

SECTION 22  
TOWNSHIP 18S  
RANGE 30E

SHORT PARCEL # 8022-00-00-0030

# GATEWAY CENTER FOR THE ARTS SITE DEVELOPMENT PLANS

## GENERAL NOTES

- The Contractor shall be responsible for locating and verifying all existing utilities prior to construction, and for notifying the various utility companies to make the necessary arrangements for any relocation, disruption of service, or clarification of activity regarding said utility. The Contractor shall exercise extreme caution when crossing an underground utility, whether shown on these plans or field located. Utilities which interfere with the proposed construction shall be relocated by the respective utility companies and the Contractor shall cooperate with utility company during relocation operations. Any delay or inconvenience by the various utilities shall be incidental to the contract.
- The location of all existing utility services, facilities, and structural features shown on these plans have been determined from the best information and are provided for the convenience of the Contractor. The Engineer does not guarantee the accuracy or the completeness of the location information provided. Any inaccuracy or omission in such information shall not relieve the Contractor of his responsibility to protect such existing features from damage or unscheduled interruption of service. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor will halt all construction and notify the Engineer immediately.
- All work and materials furnished shall be in reasonable conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements and testing requirements that are specified in the contract, plans, or specifications.
- Prior to commencing work the Contractor shall furnish, erect and maintain all barricades, warning signs, and markings for hazards and the control of traffic, in reasonable conformity with the Manual of Uniform Traffic Control Devices for Streets and Highways or as directed by the City Engineer, such as to effectively prevent accidents in all places where the work causes obstructions to the normal traffic or constitutes in any way a hazard to the public.
- The Contractor shall not excavate, remove, or otherwise disturb any material, structure, or part of a structure which is located outside the lines, grades or grading sections established for this project, except where such excavation or removal is provided for in the contract, plans or specifications.
- Contractor to maintain weekly monitoring reports per general conditions of the N.P.D.E.S. General Permit.
- Storm pipe lengths called out on plans include flared or mitered end sections.
- Contractor is responsible for grading all pavements to drain positively. Intersections shall be transitioned to provide smooth driving surface while maintaining positive drainage. Should areas of poor drainage be observed, the Contractor shall notify the Engineer prior to paving so that recommendations for correction may be made.
- Erosion Control Notes
  - Provide effective temporary and permanent erosion control using the Florida Department of Transportation Standards Specifications for Road and Bridge Construction, 2006 Edition, (F.D.O.T. Section 104)
- Record Drawing: At the end of construction, the Contractor shall provide one set of drawings showing ALL CHANGES marked in waterproof red.

## CONSTRUCTION SCHEDULE

Cleaning and grubbing of entire site, installation of utilities, storm sewer and all incidental site work. Construct building. Finalize landscaping and other site improvements.

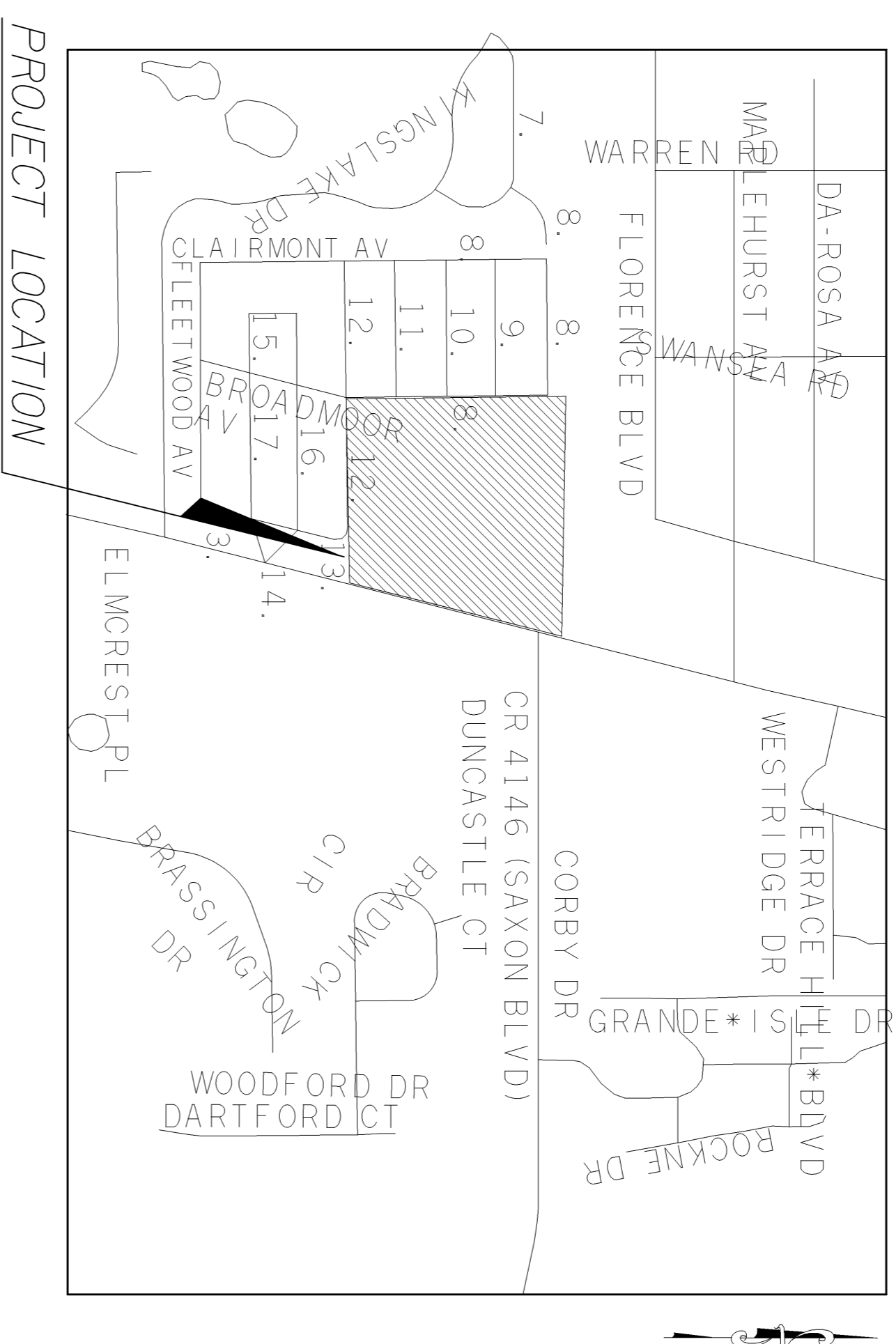
## PRESERVATION OF NATURAL FEATURES

Will be provided with the attached landscape plan.

## DATE REQUIRED FOR UTILITY SERVICE

Estimated date for water service = November 2008  
Estimated date for onsite septic service = November 2008

## SITE LOCATION



## SITE INFORMATION

NAME: Gateway Center for the Arts  
 USE: Art Center  
 NO. OF BLDG. One (1) Proposed  
 MAX. BLDG. HGT. 45 FEET  
 INCLD. ACCESSORY STRUCTURES

BUILDING SETBACKS		
GEOGRAPHIC LOCATION	BUILDING SETBACK	PROVIDED BLDG SETBACK
NORTH	SIDE	50'
SOUTH	SIDE	50'
EAST	FRONT	50'
WEST	BACK	50'
		181'
		361'
		181'
		337'

MAXIMUM BLDG COVERAGE = 25 PERCENT

ZONING = Public Use  
 FUTURE LAND USE = Public Institutional

OWNER: Sandra Wilson  
 155 S. Highway 17-92  
 Suite B  
 Debary, FL 32713  
 Phone: (386) 668-2749

ENGINEER: Michael Wojtuniak, P.E.

P.E. No. 60934  
 Engineered Permits, Inc.  
 220 South Woodland Blvd  
 Suite D  
 Deland, FL 32720  
 Phone: (386) 734-0830  
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## GENERAL INFORMATION

SITE DATA:	SA. FT.	ACRES	%
TOTAL LOT SIZE	394,828	9.064	
TOTAL PROJECT AREA	168,775	3.875	100.00
BUILDING	11,326	0.260	
SIDEWALK	15,737	0.361	
PAVEMENT	56,662	1.301	
TOTAL IMPERVIOUS	83,725	1.922	49.61% OF PROJECT AREA
LANDSCAPING AND OPEN AREAS	85,050	1.953	
TOTAL PERVIOUS	85,050	1.953	50.39% OF PROJECT AREA

PARKING REQUIRED = 1 SPACE PER 200 SF OF GFA  
 = 11,326 SF / 200 SF  
 = APPROX. 57 SPACES

PARKING PROVIDED = 69 SPACES  
 ADA = 4  
 REGULAR = 65

REVISIONS:

SHEET TITLE:  
KEY SHEET

ENGINEERED PERMITS, INC.  
 220 SOUTH WOODLAND BOULEVARD  
 SUITE D  
 DELAND, FL 32720  
 PHONE: 386-734-0830  
 CERT NO. 26298



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 P.E. NO. 60934  
 220 SOUTH WOODLAND BOULEVARD  
 SUITE D  
 DELAND, FL 32720  
 PHONE: 386-734-0830  
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PROJECT:  
GATEWAY CENTER  
FOR THE ARTS

DRAWN BY:  
EPI

DATE:  
1/31/2008

SCALE:  
N/A

FILE NAME:  
KEY08.DGN  
PROJECT NO.:  
07-889

SHEET NO.:  
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