

ORDINANCE NO. 2005 - 45

AN ORDINANCE OF THE CITY OF DELAND, FLORIDA, CHANGING THE ZONING FROM CITY OF DELAND R-12, MULTIPLE FAMILY DWELLING TO PD, PLANNED DEVELOPMENT DISTRICT, ON DESCRIBED PROPERTY LOCATED ON THE SOUTHEAST CORNER OF NEW HAMPSHIRE AVENUE AND CLARA AVENUE; APPROVING A DEVELOPMENT PLAN FOR 89 APARTMENT UNITS, A RESIDENTIAL PLANNED DEVELOPMENT CONSISTING OF APPROXIMATELY 7.5 ACRES OF PROPERTY; DIRECTING A CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT APPROVAL ON A DETERMINATION OF CONCURRENCY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Central Management Corporation C/o Robert Guirlinger, owner (hereinafter referred to as "Applicant"), owns a 7.5 acre parcel of land located on the southeast corner of New Hampshire Avenue and Clara Avenue, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, Applicant has applied for a change of zoning from the present zoning classification of City of DeLand R-12, Multiple Family Dwelling, to PD, Planned Development District; and

WHEREAS, said rezoning as a PD District is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

WHEREAS, Applicant has submitted an application for approval of a development plan for the Clara Place Apartments PD to encompass all of the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the low density residential land use designation which: encourages intensified development in outlying or newly developed areas for a variety of commercial and office needs; encourages clustering of new development to promote shared facilities and access and to discourage linear development along collector and arterial level roadways; permits energy and cost effective delivery of services; and, requires properly designed ingress and egress to avoid undue traffic hazards or congestion;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:**

**Section 1.** The City Commission has held a public hearing to approve the change of zoning from City of DeLand, R-12, Multiple Family Dwelling, to PD, Planned Development District.

**Section 2.** Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as PD, Planned Development District.

**Section 3.** The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Report, Narrative, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

01/09/2006 03:25 PM  
Instrument# 2006-004203 # 1  
Book: 5741  
Page: 1948

**Section 4.** The approved Development Plan for the Clara Place Apartments PD, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

**Section 5.** The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

**Section 6.** At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

**Section 7.** Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

**Section 8.** The City Commission may rezone any portion of the Project which has not obtained a certificate of occupancy within five years from the date of adoption of this Ordinance.

**Section 9.** Prior to the issuance of a building permit for any nonresidential development, Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, parking, utilities and stormwater.

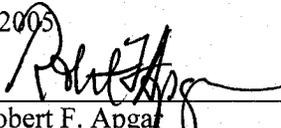
**Section 10.** The City Engineer, Planning Director and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

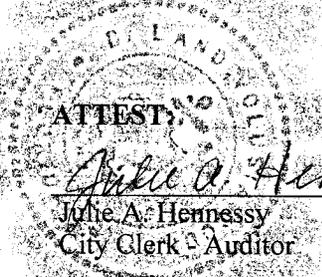
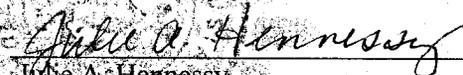
**Section 11.** No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, subdivision and site plan approval shall be subject to a determination of concurrency.

**Section 12.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 13.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 18th day of July, 2005

  
Robert F. Apgar  
Mayor - Commissioner

  
**ATTEST:**  
  
Julie A. Hennessy  
City Clerk - Auditor

Passed on first reading: July 6, 2005  
Adopted on second reading: July 18, 2005

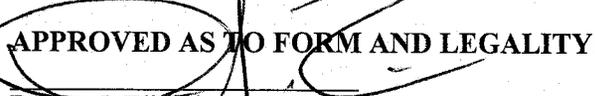
**APPROVED AS TO FORM AND LEGALITY:**  
  
Darren J. Ekind  
City Attorney

Exhibit "A"

LEGAL DESCRIPTION.

DESCRIPTION: (AS FURNISHED)

THE NORTH 1/2 OF LOT 9, JOHN CRANOR'S SUBDIVISION, A SUBDIVISION ACCORDING TO  
MAP BOOK 5, PAGE 178 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

THE EAST 329.75 FEET OF THE WEST 354.50 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA  
COUNTY, FLORIDA, LESS THE NORTH 35 FEET THEREOF

Ex. B

MODEL PD PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE: Z-05-06, Application of

CENTRAL MANAGEMENT COMPANY

ORDINANCE # 2005-45

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM R-12 TO

CLARA PLACE APARTMENTS PD (PLANNED DEVELOPMENT) *(see below)*

The application of Central Management Company, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on July 6<sup>th</sup>, 2005.

Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Community Development, and other Departments and agencies of DeLand, Florida; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on June 15<sup>th</sup>, 2005, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

A. That the application of Central Management Company was duly and properly filed herein on April 14, 2005 as required by law.

Received

NOV 17 2005

Planning & Zoning

1 B. That all fees and costs which are by law, regulation, or Ordinance required  
2 to be borne and paid by the applicant have been paid.

3  
4 C. That the applicant is the owner of a 7.5 acre parcel of land which is situated  
5 in DeLand, Florida. This parcel of land is described more particularly in the survey and  
6 legal description, a true copy of which is attached hereto as Exhibit "A".

7  
8 D. That the Applicant has complied with the concept plan provision as required  
9 by Land Development Regulations Ordinance # 2002-09, as amended.

10  
11 E. That the Applicant has complied with the "Due Public Notice" requirements  
12 of the City Commission, Land Development Regulations Ordinance # 2002-  
13 09 , as amended.

14  
15 FINDINGS REGARDING REZONING

16  
17 A. That the Applicant has applied for a change of zoning from the present  
18 zoning classification(s) of the parcel described in Exhibit "A" from R-12 to (PD) (Planned  
19 Development).

20  
21 B. That the said rezoning to PD is consistent with both the City of DeLand  
22 Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of  
23 the City of DeLand Land Development Regulations Ordinance # 2002-09, as amended,  
24 and does promote the public health, safety, morals, general welfare and orderly growth of

1 the area affected by the rezoning request.

2

3 NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF  
4 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY  
5 COMMISSION CHAMBERS, 121 WEST RICH AVENUE, DELAND, FLORIDA, THIS 18th  
6 DAY OF JULY, A.D., 2005, AS FOLLOWS:

7

8 A. That the Application of Central Management Company for the rezoning of the  
9 subject parcel is hereby granted.

10

11 B. That the zoning classification of the subject parcel described in Exhibit "A"  
12 attached hereto is hereby amended from R-12 to \_PD as described in Article VII of the City  
13 of DeLand, Land Development Regulations Ordinance # 2002-09, as amended.

14

15 C. That the Official Zoning Map of the City of DeLand, is hereby amended to  
16 show the rezoning of said parcel to Medium Density Residential \_PD.

17

18 D. That the City of DeLand Land Development Regulations Ordinance # 2002-  
19 09, as amended, is consistent with the provisions of the "Development Agreement" as  
20 hereinafter set forth in this Ordinance and with respect to any conflict between Land  
21 Development Regulations Ordinance # 2002-09, as amended, and the "Development  
22 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No.  
23 02-09, as amended, shall govern with respect to any matter not covered by the  
24 "Development Agreement." The City of DeLand, will ensure overall compliance with this

1 Ordinance.

2

3 E. Unless otherwise provided for herein the City of DeLand, Land Development  
4 Regulations Ordinance # 2002-09, as amended, shall apply to the PD in the same manner  
5 as the R-12 zoning classification.

6

7 F. Nothing in this Ordinance shall abridge the requirements of any City of  
8 DeLand Ordinance other than Ordinance 2002-09, as amended. Timing and  
9 review procedures contained in this Ordinance may be modified to comply  
10 with the City of DeLand Land Development Regulations, Ordinance No.  
11 2002-09, as amended. Further, nothing in the Development Agreement is  
12 intended to abridge the requirements of Ordinance No. 2002-09, as  
13 amended, and any other City Ordinances.

14

15 DEVELOPMENT AGREEMENT

16

17 A. Development Concept The property shall be developed as a PD  
18 substantially in accordance with the Planned Development Plan. The Planned  
19 Development Plan shall govern the development of the property as a PD and shall regulate  
20 the future land use of this parcel.

21

22 1. Planned Development Plan The Planned Development Plan shall  
23 consist of the Development Plan Map prepared by Ashford Engineers, Inc. and dated July  
24 7, 2005 and this development agreement. The Planned Development Plan is hereby  
approved and incorporated in this Ordinance by reference as Exhibit "B". The Planned

1 Development Plan shall be filed and retained for public inspection in the Planning  
2 Department and it shall constitute a supplement to the Official Zoning Map of the City of  
3 DeLand.

4           2.     Amendments. All amendments of the Planned Development Plan,  
5 other than those deemed by the Planning Department to be minor amendments as set out  
6 in Ordinance No. 2002-09, as amended, shall require the review and recommendation of  
7 the Planning Board and action by the City Commission in the same manner as a rezoning  
8 of the parcel.

9           3.     Subdivision Approval. Not applicable.

10           4.     Final Site Plan Approval. After the Planned Development Plan is  
11 recorded, and prior to issuance of any permits for construction, including clearing and  
12 landfill, a Final Site Plan shall be prepared and submitted for review and approval in the  
13 manner required by Article 12 of the City of DeLand, Land Development Regulations  
14 Ordinance # 2002-09, as amended.

15  
16           B.     Unified Ownership. The Applicant or his successors shall maintain unified  
17 ownership of the subject parcel indefinitely beyond issuance of the final Certificate of  
18 Occupancy for the last completed building.

19  
20           C.     Phases of Development. The development will not be phased.

21  
22           D.     Land Uses Within the PD. The development of the parcel shall be  
23 consistent with the uses prescribed for each area within the proposed \_\_PD. The location  
24 and size of said land use areas are shown on the Development Plan Map, Exhibit "B". The

1 following land uses shall be allowed as permitted principal uses and structures along with  
2 their customary accessory uses and structures: The entire site will be developed as  
3 Medium Density Residential.

4  
5 E. Development Standards.

6 The property will be developed in accordance with the current Land Development  
7 Regulations as they pertain to R-12 zoning except as follows:

- 8 1. Parking: 156 parking spaces will be provided.
- 9 2. Tree Protection Area: 18%
- 10 3. Maximum Site Coverage: 44%
- 11 4. "B" Buffer: As it applies to the East Buffer will be densely planted  
12 with a combination of canopy trees and dense/large growing bushes.  
13 See landscape plan.
- 14 5. Tree Replacement: As per Applicant's approved landscape plan  
15 dated 6/30/2005.

16  
17 F. Environmental Considerations. Due to the relative small size of the parcel  
18 and type of development (rental apartments), there are no special environmental  
19 considerations.

20  
21 G. Sewage Disposal and Potable Water. Provision for sewage disposal and  
22 potable water needs of the PD will be provided in accordance with the Comprehensive  
23 Plan, Ordinance No. 2009-09 as amended, the Land Development Regulations Ordinance  
24 No. 2009-09, as amended, and State of Florida Administrative Code 64E-6.

25  
26 H. Stormwater Drainage. Provision for stormwater retention shall be in

1 accordance with the Land Development Regulations Ordinance # 2002-09, as amended.

2

3 I. Access and Transportation System Improvements. All access and  
4 transportation system improvements shall be provided in accordance with the Land  
5 Development Regulations, Ord. 02-09, as amended. The parcel shall be developed in  
6 substantial accordance with the following access and transportation system improvements:

7

8 1. Access. Two driveway entrances to the development will be provided.  
9 One entrance is to be midway along the North property line with access to West New  
10 Hampshire Ave. The other entrance is to be near the Southern end of the West property  
11 line with access to South Clara Ave.

12 2. Transportation System Improvements. The driveway entrances will  
13 meet the requirements of Volusia County, which has jurisdiction over both S. Clara Ave.  
14 and W. New Hampshire Ave. in this area. No alterations to either of these roads have  
15 been indicated by Volusia County.

16

17 J. Internal Roadways. The development will provide a system of private  
18 driveways and parking areas which will include aisle widths of 24' and parking space  
19 dimensions of 9'x18'. Handicap spaces will be provided as per the requirements of the  
20 LDR and ADA regulations.

21

22 K. Building or Property Owners Association. The property is being developed  
23 as rental apartments under one ownership and therefore does not require a Building or  
24 Property Owners Association.

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M. Reverter Provision: The City Commission may rezone any portion of the project which has not secured a (*final development order*) on or before 5 years from the effective date of this ordinance as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Commission, for good cause shown, shall extend the time period indicated in this paragraph.

N. Binding Effect of Plans; Recording; and Effective Date. The Planned Development Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and his successor in title or interest. The \_PD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article 12 of the City of DeLand Land Development Regulations Ordinance # 2002-09, as amended.

This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the City Commission, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Planning Department for placement in the public file. The date of recording of this document shall constitute the effective date of the \_PD or its subsequent amendments. The applicant shall pay all filing costs for recording documents.

DONE and ORDERED by the City Commission, City of DeLand, Florida, this  
18th day of July, 2005.

ATTEST:

City Commission of DeLand Florida

Mike Abels  
Mike Abels  
City Manager

Robert Apgar  
Robert Apgar  
Mayor

ATTEST:

STATE OF FLORIDA  
CITY OF DELAND

Julie A. Hennessy  
Julie A. Hennessy, CMC  
City Clerk - Auditor

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of  
DECEMBER, 2005 (mo/yr), by Mike Abels and Robert Apgar, as City Manager  
and Mayor, City of DeLand, respectively, on behalf of the City of DeLand,  
and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name: SUELLEN POPE

Suellen Pope

Commission No.: DD 275341

My Commission Expires: 1/20/08



Suellen Pope  
MY COMMISSION # DD275341 EXPIRES  
January 20, 2008  
BONDED THRU TROY FAIN INSURANCE, INC.

Instrument# 2006-004203 # 12  
Book: 5741  
Page: 1959



Exhibit "A"

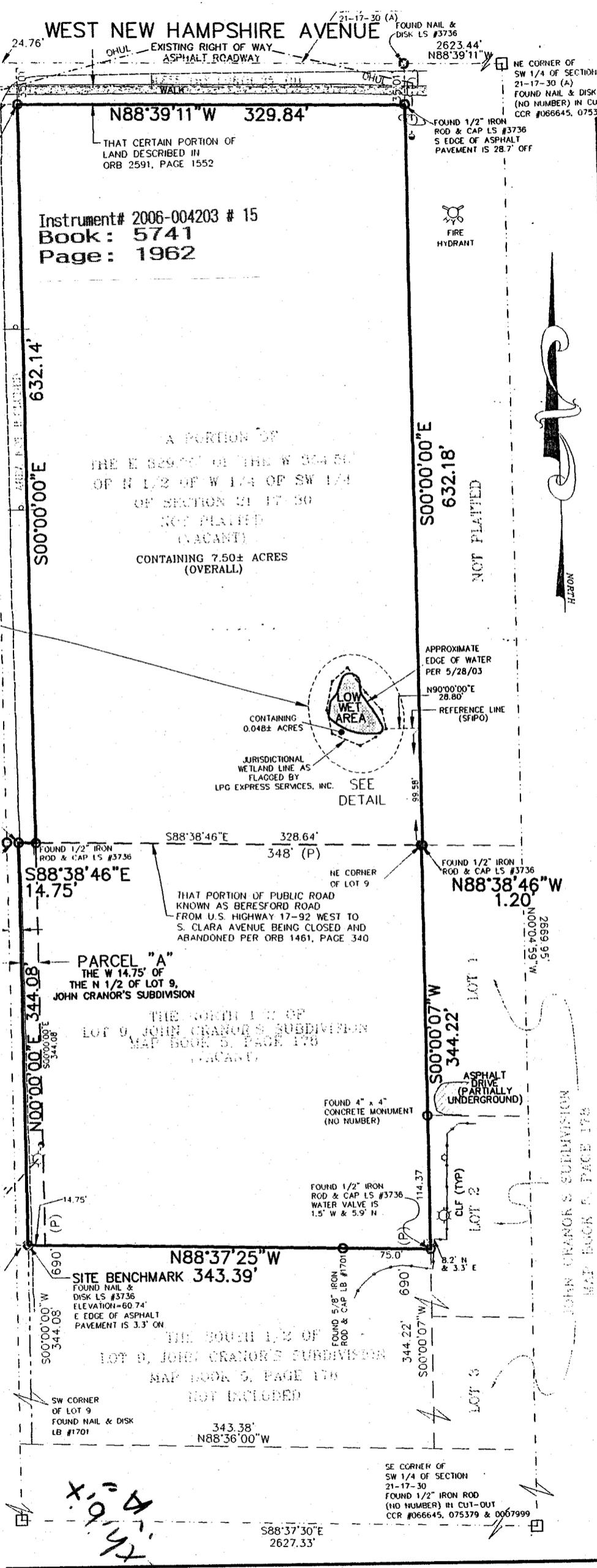
LEGAL DESCRIPTION.

DESCRIPTION: (AS FURNISHED)

THE NORTH 1/2 OF LOT 9, JOHN CRANOR'S SUBDIVISION, A SUBDIVISION ACCORDING TO  
MAP BOOK 5, PAGE 178 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

THE EAST 329.75 FEET OF THE WEST 354.50 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA  
COUNTY, FLORIDA, LESS THE NORTH 35 FEET THEREOF



**CERTIFIED T**  
**CLARA PLACE**  
**VOLUSIA COU**

**LEGEND:**

□ DENOTES FOUND MONUMENT AS DESCRIBED HEREON

○ DENOTES FOUND 1/2" IRON ROD & CAP LS #3736 (UNLESS NOTED)

(P) DENOTES PER DESCRIPTION

(M) DENOTES MEASURED

(C) DENOTES CALCULATED

(TYP) DENOTES TYPICAL

WF DENOTES WOOD FENCE

CLF DENOTES CHAIN LINK FENCE

P.O.B. DENOTES POINT OF BEGINNING

CMP DENOTES CORRUGATED METAL PIPE

PC DENOTES POINT OF CURVATURE

PT DENOTES POINT OF INTERSECTION

R DENOTES DELTA ANGLE

DA DENOTES POINT OF REVERSE CURVATURE

PRC DENOTES OVERHEAD UTILITY LINE

OHUL DENOTES PERMANENT REFERENCE MONUMENT

PRM DENOTES PERMANENT CONTROL POINT

PCP DENOTES BUILDING SETBACK LINE

B/S DENOTES AIR CONTROL SURVEY LINE

A/C DENOTES CONCRETE BLOCK WALL

CBW DENOTES EXISTING SPOT ELEVATION

7 99.90'

ON DENOTES ON SUBJECT PROPERTY

OFF DENOTES OFF SUBJECT PROPERTY

CNA DENOTES CORNER NOT ACCESSIBLE

L DENOTES ARC LENGTH

C.B. DENOTES CHORD BEARING

C.D. DENOTES CHORD DISTANCE

CCR DENOTES CERTIFIED CORNER RECORD

DBH DENOTES DIAMETER AT BREAST HEIGHT

○ DENOTES UTILITY POLE

○ DENOTES GUY ANCHOR

○ DENOTES LIGHT POLE

○ DENOTES OAK TREE WITH DBH (DIAMETER) IN INCHES

▲ DENOTES CAMPHOR TREE WITH DBH (DIAMETER) IN INCHES

— DENOTES SIGN

(SFPO) DENOTES SHOWN FOR INFORMATIONAL PROPOSES ONLY

— DENOTES CONCRETE

— DENOTES RIGHT OF WAY LINE

— DENOTES CENTERLINE

— DENOTES OVERHEAD UTILITY LINE

0° = 360°

180°

DIRECTION TO YOUR SURVEYING AND MAPPING AZIMUTH INC. SURVEYING AND MAPPING NEEDS

90°

270°

AUTHORIZATION NUMBER 6987

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SW 1/4 OF SECTION 21-17-30 BEING S00°00'00"E, AN ASSUMED DATUM.
2. I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NUMBER 120179 0270 E, DATED 12/6/00 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK U-470, ELEVATION 48.663, NGVD 1929.

**AZIMUTH SURVEYING AND MAPPING, INC.**  
 91 BROAD STREET, SUITE "A"  
 WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 5/30/2003 REVISED:

SCALE: 1" = 100 FEET

APPROVED BY: TAD

JOB NO. AZI02079

DRAWN BY: TAD

12/03/2003 JURISDICTIONAL WETLAND LINE ADDED, NO UPDATE SURVEY PERFORMED

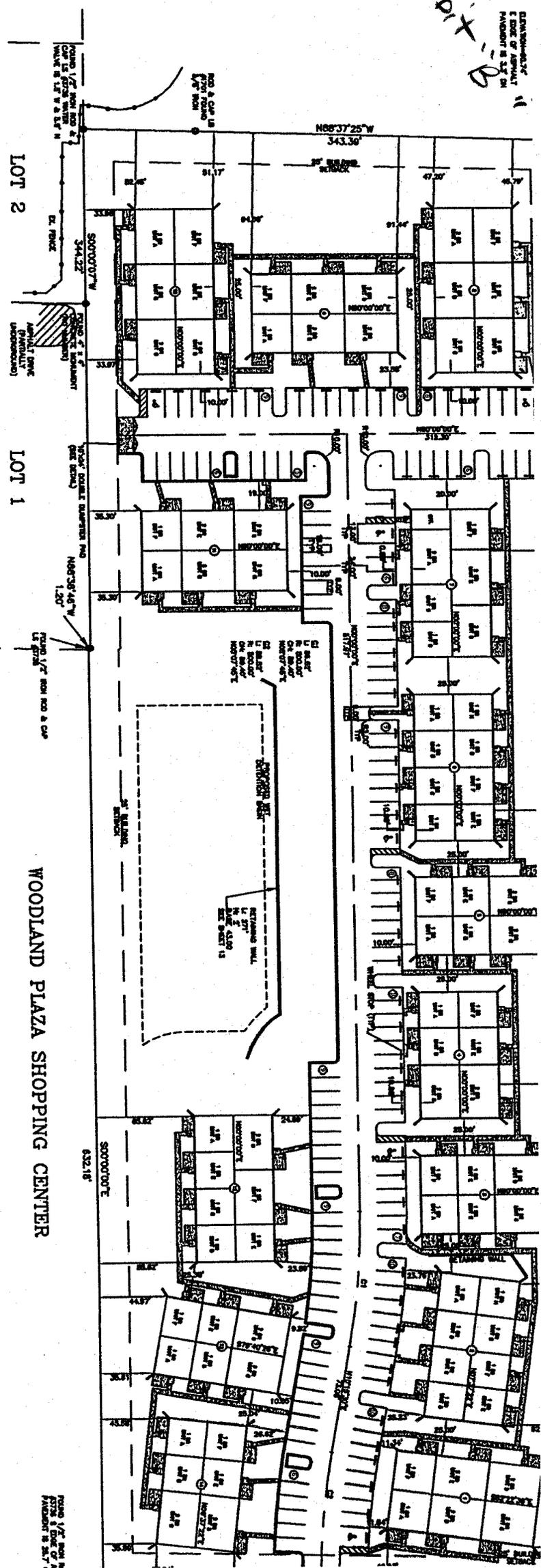
8/2/2005 PARCEL "A"

**CERTIFICATE:**  
 I HEREBY CERTIFY THAT A FIELD SURVEY HAS BEEN PERFORMED AND THE GROUND UNDER MY DIRECT SUPERVISION AND THE DRAWING IS REPRESENTATION OF SAID SURVEY. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 62S-8 OF THE FLORIDA ADMINISTRATIVE CODE. PERSONS TO CHAPTER 62S-8 OF THE FLORIDA STATUTES FOR THE FIRM

9 15 05

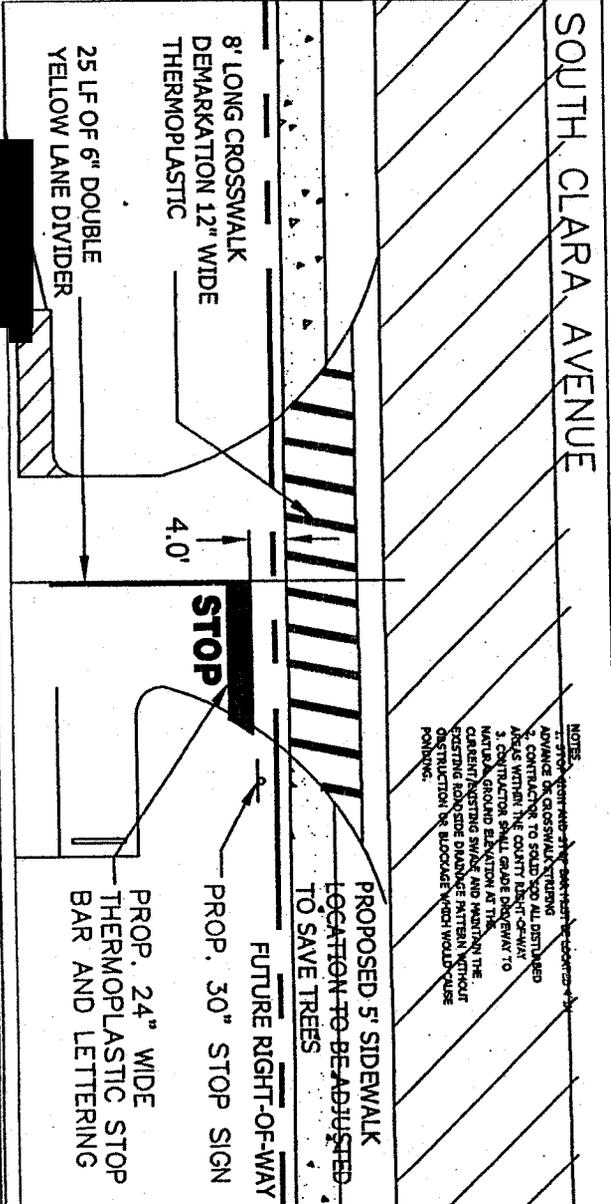
THOMAS A. DOWNS, P.S.M. #4991 DATE

EXHIBIT - B



JOHN CRANOR'S SUBDIVISION  
 MAP BOOK 5, PAGE 178  
 NOT INCLUDED

DRIVEWAY DETAIL (TYP) 1" = 10'



- NOTES:
1. STOP SIGN SHALL BE 3' ASPHALT OVER 6" OF LIME ROCK BASE
  2. CONTRACTOR TO FOLD SIGN ALL DISTURBED AREAS WITHIN THE COUNTY DESIGNSHIP TO NATURAL GROUND BEHAVIOR AT THE END OF THE CURRENT EXISTING SIGNAGE PATTERN WITHOUT RESTRICTION OF DISCREETION WHICH WOULD CAUSE POINTE.

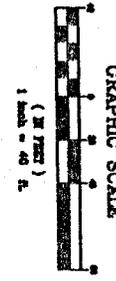
PROPOSED 5' SIDEWALK  
 LOCATION TO BE ADJUSTED  
 TO SAVE TREES

FUTURE RIGHT-OF-WAY  
 PROP. 30" STOP SIGN

PROP. 24" WIDE  
 THERMOPLASTIC STOP  
 BAR AND LETTERING

GENERAL NOTES:  
 THE CITY WILL MAINTAIN THE 5' WIDE ASPHALT UP TO THE FURTHEST FIRE HYDRANT. ALL OTHER WATER LINES WILL BE MAINTAINED BY THE DEVELOPER.  
 ALL PROPOSED SHALL BE 2' ASPHALT OVER 6" OF LIME ROCK BASE.  
 THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.  
 THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.  
 THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.

LEGEND



GRAPHIC SCALE  
 1" = 40'

- SHOULDER MARKING
- STOP SIGN
- PROP. STOP SIGN
- SHOWER CLEAN-OUT
- SHOWER SEWER MARK
- HYDRANT
- FLOW ARROW
- WATER MAIN
- MALET STRUCTURE
- REINFORCED CONCRETE
- PROP. CONTOUR
- EXIST. CONTOUR
- EXIST. ROAD SIDE

BUILDING DIM	REMARKS
94.00'	52.5'
97.25'	109.42'
109.42'	