., County Engineer
Storm Kazmierczak, P.E., Assistant County Engineer

INTER-OFFICE MEMORANDUM

Volusia County
FLORIDA

TO: Storm Kazmierczak, P.E.
Assistant County Engineer

DATE: August 15, 2025

THROUGH: Omar Atallah
Civil Engineer II

REF NO: 2024-P-USE-0847
RSN: 1227671

FROM: Ezequiel Cordero
Engineering Assistant

SUBJECT: Flagler Dunes Townhomes

LOCATION: 1070 10th St., New Smyrna Beach, FL

As requested, the Traffic Engineering Division has examined the subject Use Permit application and provides the following comments:

1. Please revise the proposed crosswalk to be 10' at the signal running North and South.
2. Due to the existing signal phasing operation and lane configuration, and to minimize the risk of increased future U-turn demand, installation of a "No U-Turn" sign will be required.
3. In lieu of extending the sidewalks to the property boundary along the frontage of 10th Street, please pay into the Sidewalk Fund at $35/lf. Please note that the County is currently discussing an increase to the per-linear-foot rate for contributions to the Sidewalk Fund. Additionally, please remove the proposed sidewalk along 10th St., except for at the ramp/crosswalk location. Please provide an estimate based on the property frontage minus the width of the proposed ramp at the crosswalk and the proposed driveway width.

CC: Tadd Kasbeer, P.E., County Engineer
Joe Spiller, Civil Engineer II
Anthony Taylor, Civil Engineer I

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

V-11-25: 804 SANDPIPER STREET, A VARIANCE TO ALLOW A SCREEN ENCLOSURE TO BE LOCATED 5.0' FROM THE REAR PROPERTY LINE

February 2, 2026

Background:

A. Applicants and Property Owners: Michael and Paula Gibson, 1414 McAdoos Lane, Kingston, Ontario, Canada

B. Requests: A setback variance of 2.5’ to allow a 54.7'-long screen enclosure to be located 5.0’ from the rear property line, a variance of 2.5'.

C. Site Information: The subject property is located at **804 Sandpiper Avenue**, New Smyrna Beach, FL 32169

D. Parcel I.D. #: 7427-02-00-0210

E. Exhibits:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Site Plan
Exhibit D: Non Objection Form Signed by Neighbors

Findings:

A. The subject parcel is located between Saxon Drive and Schoolway Avenue on the north side of Sandpiper Avenue. The rear yard of the parcel is the cul-de-sac at the southern end of Forest Circle, with a small portion of the yard backing up to the house at 3 Forest Circle. The applicant proposes installing a 56'-8" long screen enclosure 5.0' from the rear property line. The rear and side setbacks for structures in the R-2 zoning district are 7'.5. The screen enclosure at its highest point in 12'.

B. The sides of the screen enclosure are proposed within the 7.5' setback, however, per LDR Section 505.A, "no such nonconforming structure may be altered or enlarged, except that where an enlargement or alteration is proposed in required yard space which contains an existing nonconforming structure, *and where the existing setback is five feet or greater, the enlargement or alteration of the said nonconforming structure may be permitted so long as the existing setback is not further reduced by the enlargement or alteration,* and provided all other applicable district regulations are complied with." Thus the only setback variance required is along the rear property line.

C. Per the R-2 zoning regulations regarding screen enclosures; as an exception to the

maximum building coverage provision any parcel may be allowed an additional ten percent building coverage for only a screen pool enclosure if the following conditions are met:

1. A screen pool enclosure shall only cover the swimming pool and surrounding pool deck and shall have a roof and walls consisting entirely of screening; and
2. There shall be no variances granted to exceed the maximum building coverage or additional coverage allowed for screen enclosures.

The screen enclosure's dimensions bring the coverage very close to the 50% maximum, but do not exceed it, thus this requirement too has been met.

D. The LDR requires variance requests to meet all of the following criteria. The applicant's responses are italicized, Staff's responses are in bold, following each criterion.

1. Special circumstances exist which are peculiar to the subject property owners' land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings in the same district or vicinity.

The requested variance applies specifically to the rear lot line, where there are no neighboring properties. As such, the enclosure will have no adverse impact on adjacent landowners and will maintain the overall character and intent of the zoning by-law.

When the pool was installed, its layout was determined by a highly recommended contractor with over 35 years of experience in the community. We relied on his professional opinion, and the design renderings he provided were compelling in their vision of an open, aesthetically pleasing space. While we initially had reservations, we deferred to his expertise and chose to follow his plan. In hindsight, we regret not listening to our instincts, as the absence of an enclosure has rendered the pool area unusable for our family due to environmental factors.

Had we been residents of the community for a longer period of time, we would have recognized the discomfort caused by insects and adjusted the design by narrowing the pool by approximately 2.5 feet to conform fully to the by-laws. The proposed enclosure is therefore necessary to ensure the pool can be safely and practically enjoyed, while preserving the established character of the neighborhood and without impacting any adjacent properties.

In this instance, the area of the yard that is proposed for the screen enclosure is largely along a cul-de-sac, thus the impact is relatively minimal- instead of a house to the rear

of the subject parcel, there is a cul-de-sac, and where there is private property, it is in a corner of the yard that has a significant number of trees. Further, the lot is not a standard rectangular shape; it is more of a parallelogram. The layout requires the screen enclosure to not be rectangular as well, which further exacerbates the difficulty of erecting a conforming screen enclosure. Besides the 2.5' encroachment into the setback, the structure will not add any additional impervious surface and meets all the technical requirements of the LDR. This criterion has been met.

2. Strict application of the provisions of the Land Development Regulations would deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district or may preclude a benefit to the community in general.

The strict application of the setback requirements would deprive the applicant of reasonable use and enjoyment of the property in a manner that is commonly available to other homeowners within the same zoning district. The requested variance seeks approval for the installation of a screened pool enclosure, which will enhance safety, reduce maintenance demands, and allow for year-round usability of the pool area.

Granting this variance will not negatively impact neighboring properties. On the contrary, it will provide a community benefits by supporting safe, attractive, and well-maintained residential improvements that are consistent with the character of the surrounding neighborhood. The enclosed pool will also offer protection against unwanted insects, thereby improving the health, comfort, and enjoyment of the applicants and their guests.

For these reasons, the requested variance represents a reasonable and appropriate accommodation that balances the intent of the setback requirements with the practical needs of the property owner, while maintaining harmony with the neighborhood and advancing the public interest in safe and appealing residential development.

Screen enclosures are quite common over pools in coastal Florida, particularly along the waterways, where biting insects tend to live and breed. In this instance, it seems the applicant took the advice of the pool contractor and designed a pool that does *not* allow a screen enclosure to be added onto the existing deck without a variance. Given the fact that the screen enclosure does not affect a neighbor to the rear, the lack of a screen enclosure would deprive the subject property owner of reasonable rights to other property owners in the district. This criterion has been met.

3. The special circumstances and conditions that exist do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner(s) created, to any degree, the hardship that is the subject of the variance request.

The special circumstances and conditions related to this request do not arise from any actions of the applicant that created the need for a variance. While the applicant did install the pool, the limited size and layout of the backyard restricted placement options. The small lot dimensions and the existing location of the home necessitated positioning the pool in a manner that minimizes available space for an enclosure within the required setbacks.

This is a unique situation; the applicant went with what the pool contractor recommended against their own wishes. Once completed and the property owners attempted to enjoy their new pool and pool deck, they quickly realized that they should have gone with their own instincts. Thus while the situation was created by the current property owner, they relied upon a pool professionals judgement when it came to the pool type and location, and quickly came to regret it. Thus while the owner technically created the conditions, it was not their intent. This criterion has not been met, however, the screen enclosure would be close to the cul-de-sac, and would not be directly behind someone else's house.

These site constraints are inherent to the property and not the result of any unreasonable or self-imposed action by the applicant. As outlined in response to Question One, the professional pool contractor was steadfast in his design approach, resulting in a pool layout that did not allow for a future enclosure without a variance.

4. That granting of the variance will not cause substantial detriment to the public welfare or impair the purposes and intent of this Ordinance.

Granting this minor variance will not result in any substantial detriment to the public welfare, nor will it impair the purposes and intent of the Land Development Regulations. The proposed pool enclosure has been thoughtfully designed to complement the existing residence and harmonize with the surrounding neighborhood, while maintaining safe and appropriate separation from adjoining properties.

The variance requested applies only to the rear property line, which shares no adjoining neighbors. All property lines that do share neighbors remain fully conforming and require no variance. This distinction ensures that the request is both minimal in scope and respectful of neighboring properties. In addition, signed approvals have been received from adjoining neighbors in support of the project, demonstrating consensus and community acceptance. Approval is necessary due to the lot's limited size and layout, and will provide several benefits, including enhanced safety, improved appearance, and increased property value. Importantly, the proposed enclosure will not negatively impact neighboring properties or alter the established character of the community. For these

reasons, approval of this variance is both reasonable and consistent with the goals of responsible land use and neighborhood integrity.

As noted above, the screen enclosure is largely across from a cul-de-sac, and only a small portion of the yard is in someone else's side yard. That neighbor signed a letter provided by the applicant (Exhibit D) that notes that he does not object to the screen enclosure being located where it is proposed. No impact to the public welfare is apparent, and in this instance the request will not impair the purpose and intent of criterion #4. This criterion has been met.

5. That granting of the variance will not constitute a grant of special privilege that is denied by the Land Development Regulations.

Granting this variance will not constitute a special privilege denied to other properties within the district. The request arises from unique site conditions - including the limited lot size, the placement of the existing home, and the modest pool footprint- which collectively restrict the ability to comply with current setback requirements. The variance sought is consistent with the intent of the Land Development Regulations and aligns with similar considerations granted to other homeowners facing comparable lot constraints. Importantly, immediate neighbors have reviewed and signed in support of this request, underscoring that the proposed variance poses no adverse impact to surrounding properties. Approval will simply allow for the reasonable use of the property in a manner harmonious with the character of the neighborhood and surrounding residential development.

Given the circumstances, this will not be a grant of special privilege. The request is relatively minor, there will be virtually no impact to neighboring properties with the enclosure being five feet from the property line. This criterion has been met.

Recommendation:
While the applicant did have a pool constructed too close to the rear property line to allow for a screen enclosure without encroaching into the rear yard setback, the impact to the surrounding community would be minimal. Staff cannot recommend approval, but agrees that the impact to the surrounding community would be minimal.

Fiscal Analysis:
N/A

Strategic Plan Item:

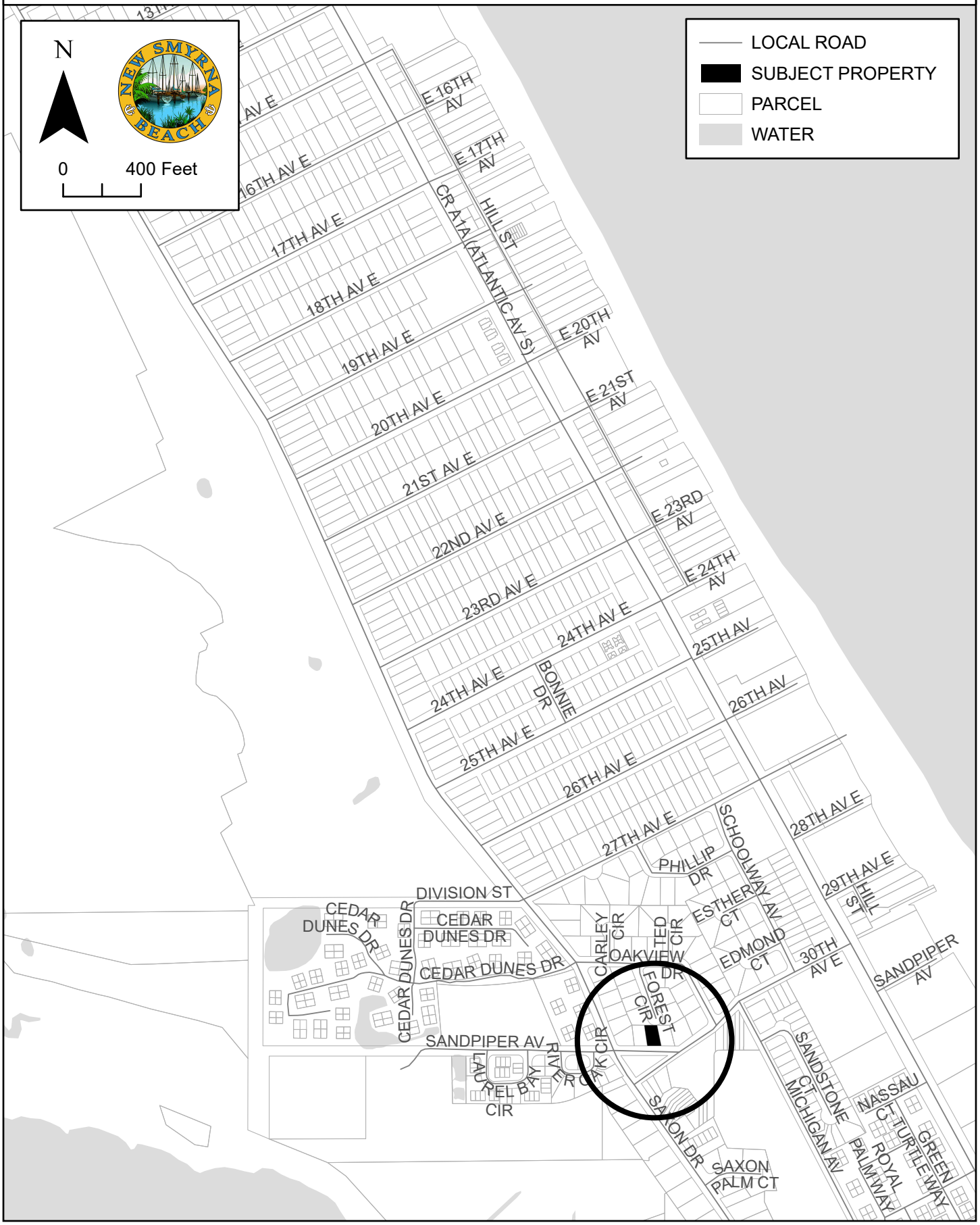
No

Staff Report Created By: Jake Baker - Senior Planner

Attachments:

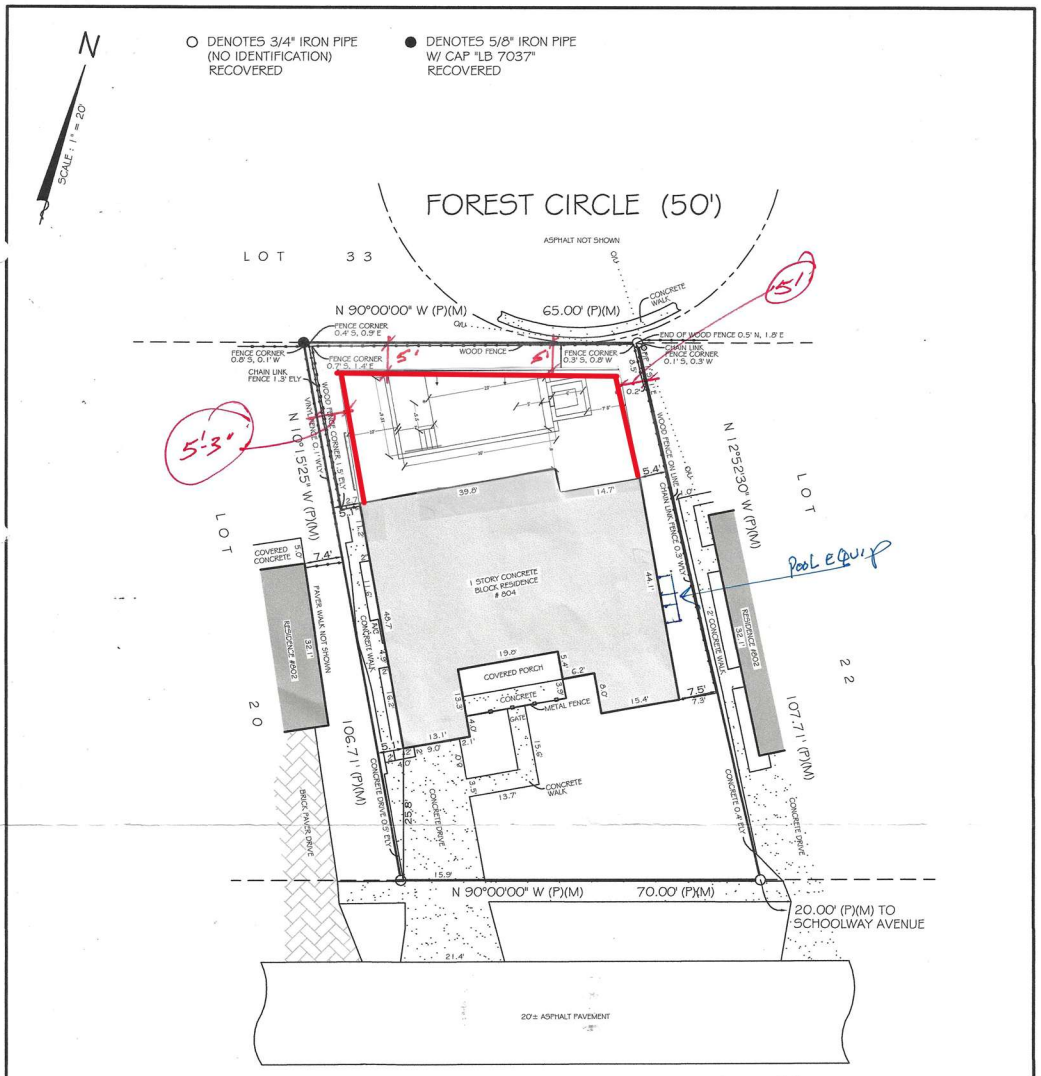
Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Proposed Location of Screen Enclosure.pdf
Exhibit D Neighbors without objection.pdf

V-11-25: 804 SANDPIPER STREET
PARCEL: 7427-02-00-0210 LOCATION MAP



V-11-25: 804 SANDPIPER STREET
PARCEL: 7427-02-00-0210 AERIAL MAP





PLAT OF BOUNDARY SURVEY OF

Lot 21, SHADY OAKS SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 25, Page 88, of the Public Records of Volusia County, Florida.

SURVEYOR'S NOTES & SURVEY REPORT:

1. Legal description provided by client or agent of client.
2. Bearings per plat and based on the Easterly line of subject property as being N 12 degrees 52' 30" W.
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record. Per Florida Statutes Chapter 5J-17 surveyor is not responsible for any easements that are not provided to him except those shown on the plat of record.
4. This sketch of survey is subject to any facts that may be disclosed by a full and accurate title search.
5. This sketch of survey prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
6. Underground utilities and features not located.
7. Dimensions are shown in feet and decimals thereof.
8. Drawing distance between features such as walls or fences and property line may be exaggerated for clarity.
9. Features shown by symbol are not to scale.
10. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND & ABBREVIATIONS

(P) Plat	PC Point of Curvature	CL Centerline	Δ Delta
(D) Description	PT Point of Tangency	P/L Property Line	R Radius
(M) Measured	PP Power Pole	RCP Reinforced Concrete Pipe	L Arc Length
(C) Calculated	O/U Overhead Utilities	CMP Corrugated Metal Pipe	C Chord
(PR) Prorated	A/C Air Conditioner	TBM Temporary Bench Mark	T Tangent
(R) Radial	R/W Right of Way	O.G Existing Elevation	Cb Chord Bearing
(NR) Non-Radial		D.O.T. Department of Transportation	
POC Point of Commencement		USC & GS United States Coast & Geodetic Survey	
POB Point of Beginning		NGVD National Geodetic Vertical Datum	
DNR Department of Natural Resources		F.I.R.M. Federal Insurance Rate Map	

Survey Type	Survey Date	Job Number	PC	Calc.	Draft	Ck
Specific Purpose						
Sketch of Description						
Topographic						
Boundary	11-26-19	11-19-003	KC	AC	MA	AC
Foundation						
Final						
Plot Plan						
Added Pond						
Revised						

Allen Campbell & Associates, Inc.

Professional Surveying & Mapping

308 North Causeway,
New Smyrna Beach, FL
32169

Office: (386) 426-2215

No instruments of record reflecting easements, right-of-way and or ownership were furnished to this surveyor, except as shown. There may be additional restrictions and/ or other matters that are not shown on this plat of survey that may be found in the Public Records of this county, no underground installations or improvements have been located except as shown. If location of easements or right-of-way of record, other than those on record plats, is required, this information must be furnished to the surveyor and mapper, per Florida Statute 5J-17

The term certified as used on this survey is for the exclusive use of the parties listed on the survey. It is also understood to be the professional opinion of the surveyor and the firm, said opinion based on his best knowledge, information and belief, and as such, does not constitute a guarantee or warranty, either expressed or implied. This surveyor and firm, does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis for this surveyor's opinion. Additions, deletions, or revisions to survey maps or reports by other than the signing party is prohibited without written consent of the party, per Florida Statute 5J-17

This survey is protected by copyright and is certified only to the people listed above and only for the particular transaction. Any use or reproduction of the survey without the express permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No person other than those listed should rely upon this survey.

I hereby certify that this plat of survey of the subject property is to the best of my knowledge, belief and information true and correct as surveyed under my supervision on the dates shown hereon. I further certify that said survey meets the minimum technical standards per F.A.C. 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, according to the Florida Statute 5J-17, subject to any qualifications noted hereon.

M. Allen Campbell PSM #6176 Certificate of Authorization #7220

Scale :	1" = 20'	Map effective: 09-29-2017	This property is in Flood Zone(s) : X
File :	SHADY OAKS SUBDIVISION	This location determined by scaling F.I.R.M. Community Panel :	125132 0544 J
Prepared for :	JACK & LOUISE VEATCH	Map number :	12127 C0544 J

Mike Gibson 804 Sandpiper Ave New Smyrna Beach, FL

Dear Neighbor,

I hope this note finds you well. My name is Mike Gibson, and I'm the new owner of the home at 804 Sandpiper Ave. Over the summer, I had a pool installed and, at the time, I didn't fully appreciate the value of a screen enclosure. Now that I've had a chance to spend time here, I've quickly realized how much nature likes to join us — from leaves and twigs to insects and other surprises — and how challenging it can be to keep the pool clean and enjoyable.

Since I'm only able to be here part of the year, I worry that the upkeep will become overwhelming during the months I'm away. A screen enclosure would make a big difference in maintaining the pool and creating a more comfortable outdoor space for my family and guests.

To move forward with this, I need to request a variance from the City of New Smyrna Beach Planning Committee. I've been advised to reach out to my neighbors for support, and I would be truly grateful if you'd consider signing this letter to help me with the process.

Thank you so much for your time, understanding, and support. It means a lot to me as I settle into the neighborhood.

Warm regards,

Mike Gibson

OWNER	ADDRESS	SIGNATURE
MINKIN STEVEN J	218 GYPSY PALACE LN	House is Vacant.
BEHRENS-QUINTANA JEANETTE	802 SANDPIPER AVE	
NEWLON ARTHUR W	806 SANDPIPER AVE	
BROMLEY JOHN	4 FOREST CIR	
DEARWESTER WILLIAM T	3 FOREST CIR	

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

NOMINATE AND VOTE ON 2026 PLANNING AND ZONING BOARD VICE CHAIRPERSON.

February 2, 2026

Background:

Planning and Zoning board members shall make nomination and vote on the 2026 Vice Chairperson.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator