

CONSTRUCTION PLANS FOR ANASTASIA COURT

HOLLY HILL, FLORIDA
JULY 2025

PREPARED BY:



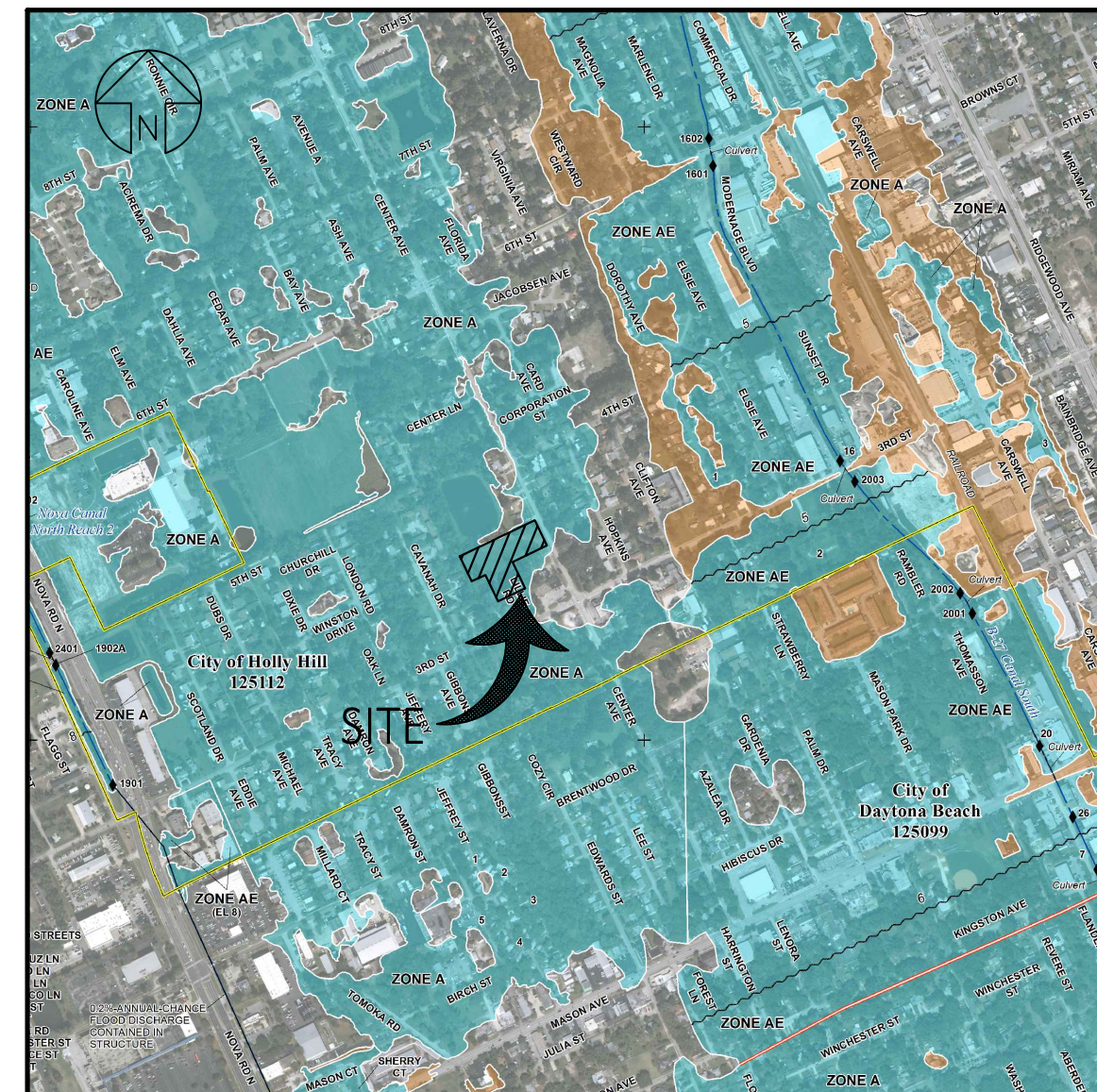
INTENDED USE STATEMENT

PROPOSED 17 UNIT MULTI FAMILY HOUSING DEVELOPMENT

ZONING MAP



FLOOD MAP

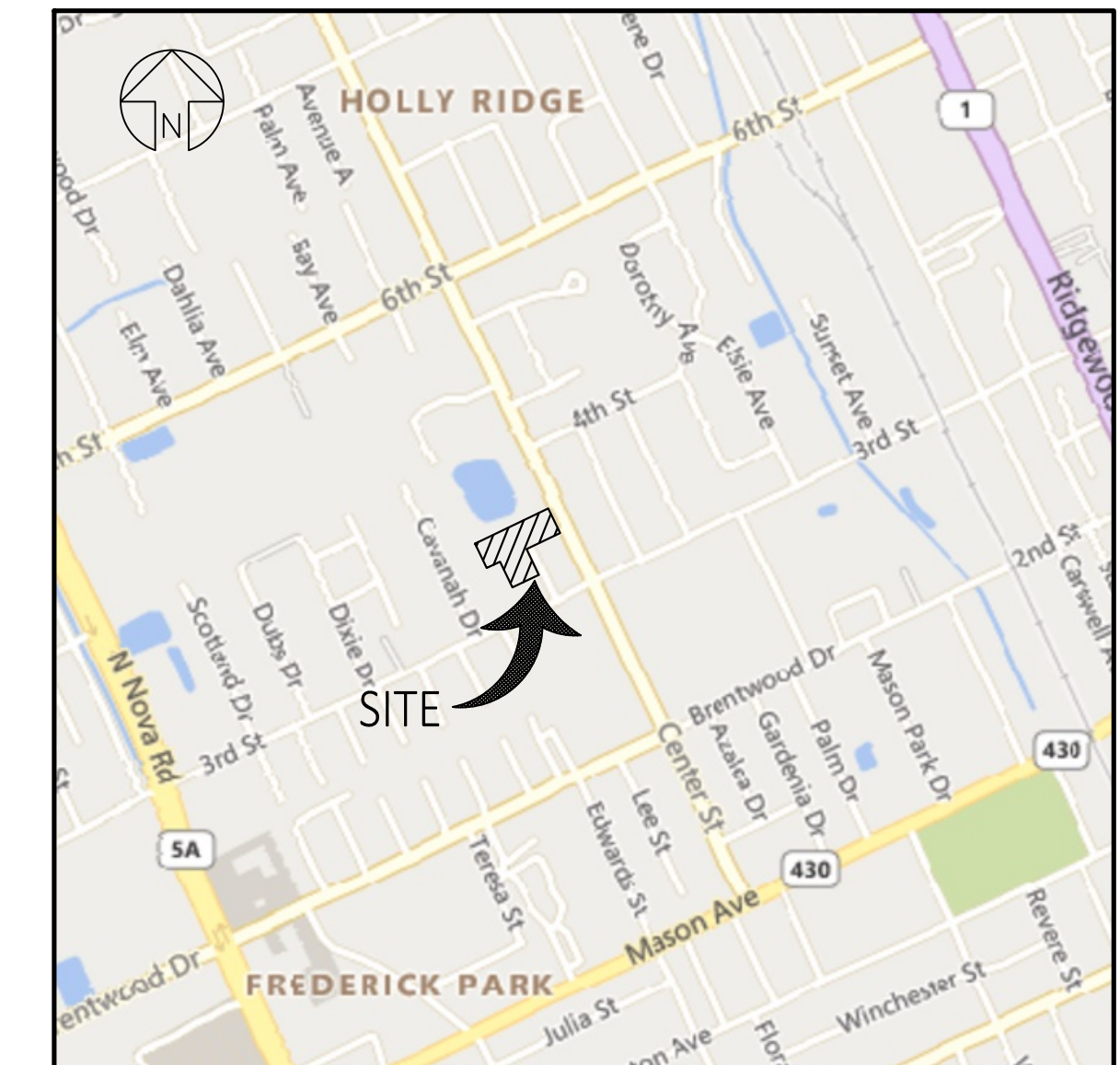


OWNER
CITY OF HOLLY HILL
ATTN: JOE FORTE, CITY MANAGER
1065 RIDGEWOOD AVE.
HOLLY HILL, FL 32117
PHONE: (386) 248-9425
E-MAIL: jforte@hollyhillfl.org

OWNER AND DEVELOPER
RON & LEE, LLC.
ATTN: YEHUDA MORALI
3 SWEETMEADOW COURT
ORMOND BEACH, FL 32174
PHONE: (386) 566-1474
E-MAIL: yehudamoral@hotmail.com

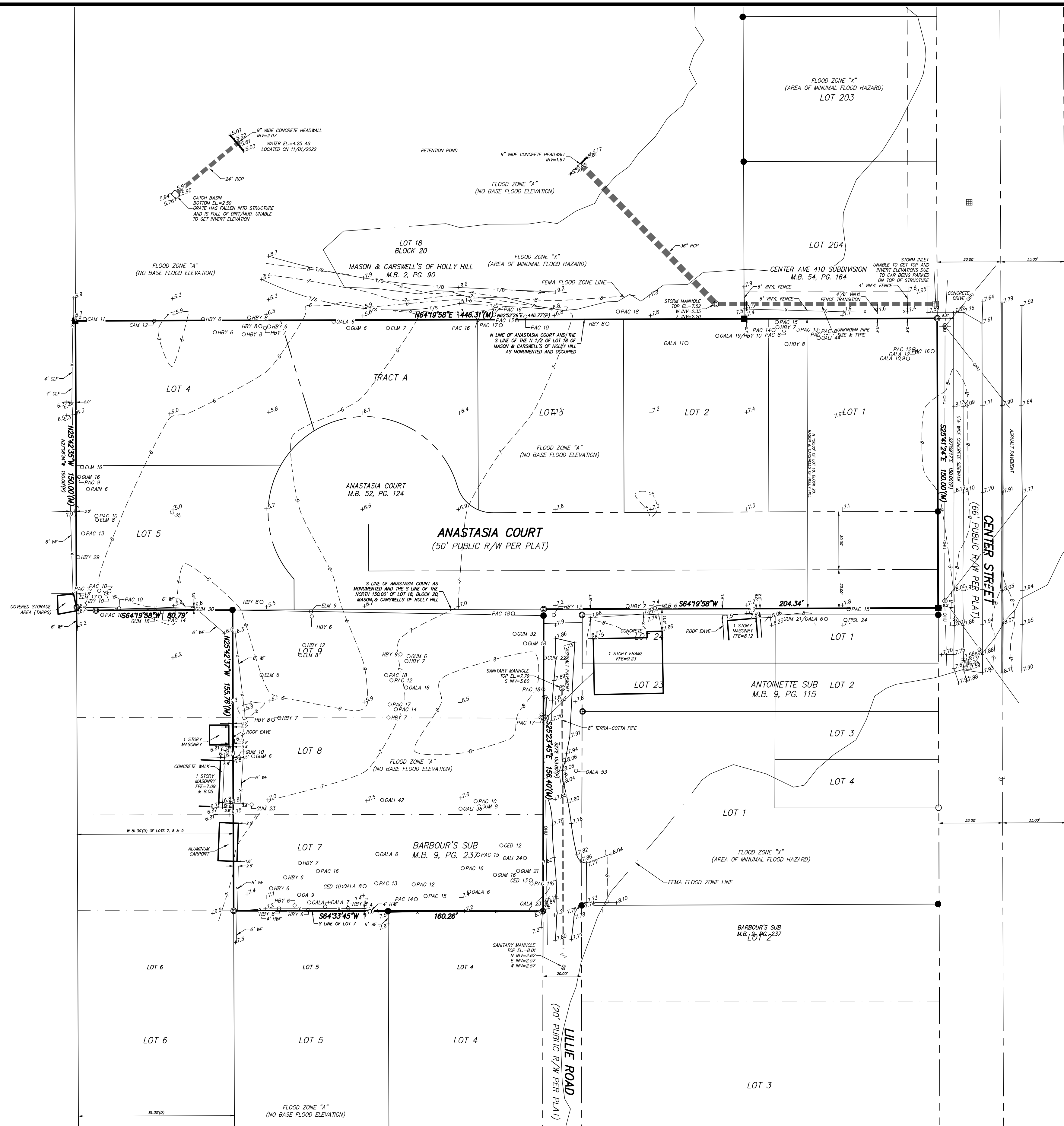
ENGINEER AND SURVEYOR
MARK DOWST AND ASSOCIATES, INC.
536 N. HALIFAX AVENUE, SUITE 100
DAYTONA BEACH, FLORIDA 32118
PHONE: (386) 258-7999
FAX: (386) 257-4310
E-MAIL: MDOWST@MDAENG.COM

VICINITY MAP



SHEET INDEX

NO.	DESCRIPTION
C1	COVER SHEET
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LEGAL DESCRIPTION:
 (ACCORDING TO OFFICIAL RECORDS BOOK 5868, PAGE 4194,
 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.)

LOT 7, 8, AND 9, EXCEPT THE WESTERLY 81.3 FEET
 THEREOF, BARBOUR'S, RE-SUB, IN LOT 18, BLOCK 20,
 MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN MAP BOOK 9, PAGE(S)
 237, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,
 FLORIDA.

AND
 THE NORTHERLY 150 FEET OF THE SOUTH 1/2 OF LOT 18,
 BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING
 TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2,
 PAGE(S) 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,
 FLORIDA.

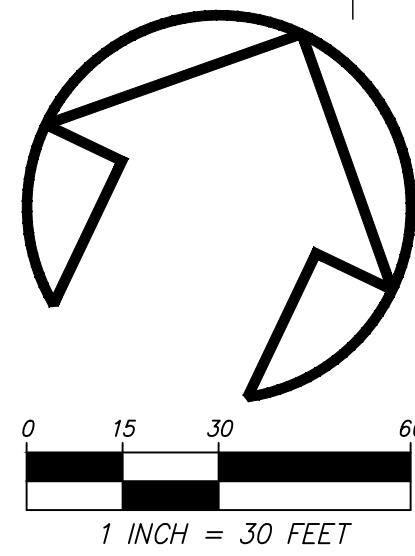
- SURVEY NOTES:**
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A TOPOGRAPHIC AND TREE LOCATION SURVEY ONLY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH A BEARING OF S25°41'24"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTER STREET.
 - DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "A" (WITHOUT BASE FLOOD ELEVATION (BFE)) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0356J, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF 09/29/2017.
 - UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THOSE SHOWN HEREON WERE OBTAINED FROM ABOVE GROUND EVIDENCE AND/OR STRUCTURE DETAILS.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
 - THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
 - WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
 - THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
 - THE REVIEW OF THE PLAT FOR ANASTASIA COURT, RECORDED IN MAP BOOK 52, PAGE 124, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY REVEALED THAT THE OVERALL PLAT DIMENSIONS DID NOT MATCH THE SUM OF DISTANCES FOR THE LOTS ALONG THE NORTH AND SOUTH LINES. THE ERROR IN DISTANCES WAS TAKEN FROM LOTS 4 AND 5. THERE ARE OTHER DISTANCE INCONSISTENCIES AND TYPOS IN THE PLAT AS WELL.
 - ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM CITY OF DAYTONA BEACH BENCHMARK DESIGNATION RMR-17, DESCRIBED AS BRASS DISK SET IN TOP OF 4"x4" CONCRETE MONUMENT, HAVING AN ELEVATION OF 3.293, NAVD 88.

LEGEND AND ABBREVIATIONS:

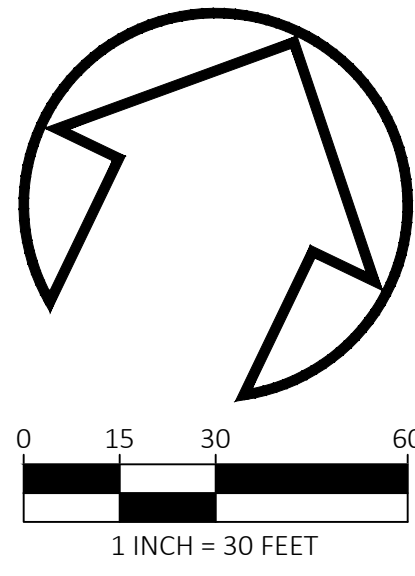
() PLAT/DEED	IP IRON PIPE	PSM PROFESSIONAL SURVEYOR MAPPER	⊕ GAS VALVE	☐ TELEPHONE JUNCTION BOX
± MORE OR LESS	IR IRON ROD	PT POINT OF TANGENCY	⊖ BACK FLOW PREVENTOR	⊗ TRAFFIC SIGNAL BOX
AC ACRES	L ARC LENGTH	PVC POLYVINYL CHLORIDE PIPE	⊕ FIRE HYDRANT	⊗ WATER METER
BWF BARBED-WIRE FENCE	LB LICENSED BUSINESS	R RADIUS	⊕ FIRE PUMP/CONNECTION	⊗ UTILITY VAULT
C&G CURB & GUTTER	M.B. MAP BOOK	(R) RADIAL	⊕ SINGLE POLE SIGN	⊗ WOOD UTILITY POLE
CB CHORD BEARING	MES MITERED END SECTION	R/W RIGHT OF WAY	⊕ DOUBLE POLE SIGN	⊗ CONCRETE UTILITY POLE
CH CHORD DISTANCE	NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988	RCP REINFORCED CONCRETE PIPE	⊕ BOLLARD	⊗ METAL UTILITY POLE
CL CENTER LINE	N/D NUMBER	SEC SECTION-TOWNSHIP-RANGE	⊕ CENTRAL ANGLE	⊗ GUY POLE
CLF CHAIN-LINK FENCE	(NR) NON-RADIAL	T/B APPROXIMATE TOP OF BANK	⊕ BREAK LINE	⊗ GUY ANCHOR
CM CONCRETE MONUMENT	O.R.S. OFFICIAL RECORDS BOOK	T/S APPROXIMATE TOE OF SLOPE	⊕ SET 4"x4" CM (LB 4335)	⊗ LIGHT POLE
CMP CORRUGATED METAL PIPE	PC PERMANENT CONTROL POINT	TBM TEMPORARY BENCH MARK	⊕ FOUND N/D (AS NOTED)	⊗ GUTTER INLET/GRATE
E ELEVATION	P.P. PLAT BOOK	U/E UTILITY EASEMENT	⊕ SET 3/8" RC (LB 4335)	⊗ CATCH BASIN/YARD DRAIN
FFE FINISHED FLOOR	PCP PERMANENT CONTROL POINT	(TYP) TYPICAL	⊕ FOUND IRON ROD (AS NOTED)	⊗ STORM MANHOLE
FMD FLOOD (FLORIDA) INSURANCE RATE MAP	PG(S) PAGE/PAGES	W/W WITH	⊕ FOUND IRON PIPE (AS NOTED)	⊗ SANITARY MANHOLE
FNC FENCE	PLS PROFESSIONAL LAND SURVEYOR	WF WOOD FENCE	⊕ CABLE TELEVISION RISER BOX	⊗ FIBER-OPTIC CABLE MARKER
FD FOUND	PRC POINT OF REVERSE CURVATURE	W/W WITH	⊕ ELECTRIC JUNCTION BOX	⊗ GAS LINE MARKER
HFW HOE-WIRE FENCE	PRM PERMANENT REFERENCE MONUMENT	W/W WITH	⊕ FIBER-OPTIC JUNCTION BOX	⊗ POTABLE WATER LINE MARKER
ID IDENTIFICATION		W/W WITH		⊗ MITERED END SECTION
INV INVERT ELEVATION		W/W WITH		⊗ BENCHMARK (AS NOTED)

TREE LEGEND:

○ TREE LOCATION WITH TYPE & SIZE
⊕ CAMPHOR TREE
⊕ CEDAR TREE
⊕ ELM TREE
⊕ GUM TREE
⊕ HACKBERRY TREE
⊕ MULBERRY TREE
⊕ SCRUB OAK TREE
⊕ LAUREL OAK TREE
⊕ LIVE OAK TREE
⊕ CABBAGE PALM
⊕ SLASH PINE TREE
⊕ RAIN TREE



REVISION		DATE		APPR.	
NO.		DATE		APPR.	
MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7899 SCALE 1"=30' DESIGNED MSD DRAWN JTA CHECKED MSD BY DATE 07/01/25					
EXISTING CONDITIONS		ANASTASIA COURT		HOLLY HILL, FLORIDA	
PROJECT NO.		1567		C2	
1567_SURBASE					

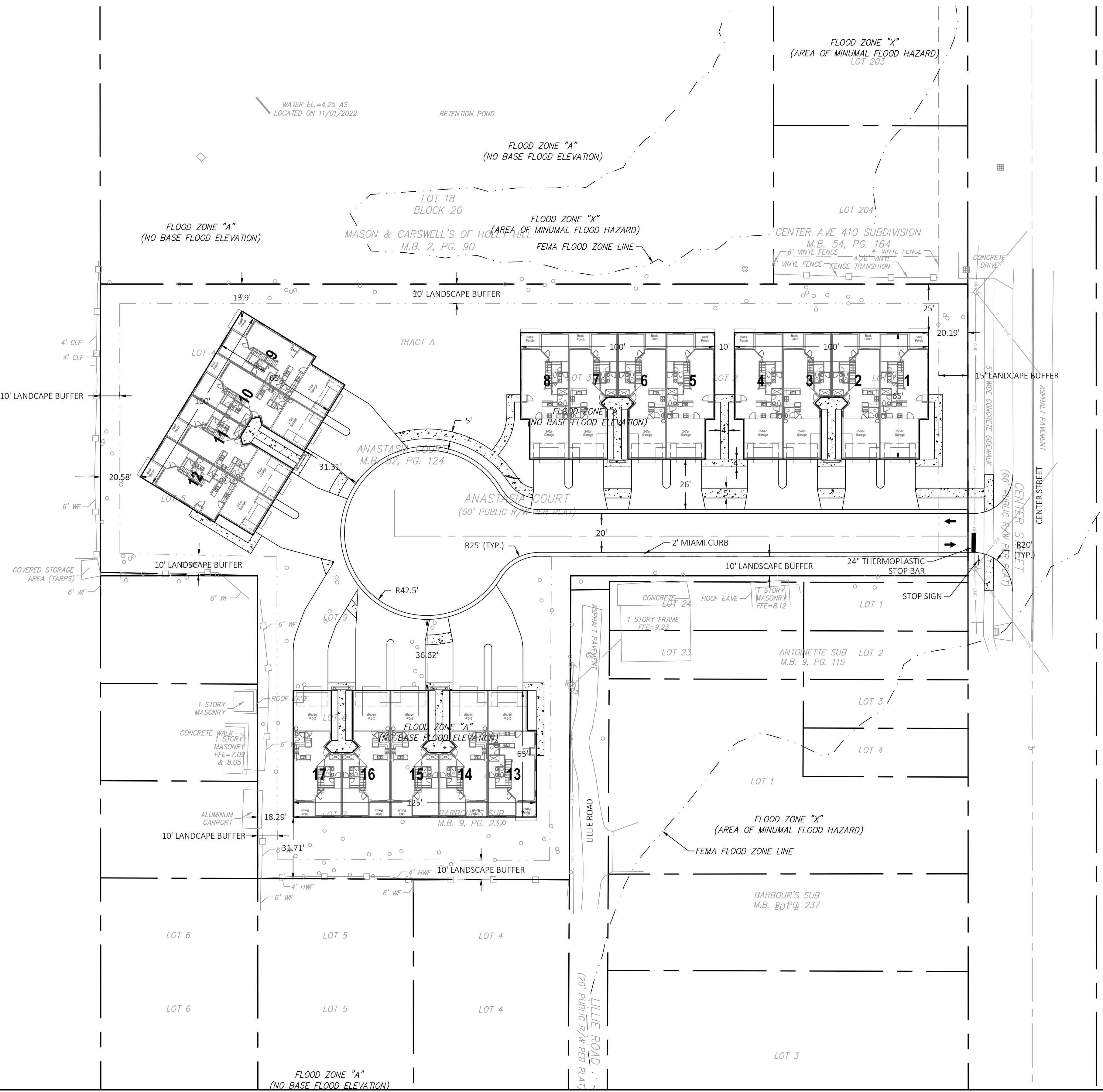


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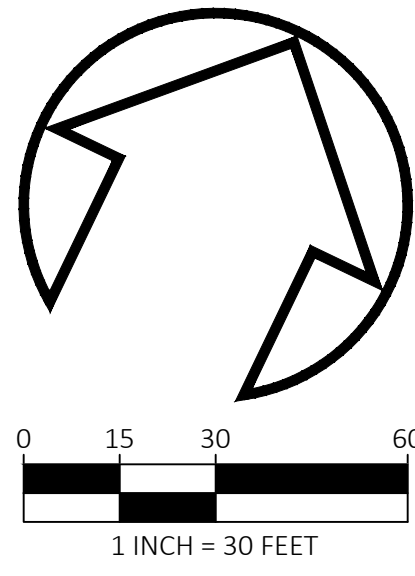
EXISTING ZONING: R-2 SINGLE FAMILY RESIDENTIAL			
PROPOSED ZONING: R-2 SINGLE FAMILY RESIDENTIAL			
PROPOSED USE: 17 UNIT MULTI FAMILY HOUSING DEVELOPMENT			
TOTAL PROJECT AREA: 91,953 S.F./2.11 ACRES			
MINIMUM LANDSCAPE BUFFERS:			
FRONT:	15'		
SIDE:	10'		
REAR:	10'		
MAX. BUILDING COVERAGE: 35%			
MAX. IMPERVIOUS SURFACE AREA: 75%			
MAX. BUILDING HEIGHT: 30 FT			
MINIMUM BUILDING SETBACKS:			
FRONT:	MIN. 30'		
REAR:	MIN. 20'		
SIDE:	MIN. 8'		
SITE STATISTICS:			
DESCRIPTION	S.F.	ACRES	%
TOTAL SITE AREA:	91,953	2.11	100
PROPOSED BUILDING:	25,164	0.58	27
PROPOSED ASPHALT AND CONCRETE:	25,241	0.58	28
TOTAL IMPERVIOUS AREA:	50,405	1.16	55
TOTAL PERVIOUS AREA:	41,548	0.95	45

GENERAL NOTES

- SCS SOIL TYPE: 35 MYAKKA URBAN LAND COMPLEX - HYDROLOGIC GROUP A/D, 69 TUSCAWILLA FINE SAND - HYDROLOGIC GROUP B/D
- THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED), AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C03561, VOLUSIA COUNTY, FLORIDA, REVISED DATE OF SEPTEMBER 29, 2017.
- BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PREPARED BY MARK DOWST & ASSOCIATES, INC., PROJECT No. 1567, DATED 11-15-22.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), AS DERIVED FROM CITY OF DAYTONA BEACH BENCHMARK DESIGNATION RMR-17, DESCRIBED AS BRASS DISK SET IN TOP OF 4"x4" CONCRETE MONUMENT, HAVING AN ELEVATION OF 3.293, NAVD 88.
- PAVEMENT SHALL BE PAINT STRIPED AND WHEEL STOPPED AS SHOWN.
- ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS.
- AREAS WITHIN THE PUBLIC RIGHT OF WAY AND OFFSITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEARED OF ALL DEBRIS, REGRADED, AND SODDED SO AS TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE.
- ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
- ASPHALT PAVING SPECIFICATIONS:
 2" TYPE S-3 ASPHALTIC CONCRETE
 6" LIMEROCK BASE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 100)
 6" STABILIZED SUBGRADE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 40)
- THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT ONSITE EROSION AND SEDIMENT FROM LEAVING SITE DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, ALL NON-PAVED AREAS SHALL BE SODDED.



REVISION					
APPR.	DATE	NO.	DATE	NO.	DATE
DESIGNED	MSD	DRAWN	JTA	CHECKED	MSD
SCALE	1"=30'	BY	DATE	DATE	DATE
MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS EB 4335 5316 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999					
DIMENSION PLAN ANASTASIA COURT HOLLY HILL, FLORIDA					
PROJECT NO.		C4		1567	
1567-SITE					

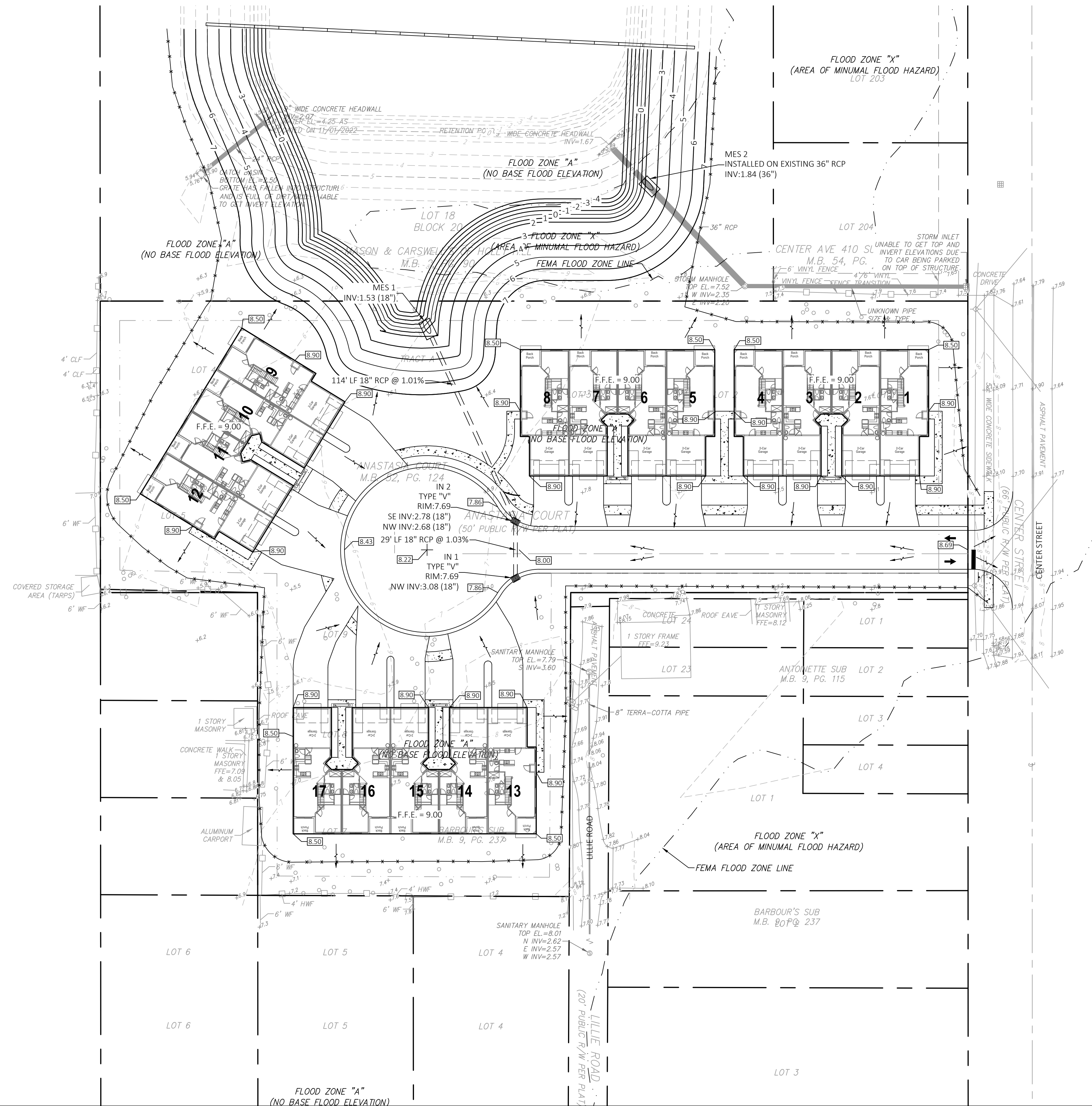


LEGEND

$+ 10.65$	EXISTING GRADE
12.50	PROPOSED GRADE
--- 24 ---	EXISTING CONTOUR
--- 24 ---	PROPOSED CONTOUR
--- x x x ---	SILT FENCE LOCATION
--- x x x ---	PROPOSED STORMWATER RUNOFF
→	PROPOSED TRAFFIC FLOW

PAVING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PREVENT TURBIDITY/SILTATION FROM LEAVING SITE DURING SITEWORK CONSTRUCTION BY UTILIZING HAY BALES, SILT FENCES, AND SILTATION BASINS WHERE APPROPRIATE. PARTIALLY EXCAVATED RETENTION BASINS SHALL BE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.
2. ALL STORM DRAIN PIPE 15" AND LARGER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
3. CONCRETE CURBS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI. CURBS SHALL BE SAW CUT AT 10 FOOT INTERVALS WITH EXPANSION JOINTS AT 60 FOOT INTERVALS.
4. ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE FLORIDA DOT STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, TESTED, AND APPROVED FOR ACCEPTANCE BY THE UTILITY PRIOR TO PREPARATION AND COMPLETION OF SUBGRADE FOR ROADWAYS AND PAVING AREAS.
6. FOR BUILDING FOUNDATION SITE PREPARATION REQUIREMENTS, SEE GEOTECHNICAL REPORT AND ARCHITECTURAL SPECIFICATIONS BY OTHERS. FOR FENCE AND DUMPSTER ENCLOSURE DETAILS, REFER TO ARCHITECTURAL PLANS.
7. ALL SURFACES OF PARKING LOT SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING.
8. ALL ROOF DRAIN / YARD DRAIN PIPING SHALL BE PVC SDR 35 WITH MINIMUM 1.00% SLOPE. YARD DRAINS SHALL BE NDS No. 1212 LOW PROFILE ADAPTER WITH ADA COMPLIANT NDS No. 1212 12" SQUARE STRUCTURAL FOAM POLYOLEFIN GRATE. TOP OF GRATES SHALL BE ADJUSTED TO FINISH GRADE TO PROVIDE 1.0% MINIMUM SLOPE FOR GRASS AREAS.



REVISION

NO.	DATE	APPR.

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 EB 4335
 5316 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1"=30'	MSD	JTA	MSD	07/01/25

GRADING AND DRAINAGE PLAN

ANASTASIA COURT

HOLLY HILL, FLORIDA

PROJECT NO.	C5
1567	

1567-GRADE

SITE DESCRIPTION

PROJECT NAME AND LOCATION

ANASTASIA COURT
HOLLY HILL, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

RON & LEE, LLC.
CONTACT: YEHUDA MORALI
PHONE: (386) 566-1474
E-MAIL: yehudamoral@hotmail.com

PROJECT DESCRIPTION

CONSTRUCT 17 UNIT MULTI FAMILY HOUSING DEVELOPMENT
PROJECT AREA: 2.11 ACRES
CONTRIBUTING DRAINAGE AREA: 2.11 ACRES
LONGITUDE: 81°02'34.05"W LATITUDE: 29°13'43.07"N

ULTIMATE RECEIVING WATERS: ATLANTIC OCEAN

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
35 MYAKKA - URBAN LAND COMPLEX	A/D
69 TUSCAWILLA - FINE SAND	B/D
xxxx	x
xxxx	x
xxxx	x
xxxx	x

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORMWATER COLLECTION SHALL BE PROVIDED BY INLETS AND CONVEYED FOR TREATMENT TO PROPOSED WET DETENTION STORMWATER MANAGEMENT FACILITIES.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

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 SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A 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 THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE 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 ALL 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 POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE 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 THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPULIN.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

- | | |
|---------------------------|------------------------|
| -ASPHALT | -CLEANING SUPPLIES |
| -CONCRETE | -DETERGENTS |
| -FERTILIZERS | -MASONARY BLOCK/BRICKS |
| -METAL PIECES | -PAINT |
| -PETROLEUM BASED PRODUCTS | -WOOD |
| -TAR | |

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY 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.

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.

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 THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-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.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABILIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE 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.

SIGNED: _____ DATE: _____

MARK S. DOWST, PE
FLORIDA REGISTRATION NUMBER: PE 35503
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

REVISION

APPR.

DATE

NO.

DATE

DATE

CHECKED

BY

JTA

MSD

MSD

DESIGNED

1"=30'

SCALE

5316 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999

EB 4335

LB 4335

ENGINEERS * PLANNERS * SURVEYORS

MARK DOWST & ASSOCIATES, INC.

SWPPP NOTES

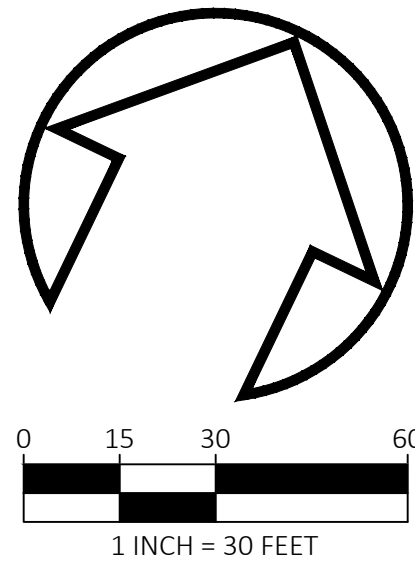
ANASTASIA COURT

HOLLY HILL, FLORIDA

PROJECT NO.

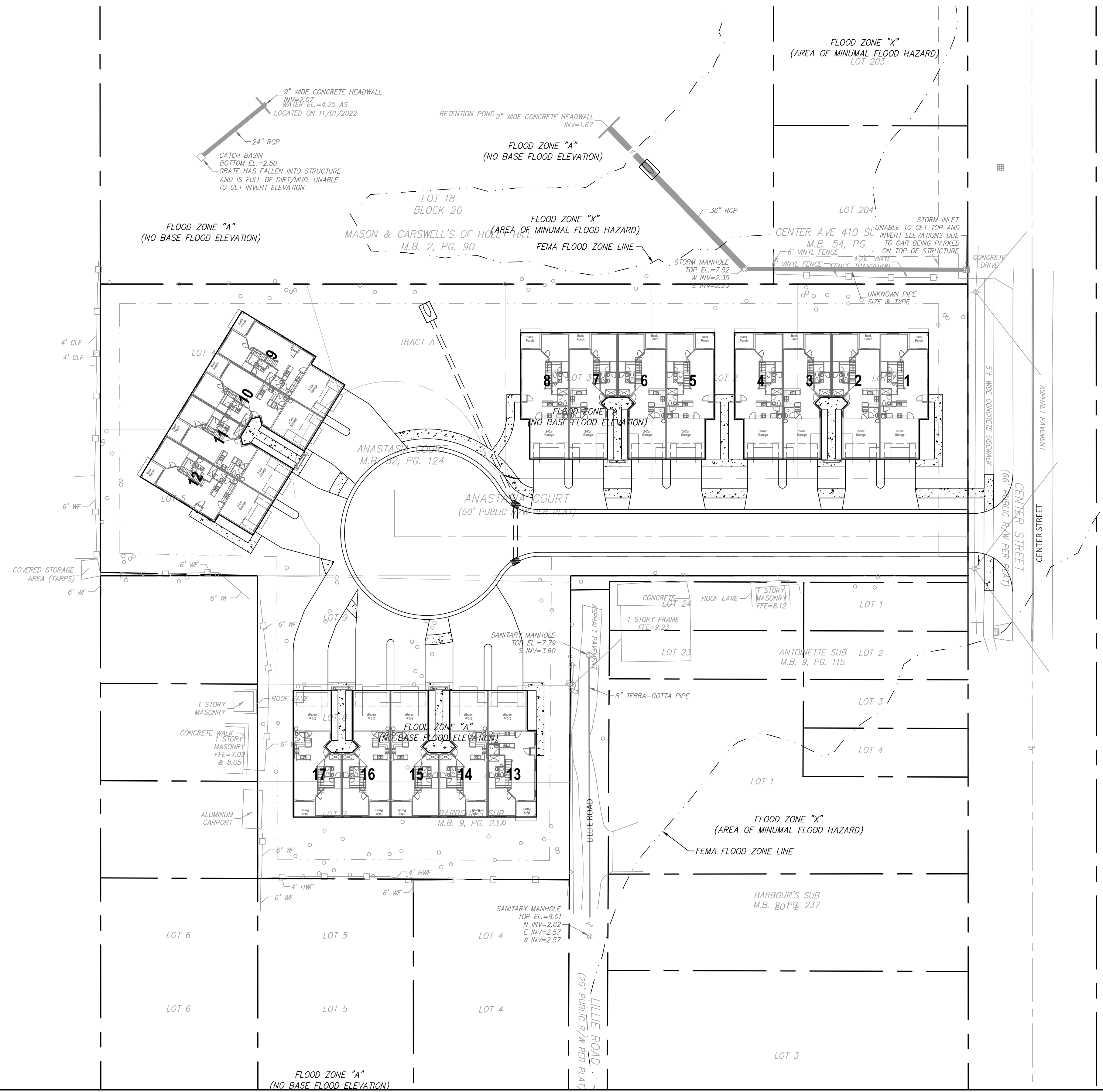
1567

C6



UTILITY NOTES

1. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICE CONNECTIONS, SIZE, DEPTH AND EXACT LOCATION IN FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY BUILDING UTILITY SERVICE LOCATIONS, SIZE AND DEPTH PRIOR TO CONSTRUCTION.
3. ALL UTILITY LINES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
4. CONTACT PUBLIC UTILITIES FIELD OPERATIONS AND INSPECTOR PRIOR TO FINAL CONNECTIONS BEING MADE TO THE SANITARY SEWER AND WATER SYSTEMS.
5. FINAL SANITARY SEWER AND WATER CONNECTIONS SHALL BE CONSTRUCTED DURING LOW-FLOW/USE PERIODS TO AVOID ANY OUTAGES THAT MAY RESULT FROM CONSTRUCTION ACTIVITIES ADJACENT TO THE EXISTING SEWER FORCE MAIN AND/OR CITY WATER SYSTEM.



UTILITY PLAN		PROJECT NO.	
ANASTASIA COURT		1567	
HOLLY HILL, FLORIDA		C7	
MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS EB 4335 5316 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999		SCALE 1"=30' DESIGNED MSD DRAWN JTA CHECKED MSD BY	DATE 07/01/25
REVISION NO. DATE APPR.			

