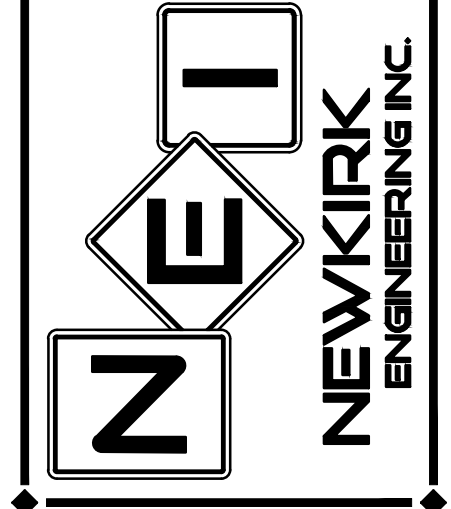


REVISIONS

DATE	DESCRIPTION
8/28/23	CITY COMMENTS
2/21/24	CITY COMMENTS
7/1/24	CITY COMMENTS
8/14/24	CITY COMMENTS
3/25/25	CITY COMMENTS
11/13/25	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, CEI & Transportation
Landscape Architecture

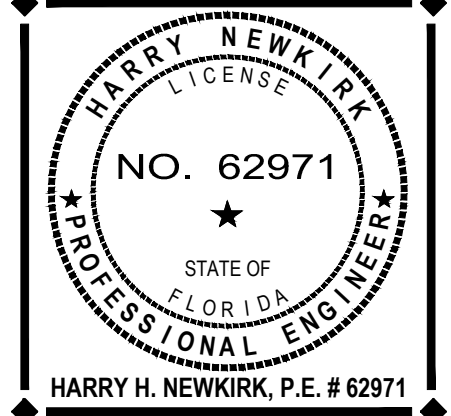


**OVERALL DEVELOPMENT PLAN
OAKBRIDGE COLONY
U.S. HIGHWAY 1
OAK HILL, FL 32759**

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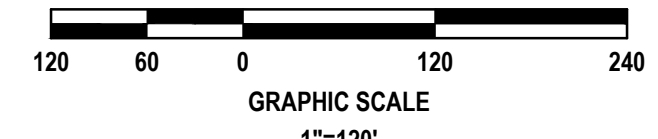


PROJECT No: 2021-56
DATE: DECEMBER 2022
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1"=120'
DRAWING NUMBER

13

SITE DATA

1. PROPOSED USE: RESIDENTIAL (214 SINGLE FAMILY LOTS)			
2. PROJECT AREA	SQ. FT	ACRE	%
IMPERVIOUS AREA	262,376	6.023	8.0
LOT IMPERVIOUS AREA	695,056	15.957	21.1
LOT OPEN SPACE	297,891	6.838	9.0
WETLAND CONSERVATION	608,221	13.963	18.5
DRY POND	267,334	6.137	8.1
WET POND	289,587	6.648	8.8
GREEN SPACE	872,054	20.020	26.5
PROJECT AREA	3,292,509	75.586	100.0
OVERALL OPEN SPACE	2,335,077	53.606	70.9
TOTAL IMPERVIOUS	957,432	21.980	29.1
COMMON OPEN SPACE	769,100	XXX	XX
3. DENSITY AREA	214 UNITS / 75.586 ACRES = 2.83 DU/ACRE		
4. OVERALL PUD DEVELOPMENT REQUIREMENTS	A. MAXIMUM PUD BUILDING COVERAGE: 40% B. MINIMUM PUD OPEN SPACE: 60% (69.5% PROVIDED) C. MINIMUM PUD COMMON OPEN SPACE: 35% (38.9% PROVIDED) SEE CALCULATION, SHEET No. 84		
5. SINGLE FAMILY LOT DEVELOPMENT REQUIREMENTS	A. SETBACKS i. FRONT: 20 FEET ii. REAR: 15 FEET iii. SIDE: 5 FEET iv. SIDE CORNER: 15 FEET B. MINIMUM LOT SIZE i. WIDTH: 40 FEET ii. DEPTH: 110 FEET iii. AREA: 4,400 SF C. MAXIMUM BUILDING HEIGHT: 35 FEET D. MINIMUM OPEN SPACE: 30% E. MAXIMUM IMPERVIOUS AREA: 70% F. MAXIMUM BUILDING COVERAGE: 55% G. MINIMUM FLOOR AREA: 1,200 SF		
6. AMENITY CENTER	A. SETBACKS: i. FRONT: 20 FEET ii. REAR: 20 FEET iii. SIDE: 10 FEET ii. SIDE CORNER: 20 FEET		
7. SINGLE FAMILY POOL AND POOL DECK	i. REAR: 10 FEET ii. SIDE: 5 FEET		
8. SINGLE FAMILY PARKING	PROVIDED: 428 DRIVEWAY SPACES 428 GARAGE SPACES TOTAL PROVIDED PARKING: 856 SPACES (4 SPACES PER UNIT)		
9. COMMON PARKING	PROVIDED: 23 STANDARD 1 HANDICAP TOTAL PROVIDED PARKING: 24 SPACES		



PARCEL ID#: 85300000230
OWNER: DONNA M ELMS
659 ANGELIA DRIVE
OAK HILL, FL 32759
ZONING: R-1 (LOW DENSITY SINGLE FAMILY RESIDENCE)

PARCEL ID#: 853102030080
OWNER: GUNNERS CAVE AMMO
726 N SEAGRAVE STREET
DAYTONA BEACH, FL 32114
ZONING: R-1 (LOW DENSITY SINGLE FAMILY RESIDENCE)

PARCEL ID#: 853102040010
OWNER: WORKER INVESTMENTS LLC
8379 LYONS ROAD UNIT B79
POCONUT CREEK, FL 32073
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

PARCEL ID#: 853102040011
OWNER: JAMES D WHITE
854 N US HIGHWAY 1
OAK HILL, FL 32759
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

PARCEL ID#: 853102040020
OWNER: RALPH & MARIA DIBENEDETTO
1425 ROYAL PALM DRIVE
EDGEWATER, FL 32132 2517
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

PARCEL ID#: 853102010150
OWNER: R D W OF OAK HILL LLC
1220 DON ANTON AVENUE
POKE WYCHANCE, FL 32122
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

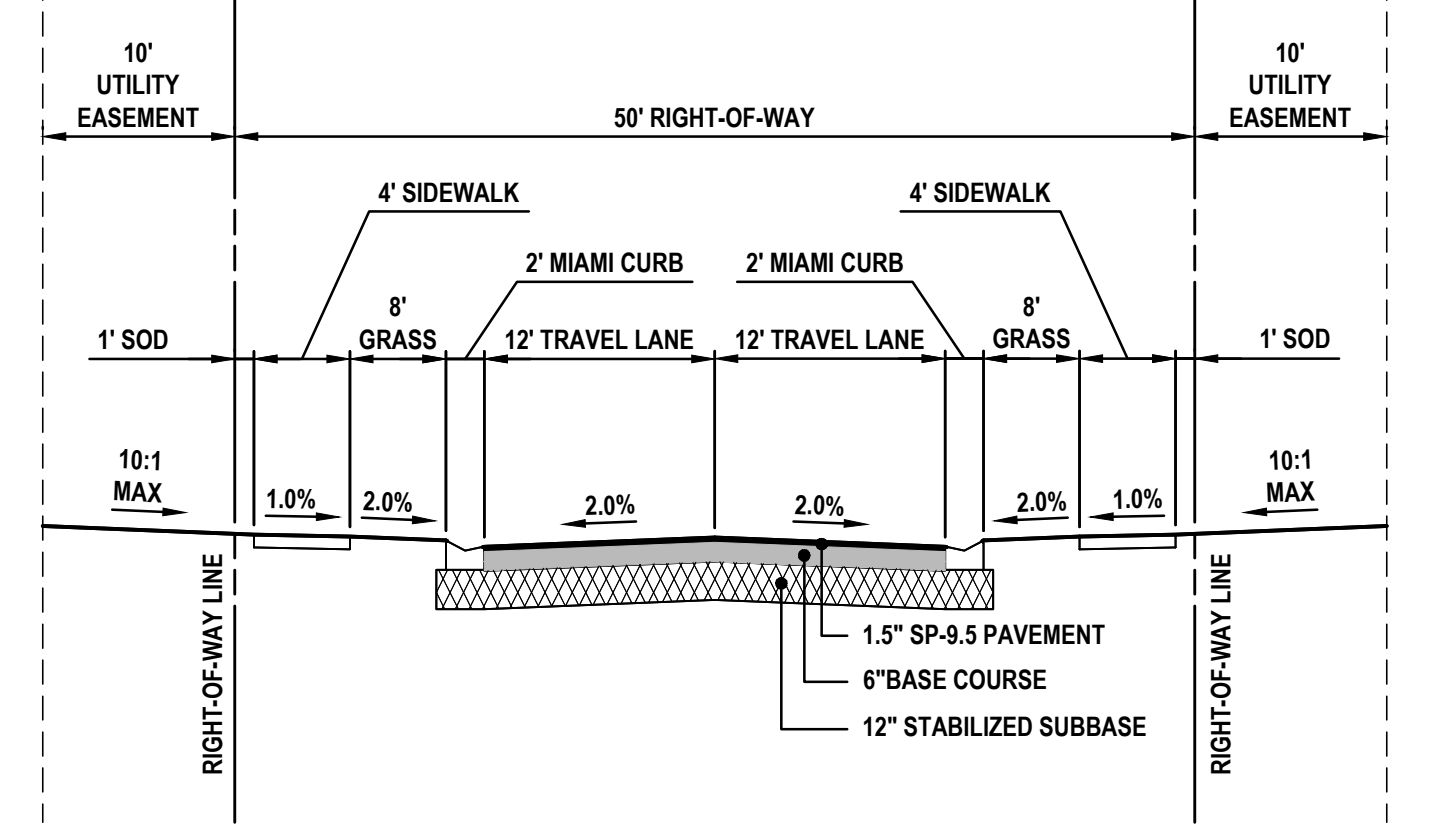
PARCEL ID#: 853102050030
OWNER: RICHARD LEE CHANG
10700 SW 65TH AVENUE
MIAMI, FL 33156
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

PARCEL ID#: 853102040100
OWNER: LISA BENDER
675 N US HIGHWAY 1
OAK HILL, FL 32759
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

PARCEL ID#: 853102050030
OWNER: RICHARD LEE CHANG
10700 SW 65TH AVENUE
MIAMI, FL 33156
ZONING: R-1 (LOW DENSITY SINGLE FAMILY RESIDENCE)

PARCEL ID#: 853102040101
OWNER: ALAN A ALLISON
201 PAYLESS DRIVE
OAK HILL, FL 32759
ZONING: A-1 (TRANSITIONAL AGRICULTURAL)

PARCEL ID#: 853100000031
OWNER: WILLIAM VASQUEZ
PO BOX 545
EDGEWATER, FL 32132
ZONING: B-1 (GENERAL COMMERCIAL)



ROADWAY TYPICAL SECTION 50' RIGHT-OF-WAY
NOT TO SCALE

VOLUSIA COUNTY FIRE PREVENTION BUREAU NOTES:

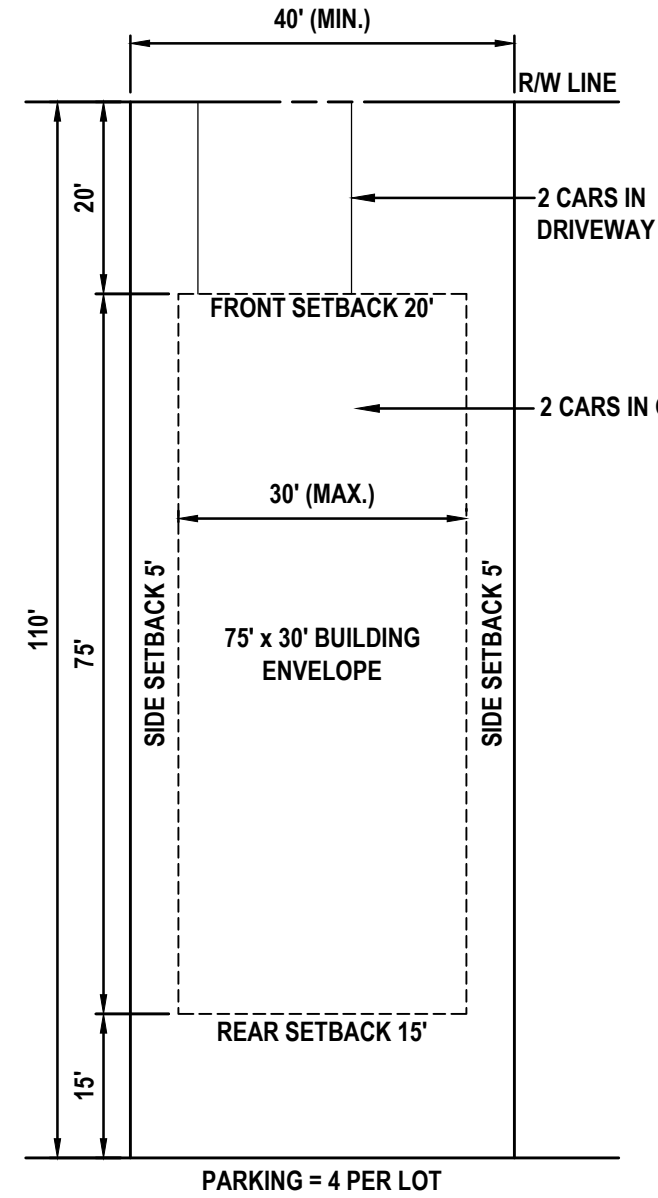
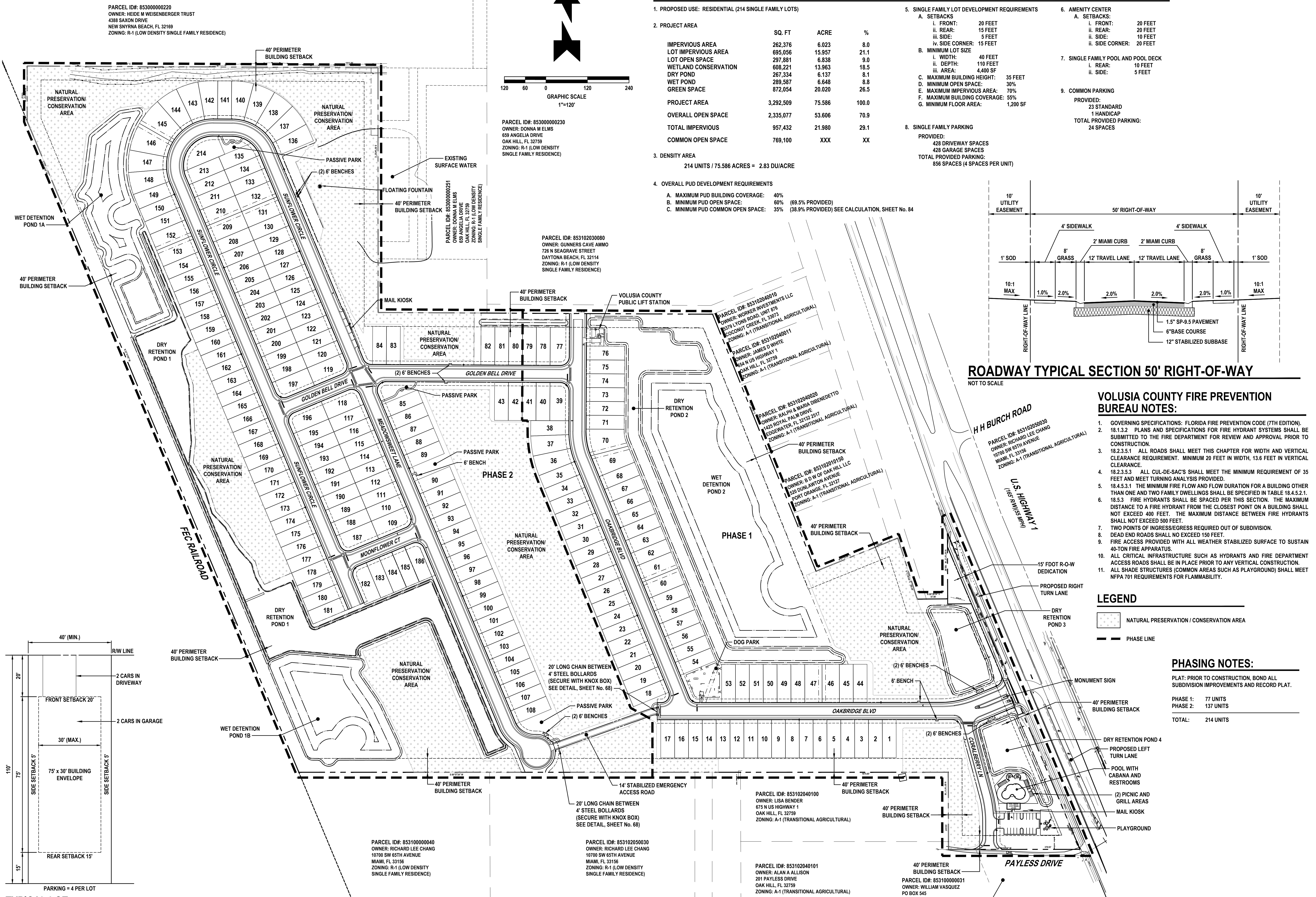
- GOVERNING SPECIFICATIONS: FLORIDA FIRE PREVENTION CODE (7TH EDITION).
- 18.1.3.2 PLANS AND SPECIFICATIONS FOR FIRE HYDRANT SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 18.2.3.5.1 ALL ROADS SHALL MEET THIS CHAPTER FOR WIDTH AND VERTICAL CLEARANCE REQUIREMENT. MINIMUM 20 FEET IN WIDTH, 13.6 FEET IN VERTICAL CLEARANCE.
- 18.2.3.5.3 ALL CUL-DE-SAC'S SHALL MEET THE MINIMUM REQUIREMENT OF 35 FEET AND MEET TURNING ANALYSIS PROVIDED.
- 18.4.5.3.1 THE MINIMUM FIRE FLOW AND FLOW DURATION FOR A BUILDING OTHER THAN ONE AND TWO FAMILY DWELLINGS SHALL BE SPECIFIED IN TABLE 18.4.5.2.1.
- 18.5.3 FIRE HYDRANTS SHALL BE SPACED PER THIS SECTION. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON A BUILDING SHALL NOT EXCEED 400 FEET. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
- TWO POINTS OF INGRESS/EGRESS REQUIRED OUT OF SUBDIVISION.
- DEAD END ROADS SHALL NOT EXCEED 150 FEET.
- FIRE ACCESS PROVIDED WITH ALL WEATHER STABILIZED SURFACE TO SUSTAIN 40-TON FIRE APPARATUS.
- ALL CRITICAL INFRASTRUCTURE SUCH AS HYDRANTS AND FIRE DEPARTMENT ACCESS ROADS SHALL BE IN PLACE PRIOR TO ANY VERTICAL CONSTRUCTION.
- ALL SHADE STRUCTURES (COMMON AREAS SUCH AS PLAYGROUND) SHALL MEET NFPA 701 REQUIREMENTS FOR FLAMMABILITY.

LEGEND

- NATURAL PRESERVATION / CONSERVATION AREA
- PHASE LINE

PHASING NOTES:

PLAT: PRIOR TO CONSTRUCTION, BOND ALL SUBDIVISION IMPROVEMENTS AND RECORD PLAT.
 PHASE 1: 77 UNITS
 PHASE 2: 137 UNITS
 TOTAL: 214 UNITS



TYPICAL LOT
SCALE: 1"=20'

PARKING = 4 PER LOT