

CIRCLE C BOAT & RV STORAGE

FINAL SITE PLAN

DAYTONA BEACH, FLORIDA

DEV 2022-020

GENERAL NOTES

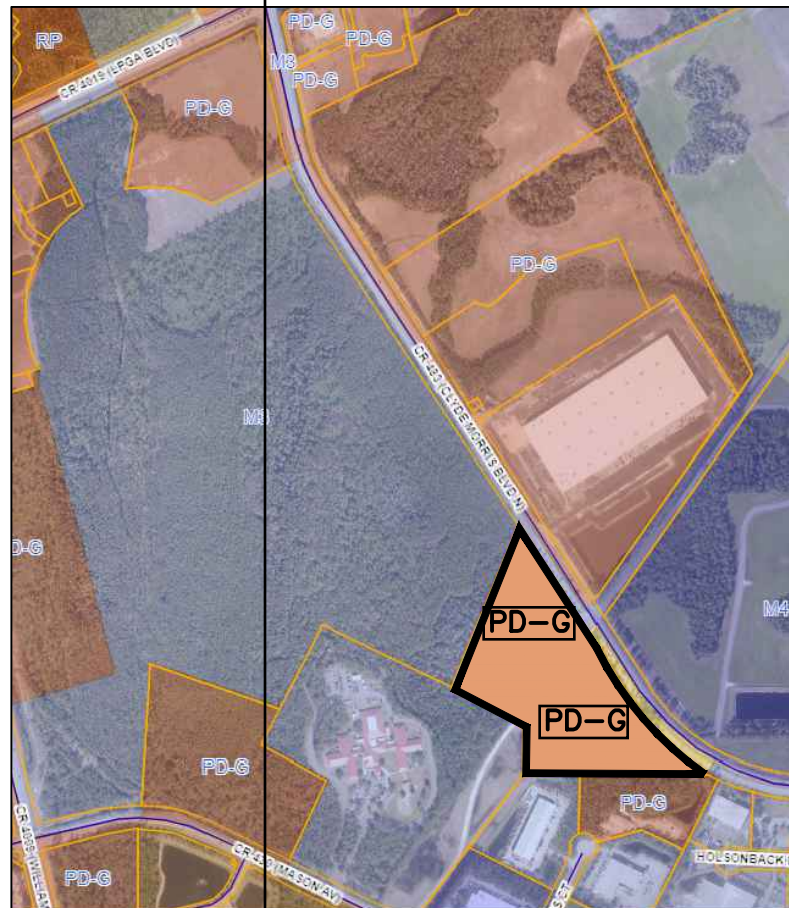
- UNDERGROUND UTILITY LOCATIONS AS FIELD MARKED BY THE FOLLOWING COMPANIES OR THEIR REPRESENTATIVES:
FLORIDA POWER & LIGHT COMPANY 300 SPRUCE CREEK ROAD
PORT ORANGE, FL 32129 (386) 322-3423
AT&T 900 N. NOVA ROAD
DAYTONA BEACH, FL 32117 (1-800-433-2770)
TIME WARNER 209 DUNLAWTON AVE
PORT ORANGE, FL 32127 (386) 257-7950
TECO PEOPLES GAS 1722 RIDGEWOOD AVE
HOLLY HILL, FL 32117 (386) 671-2238
BIGHOUSE NETWORK 1475 NOVA ROAD
DAYTONA BEACH, FL 32114 (386) 760-9941
- LOCATIONS OF EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION (I.E. SHEETING, DE-WATERING, ETC.). CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR TO COORDINATE DEMOLITION AND CONSTRUCTION WITH ALL PUBLIC AND PRIVATE UTILITY COMPANIES TO AVOID CONFLICTS AND/OR INTERRUPTIONS OF SERVICE.
- SEE IRRIGATION AND ELECTRICAL SHEETS FOR UNDERGROUND LAYOUT OF IRRIGATION MAINS, IRRIGATION ELECTRICAL CONTROL WIRE, AND UNDERGROUND ELECTRICAL SERVICE LAYOUT.
- CONTRACTOR TO PROVIDE AS BUILT DRAWINGS OF ALL IMPROVEMENTS ON 24" X 36" MYLAR, SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
- ALL PERMIT AND IMPACT FEES TO BE PAID BY DEVELOPER.
- CONTRACTOR WILL FOLLOW ALL OF THE CITY'S REQUIRED WASTE MANAGEMENT PRACTICES. ALL CONSTRUCTION, RENOVATION AND DEMOLITION ARE TO BE KEPT CLEAN AND FREE OF DEBRIS, DEBRIS AND LITTER DURING THE CONSTRUCTION, RENOVATION OR DEMOLITION PROCESS. A CERTIFICATE OF OCCUPANCY FOR A NEWLY CONSTRUCTED OR RENOVATED BUILDING SHALL NOT BE ISSUED UNTIL ALL DEBRIS AND LITTER CAUSED BY THE CONSTRUCTION OR REMODELING IS REMOVED FROM THE SITE AS PER THE CITY'S CODE OF ORDINANCES CHAPTER 28 SECTION 78-5 AND 78-8.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF PLANS, SPECIFICATIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
- EXISTING SPOT GRADES, CONTOURS AND OTHER TOPOGRAPHIC FEATURES SHOWN WITHIN THIS SET OF CONSTRUCTION PLANS WERE TAKEN FROM SURVEYS PREPARED BY SILGER & ASSOCIATES.
- ALL CONSTRUCTION IN RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITION OF DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND THE DWM UTILITIES ACCOMMODATION MANUAL.
- THERE SHALL BE NO CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIALS PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHTS OF WAY IN ACCORDANCE WITH VOLUSIA COUNTY ORDINANCE ARTICLE 1, SECTION 94-1.
- NO CONSTRUCTION ON THE PROPOSED PORTIONS OF THIS PROJECT MAY COMMENCE UNTIL A MANDATORY PRE CONSTRUCTION MEETING IS HELD WITH THE CITY, AS STATED IN THE APPROVED DEVELOPMENT ORDER FROM THE CITY OF DAYTONA BEACH. ANY CESSATION OF CONTINUOUS ON-GOING CONSTRUCTION ON THIS PROJECT OF 90 DAYS OR MORE SHALL TRIGGER A REQUIREMENT FOR ANOTHER PRE CONSTRUCTION MEETING BE HELD WITH THE CITY PRIOR TO CONTINUATION OF THE CONTINUING CONSTRUCTION.
- THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF DAYTONA BEACH'S LAND DEVELOPMENT CODE (LDC), MORE SPECIFICALLY, SECTION 7.2.M.6 FOR STORMWATER MANAGEMENT. THE PROJECT COMPLIES WITH THE STORMWATER REQUIREMENTS OF SECTION 7.2.M.6, SPECIFICALLY, "THE PEAK RATE OF DISCHARGE FROM A SITE AFTER DEVELOPMENT OR REDEVELOPMENT SHALL APPROXIMATE THE PEAK RATE OF DISCHARGE FROM THE SITE PRIOR TO DEVELOPMENT OR REDEVELOPMENT COMPUTED FOR THE 25-YEAR AND/OR 100-YEAR 24 HOUR STORMS, WITH RUNOFF RATES IN EXCESS OF 110 PERCENT OF THE PREDEVELOPMENT RATE ACCOMMODATED IN AN APPROVED MANNER ON SITE."

VOLUSIA COUNTY USE PERMIT NOTES

- 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.
- 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.
- COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LAKE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
- OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
- 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.
- 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.
- 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 FOOT DESIGN STANDARD INDEX NO. 600.
- 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.

PROJECT DESCRIPTION:

DEVELOPMENT OF 18.85 ACRE BOAT & RV STORAGE.
2 PHASE DEVELOPMENT TO INCLUDE (2) BUILDINGS
13,541 SF AND 20,760 SF, PARKING AREAS,
DRIVEWAYS, SIGNAGE, LANDSCAPE, AND IRRIGATION
IMPROVEMENTS.



ZONING MAP

EXISTING ZONING: PD-G (CIRCLE C BOAT & RV STORAGE PLANNED DISTRICT)



SOILS MAP

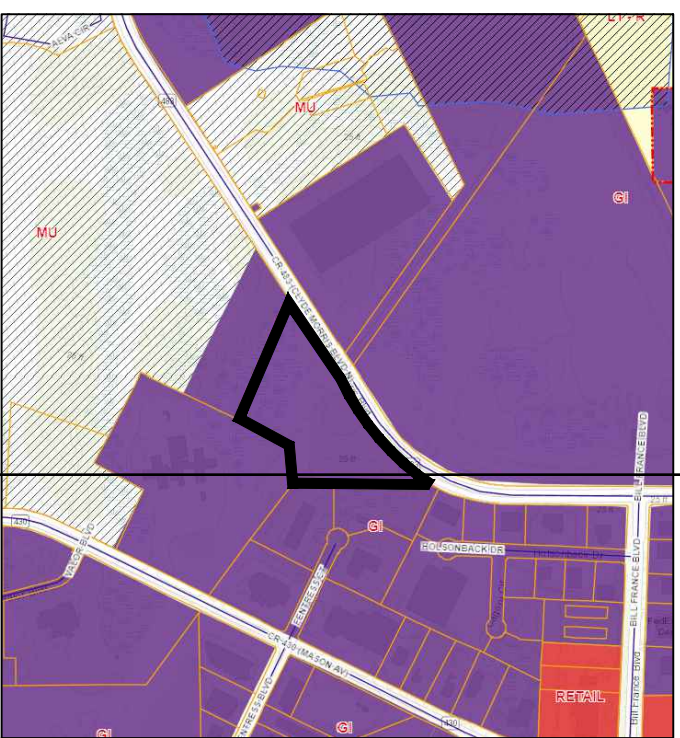
Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
49	Pomona fine sand	7.4	36.6%
50	Pomona fine sand, depressional, 10 to 2 percent slopes	3.2	15.6%
51	Pomona-St. Johns complex	9.7	47.8%
Totals for Area of Interest		20.3	100.0%

SOILS KEY



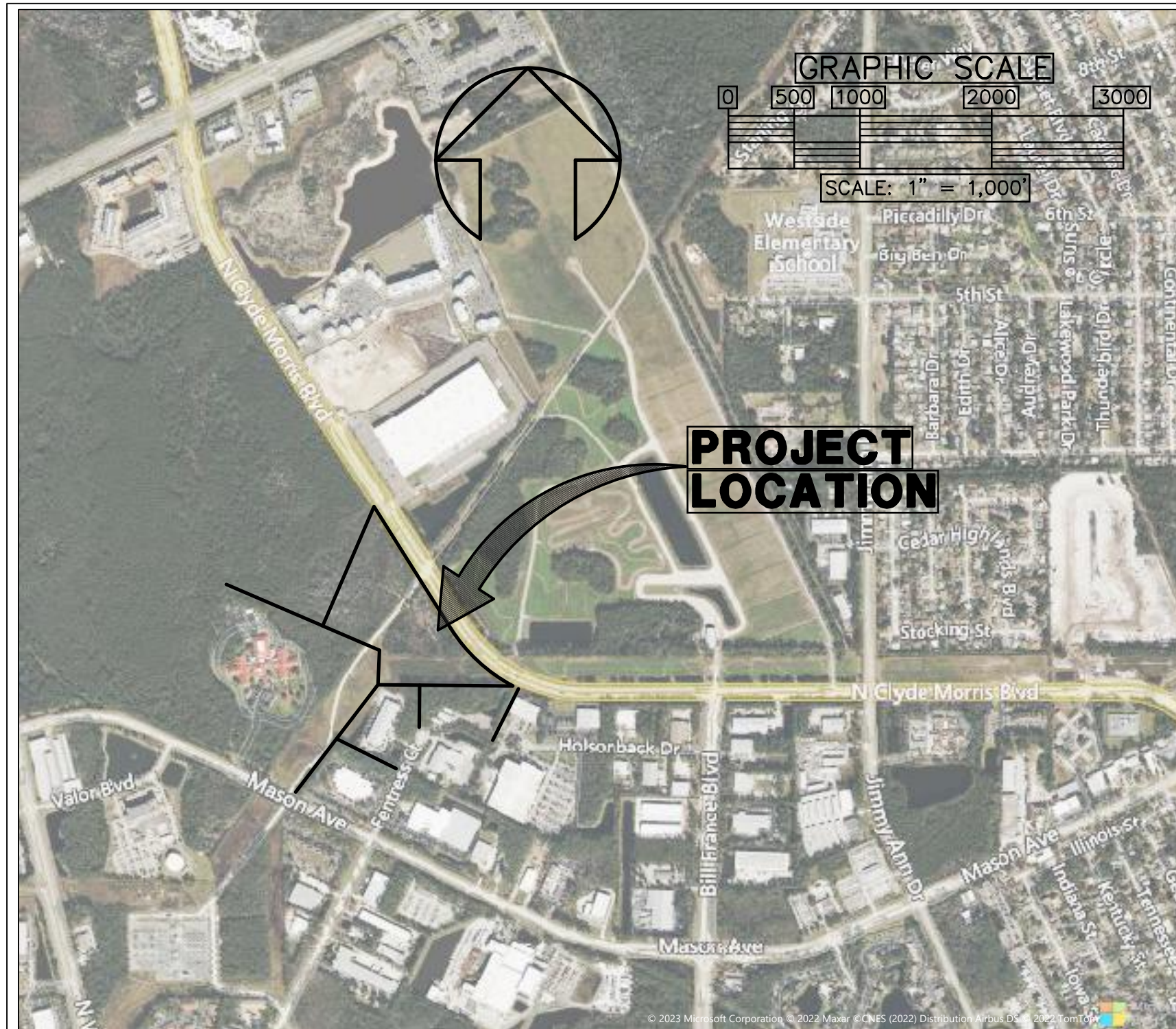
FEMA FLOOD MAP

AREA IS IN ZONE AH BFE 25 FT & ZONE X MINIMAL FLOOD HAZARD
12127C0354H EFFECTIVE FEBRUARY, 19TH 2014



FUTURE LANDUSE MAP

EXISTING LANDUSE: GI (GENERAL INDUSTRIAL)



VICINITY MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
31-35	BOUNDARY, TOPOGRAPHIC, AND WETLAND SURVEY
2	OVERALL PLAN
3	DEMOLITION/WETLAND IMPACT & EROSION CONTROL PLAN
4	SITE PLAN
5	CIVIL PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	IRRIGATION PLAN
10	IRRIGATION DETAILS
11	CLYDE MORRIS BLVD IMPROVEMENT PLAN
12-16	PAVING AND DRAINAGE DETAILS
17-17A	MAINTENANCE OF TRAFFIC DETAILS
18-19	WATER DISTRIBUTION DETAILS
20-21	REUSE WATER DETAILS
22-23	SANITARY SEWER DETAILS
24	SEPTIC SYSTEM DETAIL
A2-A2	ARCHITECTURAL FLOOR PLAN
A3-A3	ARCHITECTURAL ELEVATIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

GENERAL INFORMATION:

PROJECT NAME:

CIRCLE C BOAT & RV STORAGE
FINAL SITE PLAN, PID: 5210-00-00-0023
EXISTING ZONING: (CIRCLE C BOAT & RV STORAGE PLANNED DISTRICT)
EXISTING FUTURE LANDUSE: GI (GENERAL INDUSTRIAL)

OWNER:

CIRCLE C BOAT & RV STORAGE, LLC.
CHRIS COOPER
287 BOYLSTON AVE.
DAYTONA BEACH, FL 32118
727-277-9864
CCOOPER37@ROCKETMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT:

PARKER MYNCHENBERG & ASSOCIATES, INC.
PARKER MYNCHENBERG P.E. #32645
PARKER MYNCHENBERG L.A. #1553
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910
1729 RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114
EMAILS: info@parkermynchenberg.com
sbuwell@parkermynchenberg.com

SURVEYOR:

SILGER & ASSOCIATES, INC.
JOSEPH E. ZAPERT, P.L.S., PRESIDENT
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385 FAX (386) 760-0619
E-MAIL: jsilgerassociates.com

ENVIRONMENTAL CONSULTANT:

BIO-TECH CONSULTING INC.
MARK AUSLEY, PROJECT MANAGER
3025 EAST SOUTH STREET
ORLANDO, FL 32803
OFFICE: 407-894-5969
CELL: 407-760-9157
www.bio-techconsulting.com@BioTechConsult

LAND USE ATTORNEY:

JOSEPH POSEY, ESQUIRE
GLENN D. STORCH, P.A.
420 S. NOVA ROAD
DAYTONA BEACH, FL 32114
PHONE: 386-238-8383
FAX: 386-238-0988
EMAIL: JOEY@STORCHLAWFIRM.COM

FIRE NOTES:

- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES PER NFPA 1: 16.4.3.1.1.
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE PER NFPA 1: 16.4.3.1.3.
- CERTIFIED PORTABLE FIRE EXTINGUISHERS SHALL BE PRESENT AND POSITIONED AROUND THE CONSTRUCTION WORK SITE PER NFPA 1.
- F.D. ACCESS ROADS PROVIDED IN ACCORDANCE WITH NFPA 1:18.2.3 SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PER NFPA 1: 16.1.4.
- THE CONSTRUCTION SITE SHALL BE ACCESSIBLE TO THE FIRE DEPT. AT ALL TIMES IN THE CASE OF FIRE OR OTHER EMERGENCY. SHOULD REASONABLE F.D. APPARATUS SITE ACCESS NOT BE AVAILABLE AT ALL TIMES, THE FIRE MARSHAL MAY STIPULATE THAT ADDITIONAL SITE ACCESS/ROADWAY IMPROVEMENTS TAKE PLACE IMMEDIATELY.
- POST A TEMPORARY ADDRESS OR PROJECT NAME CLEARLY VISIBLE FROM THE MAIN ACCESS ROAD, MARK EACH BUILDING WITH AN ADDRESS BUILDING NUMBER.
- A SUITABLE LOCATION AT THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROVIDED WITH PLANS, EMERGENCY INFORMATION, KEYS, COMMUNICATIONS, AND EQUIPMENT, AS NEEDED PER NFPA 1:16.3.4.1.

SPECIFIC NOTES:

- UPON BUILDING COMPLETION, THE BUILDINGS WILL BE IN COMPLIANCE WITH NFPA 1:11.10.1 (7TH EDITION FL FIRE PREVENTION CODE OR FUTURE ADOPTED EDITION) IN REGARD TO F.D. TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS. THE POSSIBLE NEED FOR SUCH A SYSTEM WILL BE DETERMINED BASED UPON TESTING REQUIREMENTS APPROVED BY VOLUSIA COUNTY RADIO SERVICES AND PERFORMED BY AN AUTHORIZED COMMUNICATIONS CONTRACTOR UTILIZING RADIO SIGNAL STRENGTH GRID TESTING OF THE BUILDING IN ACCORDANCE WITH NFPA 72 (2016 OR FUTURE ADOPTED EDITION) AND NFPA 1221 (2016 OR FUTURE ADOPTED EDITION). THE REQUIRED RADIO SIGNAL STRENGTH GRID TESTING SHALL BE PERFORMED ONCE THE BUILDINGS ARE SUBSTANTIALLY CONSTRUCTED AND PRIOR TO BUILDING C.O.
- SHOULD A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM BE DETERMINED TO BE REQUIRED BASED UPON THE TESTING REFERENCED ABOVE, IT SHALL BE INSTALLED PRIOR TO BUILDING C.O. SHOULD THE BUILDINGS RECEIVE A C.O. PRIOR TO THE TESTING AND/OR REQUIRED INSTALLATION OF SUCH A SYSTEM, THIS REQUIREMENT MAY BE RETROACTIVELY APPLIED AT A FUTURE DATE BY THE DAYTONA BEACH FIRE DEPARTMENT AND/OR VOLUSIA COUNTY RADIO SERVICES, AND AT THE BUILDING OWNER'S SOLE EXPENSE.

PROJECT ADDRESS:

1010 N. CLYDE MORRIS BLVD
DAYTONA BEACH, FL 32117

LAND USE TABULATION:

SITE AREA = 802,660 SF = 18.427 ACRE
BUILDING COVERAGE = 34,301 SF/802,660 SF
= 4.27% COVERAGE. MAX ALLOWED = 50.00%
BUILDING SQUARE FOOTAGE:
BUILDING #2.....20,760 SF
BUILDING #.....13,541 SF
TOTAL.....34,301 SF

IMPERVIOUS AREA:

BUILDINGS.....34,301 SF
PAVEMENT.....100,618 SF
SIDEWALKS.....288 SF
TOTAL.....135,207 SF = 16.84%
LANDSCAPE/OPEN SPACE.....686,915 SF = 83.16%
TREE AREA REQUIRED = 15% X 18.43 ACRE = 2.7645 ACRES
TREE AREA PROVIDED = 6.66 ACRES = 36.14%

PD REQUIREMENTS:

- Maximum building height: 35 feet (ft. * or **).
- Maximum individual building size: 20,760 square (sq. ft.).
- Minimum perimeter building setbacks:
(a) Sides: 10'.
(b) Front/Clyde Morris Blvd: 50'.
(c) Rear: 20'.
(d) Minimum open space: 25 percent (%).
- Maximum impervious surface area: 75%.
- Maximum Floor Area Ratio ("FAR"): 0.5.

PROVIDED:

BUILDING HEIGHT = 26'-8"
BUILDING SIZE = 20,760 SF
SIDES = 259 FT & 359 FT
FRONT = 69 FT
REAR = 47 FT
OPEN SPACE = 85.58%
IMPERVIOUS AREA = 14.42%
(FAR) = 0.0042

PARKING CALCULATION:

PARKING REQUIRED:
PHASE #1 OFFICE 3.5 SPACES/1,000 SF
SELF-STORAGE = 1 SPACE PER 25 BAYS

PHASE #1:
OFFICE = 1,450 SF * 3.5/1,000 SF = 5.075 (5) SPACES
BUILDING 1 = 16 BAYS + 14 OUTSIDE SPACES = 37/25 = 1.20 (1) SPACES
PHASE #1 CUSTOMER PARKING REQUIRED = 6 SPACES
PHASE #2:
(NO OFFICE)
BUILDING 2 = 26 BAYS + 58 OUTSIDE SPACES = 84/25 = 3.36 (3) SPACES
PHASE #2 CUSTOMER PARKING REQUIRED = 3 SPACES

TOTAL PARKING REQUIRED = 9 SPACES

PARKING PROVIDED:

PHASE #1 CUSTOMER:
STANDARD HANDICAP TOTAL = 5 SPACES
= 1 SPACE
= 6 PHASE #1 PARKING PROVIDED
OUTSIDE INSIDE = 14 SPACES
= 16 SPACES

TOTAL PHASE #1 PARKING = 36 SPACES

PHASE #2 CUSTOMER:
STANDARD TOTAL = 3 SPACES
= 3 PHASE #2 PARKING PROVIDED

OUTSIDE INSIDE = 58 SPACES
= 26 SPACES

TOTAL PHASE #2 PARKING = 87 SPACES

TOTAL PARKING PROVIDED:
CUSTOMER PARKING = 9 SPACES
BOAT & RV PARKING (OUTSIDE) = 72 SPACES
COVERED PARKING (INSIDE) = 42 SPACES

LEGAL DESCRIPTION:

DESCRIPTION (C.R.B. 7963, PAGE 2482)
A PORTION OF PARCELS 1 (21) AND 2 (148) LYING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTLY CORNER OF DAYTONA BUSINESS PARK UNIT #4, BEING ALSO THE NORTHWESTLY CORNER OF LOT 1, AS PER MAP RECORDED IN MAP BOOK 38, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 01°54'26" EAST A DISTANCE OF 280.15 FEET TO A POINT IN THE NORTHERLY LINE OF A 260'-FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 170, PAGES 379-349, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING IN THE SOUTHERLY LINE OF A 100'-FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 133, PAGES 407-409, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 67°22'02" WEST, ALONG THE NORTH BOUNDARY LINE OF THE STATE NURSING HOME FOR VETERANS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3797, PAGE 4818 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 489.20 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID STATE NURSING HOME FOR VETERANS AND RUNNING NORTH 22°37'58" EAST ALONG THE SOUTHWESTLY BOUNDARY LINE OF THE HALPERN HOSPITAL MEDICAL CENTER AS DESCRIBED IN OFFICIAL RECORDS BOOK 5223, PAGE 1486 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 987.48 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CLYDE MORRIS BOULEVARD A 140 FOOT RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2985, PAGE 712, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 32°47'04" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CLYDE MORRIS BOULEVARD A DISTANCE OF 1094.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1244.74 FEET, AN ARC LENGTH OF 649.17 FEET, A CENTRAL ANGLE OF 29°52'53" AND A CHORD BEARING SOUTH 47°43'30" EAST A DISTANCE OF 641.84 FEET TO A POINT; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLYDE MORRIS BOULEVARD SOUTH 89°58'24" WEST ALONG THE NORTH BOUNDARY LINE OF THE AFOREMENTIONED DAYTONA BUSINESS PARK UNIT #4 A DISTANCE OF 1022.83 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 18.427 ACRES OF LAND, MORE OR LESS

DEV 2022-020

CITY APPROVAL STAMP

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