

RIVER GRILLE RESTAURANT

Issue: Vertical accessibility from a boat dock to an exterior deck.

Analysis: The applicant is requesting a waiver from providing vertical accessibility from a boat dock used by restaurant patrons to the outdoor dining deck of the restaurant. Because of the terrain, the only feasible method of providing access would be to install an exterior lift, which is estimated to cost \$66,000. The restaurant was constructed in 2003 at a cost of \$1,254,072. The docks were renovated under a permit from the Department of Environmental Regulation and the local building department indicated further alterations must be done to make the boat docks accessible. According to the applicant, all other facilities associated with the restaurant are fully accessible and it is not necessary to approach the building by rivercraft to dine at the facility.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to the deck as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: RiverGrille Restaurant

Address: 950 N. US Highway 1

Ormond Beach, FL 32174

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Edward Schwarz

Applicant's Address: 1042 N. US Highway 1, Ste 11, Ormond Beach, FL 32174

Applicant's Telephone: (386)405-7388 FAX: (386)672-8519

Applicant's E-mail Address: TomokaEd@aol.com

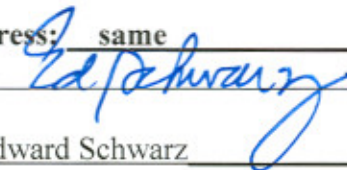
Relationship to Owner: _____

Owner's Name: Edward Schwarz

Owner's Address: same

Owner's Telephone: same FAX: same

Owner's E-mail Address: same

Signature of Owner: 

Contact Person: Edward Schwarz

Contact Person's Telephone: (386)405-7388 E-mail Address: TomokaEd@aol.com

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Restaruant - +/-6,500 SF / Single Floor / Built 2004 - Indoor / Outdoor Seating

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

- Under Design Under Construction*
- In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

Completed DEP Permitting on Docks – Under strict timelines to complete construction

Waiver required for bank walkover only by local officials. Our permit from DEP was

Based upon a renovation of existing docks.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Inclined platform lift at a cost of \$41,000 plus \$25,000 for retrofit by GC to accommodate apparatus. Outside exposure and threat of vandalism means additional maintenance concerns.

Issue

2: Vertical lift from water to deck(see attached) requires additional walkways to docks impacting environmental corridor, removal of trees, in violation of City's Development Order
Outside exposure and threat of vandalism means additional maintenance issues.

Issue

3: Accessibility ramping from outside rear deck to docks requires +/-350' of switchback ramping and related platforms, replacement of planned design, would require additional tree removal and site work in violation to City's Development Order.

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

The walkway down to the docks are for the purpose to board and exit small boating craft and canoes allowed in waterway. Handicap accessibility is limited to boats which are handicap accessible. How can we be assured boarding and departing watercraft is in proper order?
Seasonal use of docks and limits dock use. Plenty of other areas on exterior decks that are handicap accessible.

[x] Substantial financial costs will be incurred by the owner if the waiver is denied.

Initial cost plus maintenance vs. practical use by boaters is substantial. This area is outside of main dining areas and does not effect a true restaurant experience that RiverGrille offers. This is an accessory or recreational use which is not a part of the restaurant experience.

[x] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

We take pride in the fact that, other than docks, our restaurant is 100% accessible to all our patrons. We are sympathetic to the needs of our handicapped patrons which is reflective throughout our restaurant. It is not necessary to arrive by watercraft to have a RiverGrille Restaurant experience. (See Pictures)

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. See attached quotes – Please note, we were not able to identify another vender for outside lifts.

Companies which we contacted either directed us to Accessibility Lifts, Inc., or could not help us.

b. _____

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

SEE ATTACHED PLANS AND STATEMENT

Signature

Printed Name

Phone number _____

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 1st day of SEPTEMBER, 2005

Ed Schwarz
Signature

EDWARD L. SCHWARZ
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

River Grill
950 N. US 1
8/28/05

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- * The original project site plan indicated an accessible route to existing boat dock at river. The construction of an accessible ramp and related platforms would require tree removal and site work that would violate the City's development order #2002-92R for this project.

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

[x] Yes [] No Cost of Construction: \$ 1,254,072 in 2003 New Restaurant

- * **Comments/Recommendation: The City feels equal facilitation is afforded on the exterior decks of the building. Adding accessible routes to the remote and limited use dock area, will be problematic due to the steep terrain. The new restaurant was designed and constructed to the 2001 FBC and affords all the required accessibility standards.**

Jurisdiction : City of Ormond Beach

Building Official or Designee

Signature

Michael L. Garrett

Printed Name

Michael L. Garrett

PBC 239

Certification Number

386-676-3350 / FAX: 386-676-3361

Telephone/FAX

email: garrett@ormondbeach.org

Address: 22 South Beach Street, Ormond Beach, Florida 32174

~~Form No.: 2001-02, Page 1 of 2~~

~~Certification of Licensed Design Professional for Replicated Designs to be Placed on Consent Agenda~~

August 27, 2005

Building Official
City of Ormond beach, FL

Re:
River grille Accessibility Lift
Structural Comments



STRUCTURAL
ENGINEERS

400 S. Atlantic Ave, Ste 111
Ormond Beach, FL 32176

P 386.672.1214
F 386.672.1421

msstructural@cfl.rr.com

To Whom it may concern::

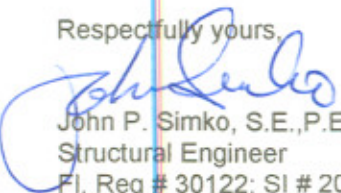
The structure, if required, would require major structural modifications to be able to sustain the imposed loadings of the Accessibility Lift. The estimated costs to sustain these loadings is \$25,000.00

Therefore, a waiver should be granted for the following reasons:

1. It is unreasonable to accommodate handicap for the boating public
2. The cost and maintenance versus the practicability of use is certainly not acceptable.

If you have any questions, or if I can be of any further assistance, please call to arrange a meeting to discuss any further questions you might have regarding this project.

Respectfully yours,


John P. Simko, S.E., P.E., S.I., M.S.
Structural Engineer
Fl. Reg # 30122; SI # 2029

River grille



2784 Wrights Rd, Suite 1032
 Oviedo, FL 32765
 Ph: 407-971-2507 Fx: 407-971-1618
www.accessibilitylifts.com

ACCESSIBILITY LIFTS, INC.

PROPOSAL & SALES AGREEMENT

DATE: 6-1-05

ATTN: Ed Schwarz

Accessibility Lifts, Inc. respectfully submits the following proposal to furnish and install:

EQUIPMENT: Wheelchair Lift for The River Grill

Options for accessibility to water:

#1 - Upper Level - Vertical lifts from water to deck.

One, GVL-EN 144 vertical platform lift with travel to 12', screw drive, straight thru platform, steel enclosure by manufacturer with plexiglass door at lower level, plexiglass gate at upper level, call send controls, manual lowering device, emergency stop switch. \$19,880

Options—

Plexiglass Enclosure, add \$1,100

Hydraulic Drive, add \$1,000 (Allows unit to operate in case of power failure)

Above unit, without plexiglass or metal enclosure installed in a shaft by others, deduct \$2,400. (\$17,480 with enclosure by GC)

Lower Level

One, Opal vertical platform lift with travel to 60", straight thru platform, screw drive, gate on car and gate at upper level, call send controls, auto fold ramp, emergency lowering device. \$11,880

#2 - Upper level Inclined Platform Lift

One Xpress II, straight run with travel to 6 meters (18 risers), handrail, custom rail assembly, tower mount, sideload platform, fold down seat, auto fold, curved arms, outdoor unit \$22,000

Lower level

One, Xpress II, straight run with travel to 2 meters (6 risers), tower mount, custom rail, handrail, sideload platform, fold down seat, auto fold, outdoor unit. \$19,000

PRICE: (Includes material, shipping, installation, permitting and inspection by the Department of Elevator Safety)

Florida's premier accessibility contractor for commercial A.D.A. and residential applications

Orlando - Tampa Bay - Jacksonville - Palm Beach - Miami

Toll Free 888-326-5438

PROPOSAL

FROM: TOP NOTCH CONSTRUCTION
5928 COUNTY ROAD 209 SOUTH
GREEN GOVE SPRINGS, FL 32043
(904) 219-0945

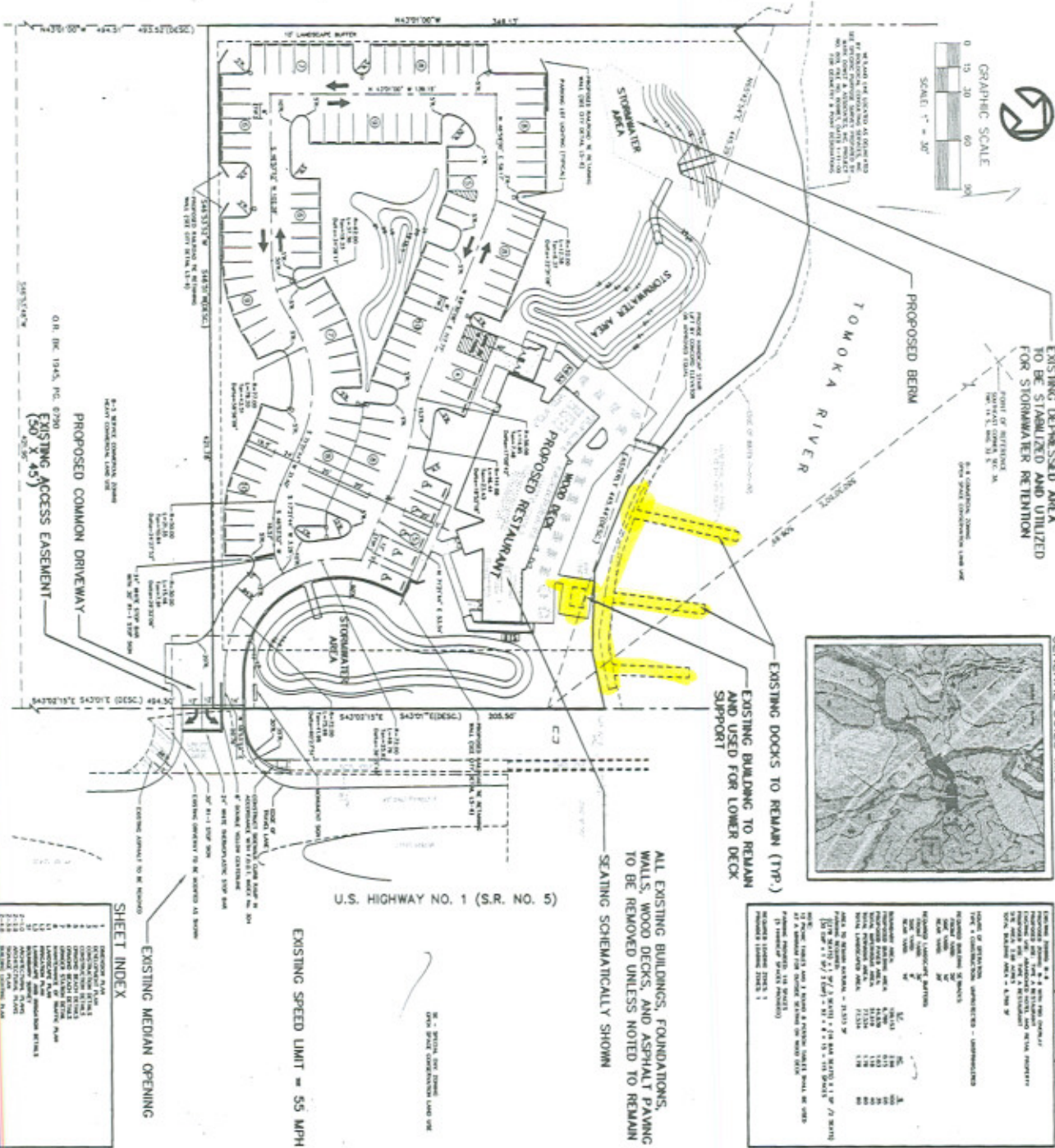
| | |
|--|--|
| DATE: <u>8/8/05</u> | |
| PROPOSAL SUBMITTED TO: <u>RIVERGRILLE, LLC</u> WORK TO BE PERFORMED AT: <u>950 N. US1</u> | |
| Name | Street |
| Street <u>1042 N. US1 #11</u> | City <u>ARMAND BCH.</u> State <u>FL.</u> |
| City <u>ARMAND BCH.</u> | Date of Plans <u>3/1/05</u> |
| State <u>FL.</u> | <u>REVISED 12/8/04</u> |
| Telephone Number <u>386-671-1830</u> | |
| We hereby propose to furnish all the materials and perform all the labor necessary for the completion of: | |
| <u>REPAIR & REPLACE EXISTING DOCKS.</u> | |
| <u>CONSTRUCT OBSERVATION DECK & STAIRWAY FROM EXISTING DECK</u> | |
| <u>TO THE DOCKS & WALKWAY.</u> | |
| <u>INCLUDES DEMOLITION AND REMOVAL OF EXISTING STRUCTURE</u> | |
| <u>CONSTRUCTION TO BE ACCORDING TO PLANS AND SPECIFICATIONS</u> | |
| <u>DRAWN AND SEALED BY COASTAL WATERWAY SERVICES AND</u> | |
| <u>JOHN SIMCO PE.</u> | |
| All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and / or specifications submitted for the above work and completed in a substantial workmanlike manner. Total Price: <u>110,000.00</u> | |
| Payments made as follows: | |
| <u>TO BE DETERMINED -</u> | |
| <u>TYPICALLY 20% WITH AGREEMENT @ PERMITTING, 30% WITH</u> | |
| <u>MATERIAL DELIVERY, 25% @ FRAMING COMPLETION, WITH BALANCE</u> | |
| Special Clause: <u>DUE AT SUBSTANTIAL COMPLETION.</u> | |
| Options: | |
| Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and Public Liability Insurance on above work to be taken out by Top Notch Construction. | |
| Respectfully submitted <u>[Signature]</u> | |
| Note - This proposal may be withdrawn if not accepted within <u>60</u> days. | |
| ACCEPTANCE OF PROPOSAL The | |
| above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. | |
| Signature: <u>[Signature]</u> | Date Accepted: <u>3/15/05</u> |

PROPOSAL

FROM: TOP NOTCH CONSTRUCTION
5928 COUNTY ROAD 209 SOUTH
GREEN GOVE SPRINGS, FL 32043
(904) 219-0945

| | |
|--|---------------------------|
| DATE: 8/24/05 | |
| PROPOSAL SUBMITTED TO: | |
| Name RIVERGRILLE, LLC. | Street SAME |
| Street 950. N. US1 | City STATE |
| City ORMOND BEACH | Date of Plans TO BE DRAWN |
| State FL. | |
| Telephone Number 386.671.1830 | |
| We hereby propose to furnish all the materials and perform all the labor necessary for the completion of: | |
| APPROXIMATELY 350 LINEAL FEET OF RAMPED WALKWAY AT REAR OF RESTAURANT. WIDTH TO BE DETERMINED BUT FIGURED AT 4' WITH. VARIOUS HANDRAILS AS NEEDED PER PLANS. ALL TO COMPLY WITH CITY OF ORMOND BEACH HANDICAP ACCESSABILITY CODES. | |
| 350 FT X 4 FT - 1400 SQ. FT. @ 28/SQ. FT. | |
| All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and / or specifications submitted for the above work and completed in a substantial workmanlike manner. | |
| Total Price: | 39,200.00 |
| Payments made as follows: | |
| Special Clause: THIS IS A BID PROPOSAL & NOT A FINAL CONTRACT. ESTIMATE ONLY. | |
| Options: | |
| Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and Public Liability Insurance on above work to be taken out by Top Notch Construction. | |
| Respectfully submitted | <i>[Signature]</i> |
| Note - This proposal may be withdrawn if not accepted within | N/A days. |
| ACCEPTANCE OF PROPOSAL | |
| The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. | |
| Signature: _____ | Date Accepted: _____ |

FLORIDA EAST COAST RAILROAD



EXISTING DEPRESSED AREA TO BE STABILIZED AND UTILIZED FOR STORMWATER RETENTION



GENERAL SOIL S MAP

EXISTING DOCKS TO REMAIN (TYP.) AND USED FOR LOWER DECK SUPPORT

ALL EXISTING BUILDINGS, FOUNDATIONS, WALLS, WOOD DECKS, AND ASPHALT PAVING TO BE REMOVED UNLESS NOTED TO REMAIN SCHEMATICALLY SHOWN

EXISTING SPEED LIMIT = 55 MPH

PROPOSED COMMON DRIVEWAY
EXISTING ACCESS EASEMENT

O.R. BK. 1945, PG. 0790
EXISTING ACCESS EASEMENT (30' X 45')

SHEET INDEX

| NO. | DESCRIPTION |
|-----|-----------------------------|
| 1 | EXISTING COMMON DRIVEWAY |
| 2 | EXISTING ACCESS EASEMENT |
| 3 | EXISTING SPEED LIMIT |
| 4 | EXISTING DECKS TO REMAIN |
| 5 | EXISTING BUILDING TO REMAIN |
| 6 | EXISTING DEPRESSED AREA |
| 7 | EXISTING DOCKS TO REMAIN |
| 8 | EXISTING SPEED LIMIT |
| 9 | EXISTING ACCESS EASEMENT |
| 10 | EXISTING COMMON DRIVEWAY |
| 11 | EXISTING SPEED LIMIT |
| 12 | EXISTING ACCESS EASEMENT |
| 13 | EXISTING COMMON DRIVEWAY |
| 14 | EXISTING SPEED LIMIT |
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| 25 | EXISTING COMMON DRIVEWAY |
| 26 | EXISTING SPEED LIMIT |
| 27 | EXISTING ACCESS EASEMENT |
| 28 | EXISTING COMMON DRIVEWAY |
| 29 | EXISTING SPEED LIMIT |
| 30 | EXISTING ACCESS EASEMENT |

SITE DATA (OVERALL)

| | |
|-----------------------------|-----------|
| TOTAL AREA | 10.00 AC. |
| EXISTING BUILDING AREA | 1.50 AC. |
| EXISTING DECK AREA | 0.50 AC. |
| EXISTING DOCK AREA | 0.25 AC. |
| EXISTING DEPRESSED AREA | 0.75 AC. |
| EXISTING COMMON DRIVEWAY | 0.25 AC. |
| EXISTING ACCESS EASEMENT | 0.15 AC. |
| EXISTING SPEED LIMIT | 0.00 AC. |
| EXISTING DOCKS TO REMAIN | 0.25 AC. |
| EXISTING BUILDING TO REMAIN | 1.50 AC. |
| EXISTING DEPRESSED AREA | 0.75 AC. |
| EXISTING COMMON DRIVEWAY | 0.25 AC. |
| EXISTING ACCESS EASEMENT | 0.15 AC. |
| EXISTING SPEED LIMIT | 0.00 AC. |
| EXISTING DOCKS TO REMAIN | 0.25 AC. |
| EXISTING BUILDING TO REMAIN | 1.50 AC. |
| EXISTING DEPRESSED AREA | 0.75 AC. |
| EXISTING COMMON DRIVEWAY | 0.25 AC. |
| EXISTING ACCESS EASEMENT | 0.15 AC. |
| EXISTING SPEED LIMIT | 0.00 AC. |



VICINITY MAP

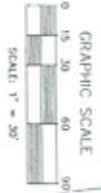
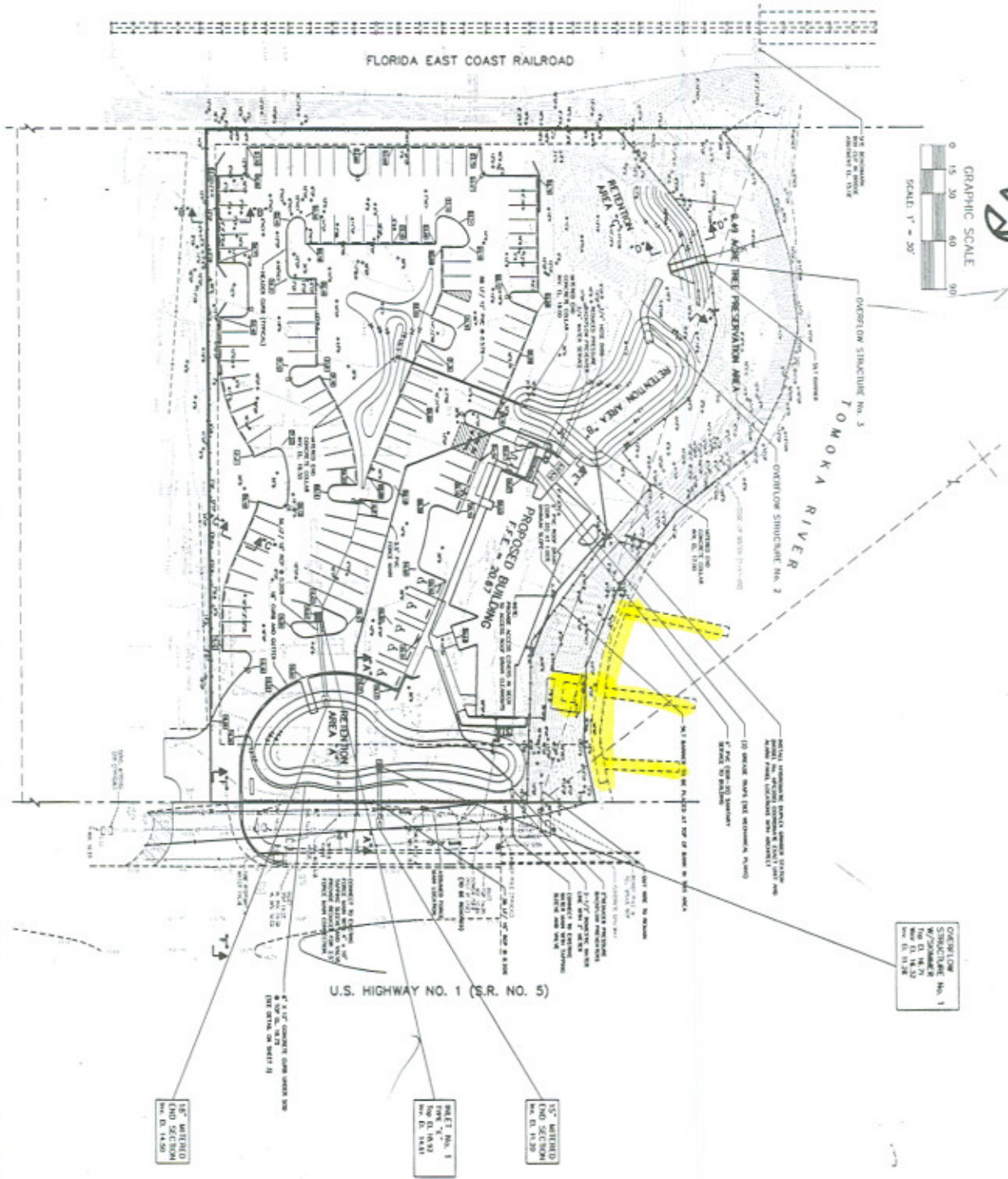
LEGAL DESCRIPTION

THE ENTIRE TRACT OF LAND BEING THE SUBJECT OF THIS PLAN, TO-WIT: A CERTAIN PARCEL OF LAND BEING THE SUBJECT OF A CERTAIN DEED TO WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR HANDS AND AFFIXED THEIR SIGNS AT DAYTONA BEACH, FLORIDA, THIS 15TH DAY OF APRIL, 2004.

GENERAL NOTES

1. THE ENGINEER HAS REVIEWED THE SURVEYING RECORDS FOR THIS PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING BOARD.
2. THE ENGINEER HAS REVIEWED THE TITLE RECORDS FOR THIS PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF REVENUE.
3. THE ENGINEER HAS REVIEWED THE PLANS FOR THIS PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF REVENUE.
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10. THE ENGINEER HAS REVIEWED THE PLANS FOR THIS PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF REVENUE.

| | | | |
|--|--|------------------|---|
| 809 DIMENSION PLAN TOMOKA GRILLE ORMOND BEACH, FLORIDA | MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 428 N. PENINSULA DRIVE • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7199 | | REVISION 9 DATE APR 4 02-04-04 MDC REVISED SITE DATA TABLE 3 12-31-02 MDC GENERAL REVISION 2 03-07-02 MDC REVISED PER DEP COMMENTS 1 01-30-02 MDC REVISED PER DEP COMMENTS |
| | SCALE 1"=30' | DATE 09-27-01 | |
| | BY [Signature] | DATE [Signature] | |



3" W/STRENGTH
(AND SECTION)
NO. 14-20

3" W/STRENGTH
(AND SECTION)
NO. 14-20

3" W/STRENGTH
(AND SECTION)
NO. 14-20

OVERFLOW
STRUCTURE NO. 1
TOP E.L. 14.22
NO. 14-20

LEGEND

| | |
|--|--|
| EXISTING CHANCE | EXISTING CHANCE |
| PROPOSED CHANCE | PROPOSED CHANCE |
| EXISTING CONTOUR | PROPOSED CONTOUR |
| PROPOSED EXISTING CONTOUR | PROPOSED EXISTING CONTOUR |
| PROPOSED EXISTING CONTOUR | PROPOSED EXISTING CONTOUR |
| EXISTING TREE TO REMAIN (200 AND 1000 INDICATED) | EXISTING TREE TO BE REMOVED (200 AND 1000 INDICATED) |
| PROPOSED TREE TO BE REMOVED (200 AND 1000 INDICATED) | PROPOSED TREE TO BE REMOVED (200 AND 1000 INDICATED) |

NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

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GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

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9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

| | | | | | |
|---|----------|--|---------------------------|--|--|
| DEVELOPMENT PLAN TOMOKA GRILLE ORMOND BEACH, FLORIDA | | MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 428 N. PENINSULA DRIVE • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999 | | SCALE 1"=30' SHEETS MSD DRAWN LHD CHECKED MSD DATE 09-27-01 BY DATE | |
| NO. | DATE | APP. | REVISION | | |
| 1 | 02-18-01 | MSD | REVISED PER DEP COMMENTS | | |
| 2 | 10-03-01 | MSD | GENERAL REVISION | | |
| 3 | 07-20-01 | MSD | REVISED PER CITY COMMENTS | | |

809
2





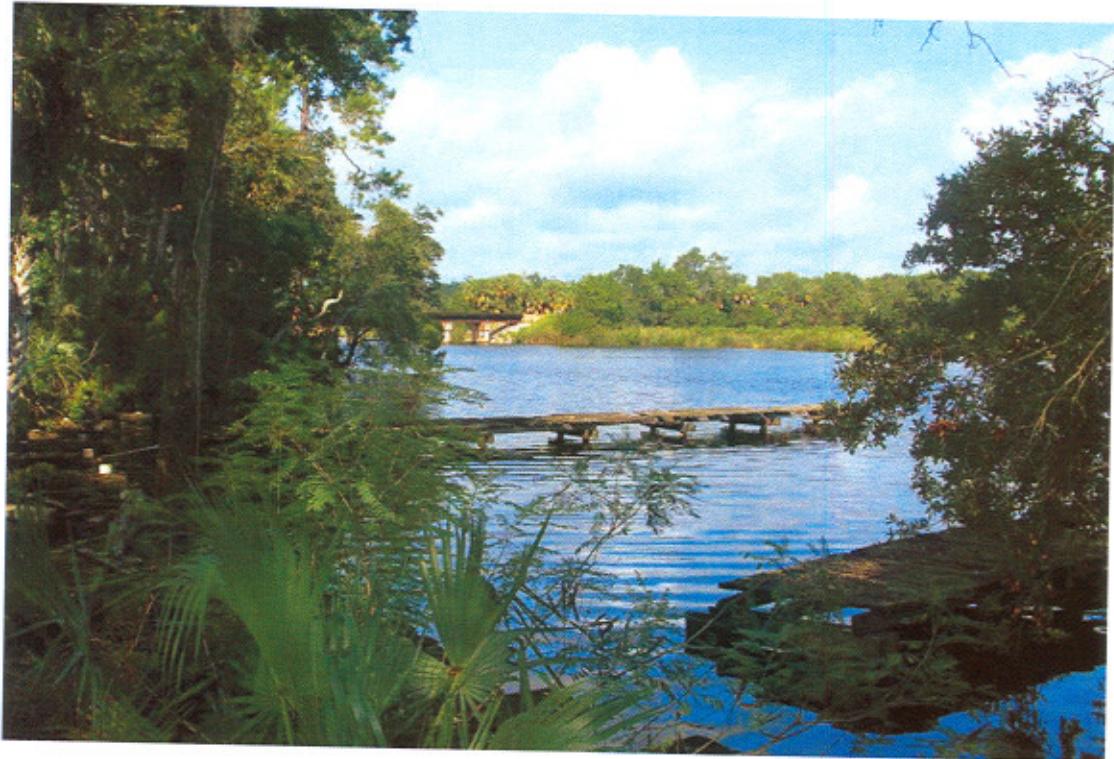




















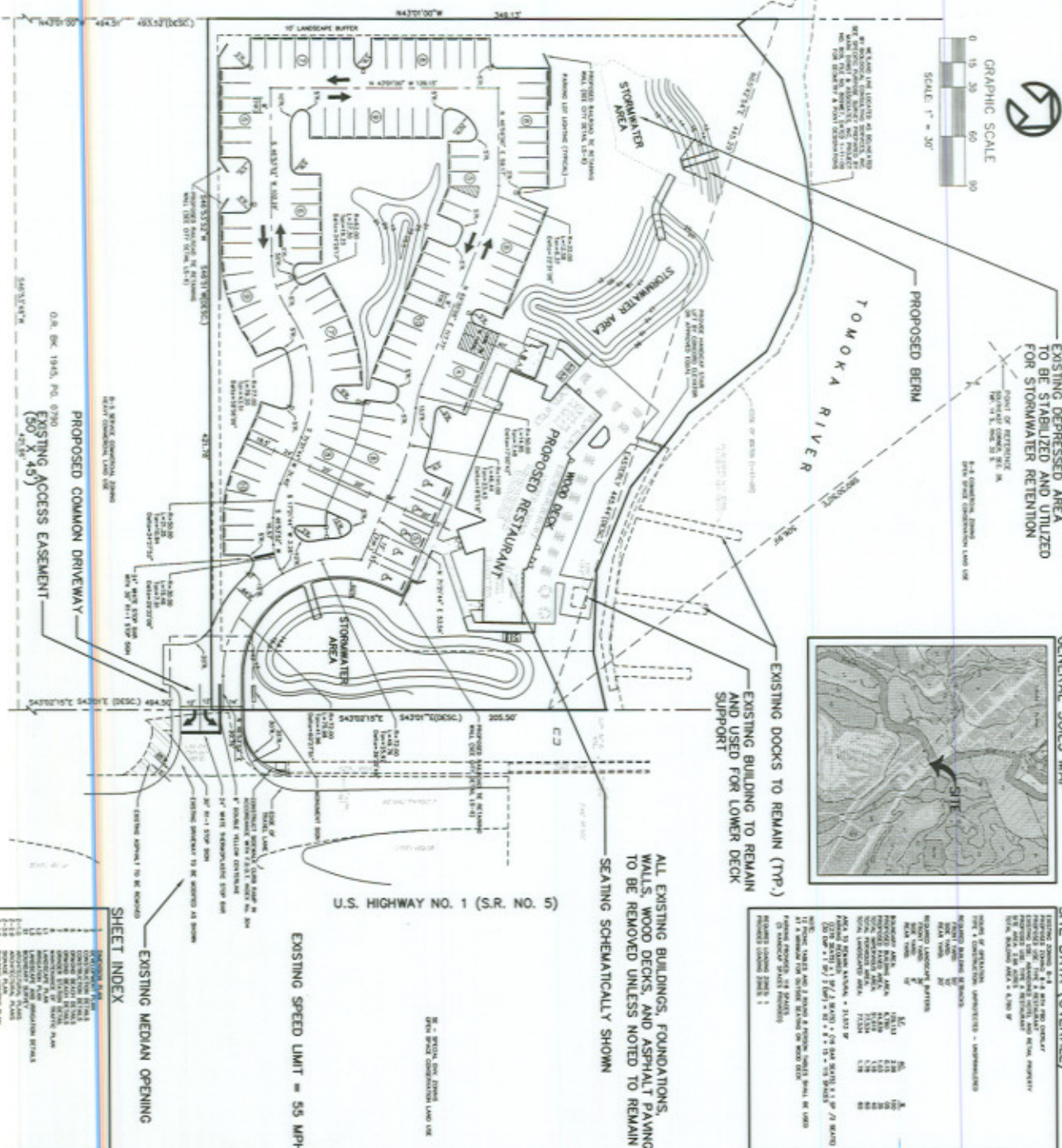








FLORIDA EAST COAST RAILROAD



EXISTING DEPRESSED AREA
TO BE STABILIZED AND UTILIZED
FOR STORMWATER RETENTION



EXISTING BUILDINGS, FOUNDATIONS,
WALLS, WOOD DECKS, AND ASPHALT PAVING
TO BE REMOVED UNLESS NOTED TO REMAIN
SEATING SCHEMATICALLY SHOWN

EXISTING SPEED LIMIT = 55 MPH

SITE DATA (OVERALL)

EXISTING ZONING: 92-A SINGLE FAMILY LOW DENSITY ZONING
PROPOSED ZONING: 92-A SINGLE FAMILY LOW DENSITY ZONING
PROPOSED LOT AREA: 1.53 AC (105,000 SQ. FT.)
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| NO. | DATE | APP. | REVISION |
|-----|----------|------|---------------------------|
| 1 | 03-07-02 | MSD | REVISED PER CITY COMMENTS |
| 2 | 03-07-02 | MSD | REVISED PER 2007 COMMENTS |
| 3 | 12-03-04 | MSD | GENERAL REVISION |
| 4 | 03-04-04 | MSD | REVISED SITE DATA TABLE |

SHEET INDEX

| SHEET NO. | TITLE |
|-----------|-------------------|
| 1 | GENERAL NOTES |
| 2 | LEGAL DESCRIPTION |
| 3 | VICINITY MAP |
| 4 | GENERAL NOTES |
| 5 | GENERAL NOTES |
| 6 | GENERAL NOTES |
| 7 | GENERAL NOTES |
| 8 | GENERAL NOTES |
| 9 | GENERAL NOTES |
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GENERAL NOTES

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2. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS NOT BEING OFFERED IN ANY STATE WHERE IT IS UNLAWFUL TO DO SO.
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LEGAL DESCRIPTION

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| <p>DIMENSION PLAN</p> <p>TOMOKA GRILLE</p> <p>ORMOND BEACH, FLORIDA</p> | <p>MARK DOWST & ASSOCIATES, INC.</p> <p>ENGINEERS PLANNERS SURVEYORS</p> <p>428 N. PENNSULA DRIVE • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999</p> | NO. | DATE | APP. | REVISION |
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SCALE: 1" = 30' DESIGNED: MSD DRAWN: LHO CHECKED: MSD DATE: 09-27-01

PROJECT NO.: 809 SHEET NO.: 8 OF 10

