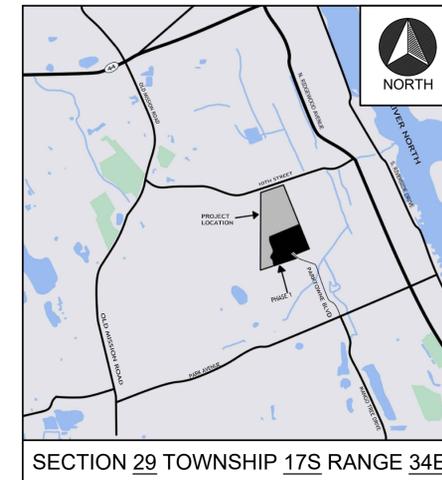


CONSTRUCTION PLANS FOR SPACE COAST COMMERCE PARK @ PARKTOWNE CITY OF EDGEWATER, FL

PREPARED FOR:
**ONICX MANAGEMENT
GROUP, LLC**
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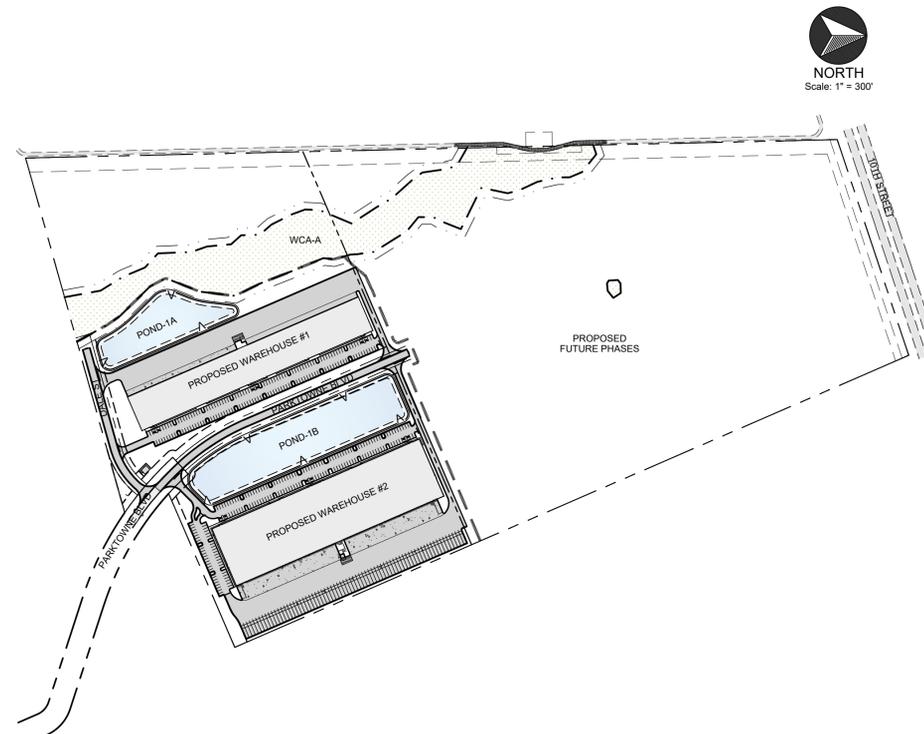


SECTION 29 TOWNSHIP 17S RANGE 34E

LOCATION MAP

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PROJECT MAP

PREPARED BY:



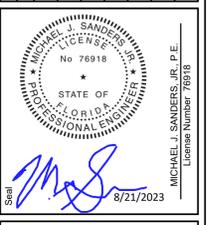
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Project Name
**SPACE COAST COMMERCE PARK
@ PARKTOWNE**
CITY OF EDGEWATER, FL

Prepared For
ONICX MANAGEMENT GROUP, LLC

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Revision No.	Date	Description



This item has been digitally signed and sealed by Michael J. Sanders, Jr., P.E. on the date adjacent to the seal.

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Project No.:	1001-002
Issued:	AUG 21, 2023
Drawn By:	ECC
Checked By:	MJS
Scale:	1" = AS SHOWN
Sheet Title	COVER SHEET
Sheet Number	C-01

GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMITS AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES, OXBOW AND THE AHOJ. THE CONTRACTOR SHALL OBTAIN COPIES OF ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
B. CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND INFORM THE ENGINEER OF RECORD IN WRITING OF ANY ADDITIONALLY KNOWN PERMITS REQUIRED FOR CONSTRUCTION.
C. CONTRACTOR IS RESPONSIBLE FOR PREPARING ANY REQUIRED Dewatering PLAN AND OBTAINING WATER MANAGEMENT DISTRICT APPROVAL OF SAID PLAN.
D. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS ARE THE 'LATEST VERSIONS' UNLESS SPECIFICALLY NOTED OTHERWISE.
E. ANY REFERENCE TO "FDOT", "FDOT INDEX", "INDEX", OR "STANDARD INDEX" INCLUDED IN THIS PLAN SET REFERS TO THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS.
F. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE AND LOCAL AGENCY'S REGULATIONS AND STANDARDS. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH LOCAL AGENCY AND FDOT SPECIFICATIONS (LATEST EDITION). WHEN IN CONFLICT, THE STRICTER OF THE TWO SHALL CONTROL.
G. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES (INCLUDE LIGHTING, POWER, TELEPHONE, CABLE, GAS, ETC.). THIS WILL REQUIRE THE CONTRACTOR TO SCHEDULE FIELD MEETINGS WITH UTILITY PROVIDER'S TO DETERMINE EXISTING UTILITY LOCATIONS AND TIE-IN/CONNECTION CONFIRMATION FOR THE CONTINUITY OF PROPOSED WORK. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS.
H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER OR ARCHITECT, THE CONTRACTOR SHALL PERFORM DUE DILIGENCE IN REGARD TO REVIEWING THE SHOP DRAWINGS IN ADVANCE TO CONFIRM DIMENSIONS, ELEVATIONS, CONNECTIONS AND MATERIALS. THE CONTRACTOR SHALL REVIEW FOR ERRORS DUE TO MANUFACTURER'S SUBMITTAL (NOT REFLECTING THE CORRECT INFORMATION FROM CURRENT PLANS. FAILURE TO OBTAIN REVIEW AND APPROVAL BEFORE FABRICATION AND/OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S OWN EXPENSE.
I. IT MAY BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS (SHOP DRAWINGS) SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
J. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, WHEN POSSIBLE.
K. ANY ON-SITE WELLS NOT PROPOSED TO REMAIN SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH FAC 400-3.517.
L. ALL CONSTRUCTION SHALL CONFORM TO CURRENT ZONING REQUIREMENTS. CONTRACTOR MAY REQUEST A COPY OF THESE CONDITIONS FROM THE OWNER OR ENGINEER OF RECORD.
M. ALL UNDERGROUND UTILITIES AND STORMWATER INFRASTRUCTURE SHALL BE INSTALLED, TESTED, INSPECTED, AND AS-BUILT PRIOR TO BASE AND PAVEMENT CONSTRUCTION. CONTRACTOR SHALL PROVIDE SAID AS-BUILTS TO THE ENGINEER OF RECORD FOR CURSORY REVIEW PRIOR TO PAVING. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN THE REMOVAL AND REPLACEMENT OF UNDERGROUND MATERIALS THAT COULD RESULT IN THE NEED TO RECONSTRUCT THE ROADWAY AT THE CONTRACTOR'S EXPENSE.
N. CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION CONFERENCE WITH AGENCIES HAVING JURISDICTION OVER WORK TO BE PERFORMED.
O. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTIFICATION TO THE ENGINEER AND TO THE APPLICABLE AGENCIES TO SCHEDULE INSPECTIONS.
P. CONSTRUCTION SHALL ADHERE TO THE APPLICABLE GOVERNMENT AGENCY CRITERIA, PERMIT CONDITIONS, CONSTRUCTION DRAWINGS, AND ANY ADDITIONAL SPECIFICATIONS PROVIDED BY OWNER. IN THE CASE OF CONFLICTS BETWEEN THESE ITEMS, THE STRICTER SHALL CONTROL.
Q. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND ENGINEER OF RECORD CONCERNING LIMITS OF CONSTRUCTION, TRANSITIONS OF WORK, ETC. WHICH MAY NOT BE SHOWN ON THESE PLANS.
R. ANY PUBLIC LAND CORNER OR BENCHMARK WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT OR BENCHMARK IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE PROJECT SURVEYOR SHALL BE NOTIFIED.
S. EXISTING VERTICAL AND HORIZONTAL GEOMETRY, SUPER ELEVATION RATES, TAPERS AND TRANSITION RATES ASSOCIATED WITH EXISTING ROADWAYS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN IN THE PLANS.
T. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
U. IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (CHAPTER 556, F.S.) THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL AT SUNSHINE 811 BEFORE DIGGING AND SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS BEFORE BEGINNING WORK.
V. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED ENVIRONMENTAL PROTECTION AGENCY (EPA) PERMIT. THIS INCLUDES PREPARING A DETAILED STORMWATER POLLUTION PREVENTION PLAN, FILING A NPDES NOTICE OF INTENT (NOI), CONDUCTING NPDES INSPECTIONS, AND FILING A NOTICE OF TERMINATION (NOT), IF REQUIRED.
W. EROSION CONTROL ITEMS SHOWN ON THE CONSTRUCTION DRAWINGS ARE MINIMUM REQUIREMENTS FOR PREVENTION, CONTROL, AND ABATEMENT OF EROSION, SEDIMENTATION, AND WATER POLLUTION. THE MEANS AND METHODS OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY NECESSITATE INSTALLATION AND MAINTENANCE OF SUPPLEMENTARY MEASURES IN ORDER TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. IF, IN THE OPINION OF THE ENGINEER OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE BEING TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRACKING, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION.
X. EXISTING DRIVEWAY CONNECTIONS, WITHIN THE LIMITS OF THIS PROJECT, ARE TO BE REPLACED AT THE SAME LOCATION AND WIDTH UNLESS OTHERWISE SHOWN.
Y. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS, STOCKPILES, VEHICLES, OR HEAVY EQUIPMENT WITHIN WETLAND BUFFERS OR WITHIN THE PROTECTIVE RADIUS OF TREES PROPOSED TO REMAIN.
Z. SEE FDOT 'STANDARD PLANS' FOR STANDARD ABBREVIATIONS DENOTED WITHIN THIS PLAN SET.
AA. PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING FIRE MARSHALL REQUIREMENTS DURING CONSTRUCTION (INCLUDING TEMPORARY ACCESS ROADS, WATER SUPPLY, FIRE WATCH, ETC.).
AB. IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, ABORIGINAL OR HISTORIC POTTERY, PRE-HISTORIC STONE TOOLS, BONE OR SHERIC TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE LOCAL MUNICIPALITY AND THE FLORIDA DIVISION OF HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) SHALL BE NOTIFIED WITHIN TWO WORKING DAYS.
AC. THE CONTRACTOR SHALL PREVENT UTILITY TRENCH ENCROACHMENT INTO ADJACENT PROPERTIES, PROTECTED WETLANDS, AND PROTECTED TREE ROOT ZONES BY UTILIZING TRENCH BOXES AND/OR SHEETING IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES, MANUFACTURERS GUIDELINES AND STANDARD PRACTICES.
AD. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ELECTRONIC VERSIONS OF ALL DRAWINGS ALONG WITH TWO SIGNED AND SEALED COPIES OF THE AS-BUILT SURVEY. THE ELECTRONIC FILES SHALL BE GEO-REFERENCED (STATE PLANE COORDINATE SYSTEM) AND TIED TO AN ESTABLISHED LOCAL PUBLISHED VERTICAL BENCHMARK. THE AS-BUILT SURVEY INFORMATION SHALL BE REVIEWED AND SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY TO CLEARLY AND ACCURATELY REPRESENT ALL CONSTRUCTED ITEMS INCLUDING, BUT NOT LIMITED TO:
a. WATER/WASTEWATER/RAINWATER AND OTHER UTILITY PIPES:
- OFFSETS FROM EDGE OF PAVEMENT AND R-O-W TO PIPELINES SHALL BE SHOWN AT NOT GREATER THAN 100 FEET INTERVALS.
- HORIZONTAL AND VERTICAL LOCATION OF CASING PIPE, CONCRETE ENCASEMENT, AND SHEETING BY STATION AND ELEVATION. INCLUDE SIZE, LENGTH, MATERIAL TYPE, AND WALL THICKNESS OF CASING.
- HORIZONTAL AND VERTICAL LOCATION OF TOP OF PIPE AND FINISHED GRADE SHALL OCCUR AT A MAXIMUM OF 200 FEET FOR STRAIGHT RUNS OF PIPE AND AT SUFFICIENT INTERVALS TO ESTABLISH HORIZONTAL CURVATURE FOR ANY PIPE DEFLECTIONS IN A CURVED ALIGNMENT.
- HORIZONTAL AND VERTICAL LOCATION OF TOP OF PIPE AND OTHER UTILITIES OCCURRING AT A CROSSING.
- LOCATION OF ANY ROUND UTILITIES.
- INSTALLED PIPE DIAMETER, MATERIAL TYPE, AND ANWA/ASTM/ANSI CLASSIFICATION.
- MATERIAL TYPE AND SERIAL NUMBERS OF ALL VALVES, METERS, ASSEMBLIES.
- IF ABANDONMENT OF EXISTING FACILITIES IS INCLUDED IN PROJECT, PROVIDE SIZE, TYPE, DEPTH, LOCATION, AND LIMITS OF ANY ABANDONED PIPE. ALSO INCLUDE THE METHOD OF ABANDONMENT (I.E., MORTAR FILLED, ETC.).
- ANY VERTICAL IMPROVEMENTS WITHIN EXISTING RIGHTS-OF-WAY THAT ARE IN IMMEDIATE PROXIMITY OF THE UTILITY SYSTEM (I.E. MONUMENT SIGNS, WALLS AND BRIDGES)
- CROSS-SECTIONAL DETAILS SHALL BE PROVIDED WHERE UTILITIES CROSS.
- HORIZONTAL AND VERTICAL LOCATION AND ALL FITTINGS, BENDS, REDUCERS, SLEEVES, PLUGS, CAPS, TEES, CROSSES, TAPS, RESTRAINED JOINTS, VALVES, BLOW-OFFS, HYDRANTS, HIGH AND LOW POINTS, POINTS OF DEFLECTION, ETC. (SURVEY SHALL ALSO INCLUDE FINISHED GRADE ABOVE THESE ITEMS.)
- STATION ALL CONNECTIONS WHEN THEY ARE NOT ON PROPERTY LINES.
b. GRAVITY SEWER LINES:
- LOCATION AND ELEVATIONS OF ALL SANITARY SEWER STRUCTURES, TO INCLUDE TOP ELEVATIONS, BOTTOM ELEVATIONS, AND INVERTS. INCLUDING FIELD MEASURED PIPE LENGTHS, PIPE TYPES, SLOPES, AND PIPE SIZES.
- SHOW LOCATION OF LATERAL SERVICE CONNECTIONS BY STATION AND INCLUDE DEPTH OF COVER AT LOT LINES (CLEANOUT)
- SHOW SIZE, LENGTH INVERT ELEVATION AND GRADE OF STUB-OUTS FOR FUTURE CONNECTIONS.
c. STORMWATER SYSTEM:
- LOCATION AND ELEVATIONS OF ALL STORM SEWER OUTFALL STRUCTURES (AKA CONTROL STRUCTURES), TO INCLUDE ELEVATIONS, DIMENSIONS, SKIMMERS, INVERTS, PIPE SIZES, TYPES, OPENING DIMENSIONS AND SLOPES.
- LOCATION AND ELEVATIONS OF ALL STORM STRUCTURES, PIPES, CONDUITS, SLEEVES, ETC. INCLUDING CALCULATED SLOPE SIZE AND MATERIAL TYPE OF ALL PIPES.
- HORIZONTAL AND VERTICAL CONTROL OF ALL TOP OF BANKS, TOE OF SLOPES, LITTORAL ZONES, DITCHES, AND ALL GRADE BREAKS.
d. PUMP/LIFT STATIONS:
- HORIZONTAL AND VERTICAL CONTROL ELEVATIONS OF ALL ELEMENTS OF PUMP/LIFT STATIONS INCLUDING TOP AND BOTTOM ELEVATIONS, PIPE INVERTS, PIPE SIZES, AND PIPE TYPES.
- LOCATION AND ELEVATION OF ANY PAVEMENT MATERIALS ASSOCIATED WITH THE STATION.
- LOCATION AND TYPE OF ANY VERTICAL ELEMENTS ASSOCIATED WITH THE STATION INCLUDING: PANELS, LIGHT POLES, FENCING, BACK FLOW ASSEMBLIES, METERS, ALL VALVES AND ASSOCIATED APPURTENANCES.
- ELEVATIONS AT WHICH THE FLOAT SWITCHES ENGAGE.
e. RESIDENTIAL SUBDIVISION LOT GRADES:
- GRADES AT PAD CORNERS AND CENTER OF LOT
- REAR YARD LOT CORNER GRADES
f. BUILDING AND OTHER VERTICAL STRUCTURES:
- LOCATION OF ALL CORNERS AND FINISHED FLOOR ELEVATIONS
- OVERHANG LOCATIONS
g. ANY ADDITIONAL REQUIREMENTS PER CITY OF EDGEWATER DETAILS M-11 & M-12

AF. NO ENGINEER'S CERTIFICATIONS CAN BE SUBMITTED TO OBTAIN A CERTIFICATE OF OCCUPANCY UNTIL THE "AS-BUILT" INFORMATION IS RECEIVED, REVIEWED, AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ALLOW THE ENGINEER A MINIMUM OF FOUR WEEKS TO COMPLETE THE REVIEW OF THE "AS-BUILT" INFORMATION UPON RECEIPT. PRIOR TO SUBMITTAL TO APPLICABLE AGENCIES, NOTE UPON RELEASE OF CERTIFICATE OF OCCUPANCY MAY TAKE 45 TO 90 DAYS FROM THE SUBMITTAL TO APPLICABLE AGENCIES. FAILURE BY THE CONTRACTOR TO PROVIDE COMPLETE AS-BUILT INFORMATION WILL RESULT IN SIGNIFICANT DELAYS IN FINAL RELEASE OF THE PROJECT.

TESTING SCHEDULE

Table with columns: ITEM, TEST, TEST FREQUENCY. Rows include EMBANKMENT, STABILIZED SUBGRADE, BASE, SOIL CEMENT BASE, CONCRETE, CRUSHED CONCRETE BASE, SUPERPAVE ASPHALT.

- NOTES
A) TESTS SHALL BE LOCATED NO MORE THAN 500FT APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE FOOT VERTICALLY. FIELD DENSITIES SHALL BE TAKEN OVER ALL ROAD CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHALL BE STAGGERED TO INCLUDE RESULTS OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE TEST SERIES FOR EACH ONE FOOT OF LIFT OVER PIPELINE BETWEEN MANHOLES. TESTS AROUND STRUCTURES SHALL BE SPIRALED IN ONE FOOT LIFTS. FOR ALL TYPE PIPE, FILL TO BE COMPACTED BENEATH THE HAUNCHES USING SUITABLE TAMPERS. FOR PIPE LESS THAN 24 INCHES IN DIAMETER, BACKFILL IN APPROPRIATE LIFTS AND TEST FROM THE TOP OF THE PIPE AND EVERY ONE FOOT VERTICALLY THEREAFTER. FOR PIPE 24 INCHES TO 72 INCHES IN DIAMETER, BACKFILL IN APPROPRIATE LIFTS AND TEST FROM THE SPRINGLINE AND EVERY ONE FOOT VERTICALLY THEREAFTER. FOR PIPE LARGER THAN 72 INCHES, TESTS SHALL BEGIN ONE FOOT ABOVE THE BASE OF THE TRENCH.
B) FOR FLEXIBLE PIPE (CORRUGATED STEEL OR ALUMINUM), 95% OF MAXIMUM DENSITY (AASHTO-199) PER FDOT SPECIFICATIONS SUBARTICLE 125-9.2.1
C) TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. THERE SHALL BE NO LESS THAN ONE TEST PER STREET. NO CORE SHALL BE LESS THAN SPECIFIED MINIMUM THICKNESS.
D) TESTING FOR THE SUBGRADE BEARING CAPACITY AND COMPACTION SHALL BE LOCATED NO MORE 500 FEET APART AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND ON THE CENTERLINE OF THE ROADWAY. THERE SHALL BE NO LESS THAN THREE TESTS PER STREET TO OBTAIN AN AVERAGE LBR 40 VALUE. THE AUTHORITY HAVING JURISDICTION (AHJ) MAY RESERVE THE RIGHT TO SAMPLE AND TEST ANY MATERIAL UTILIZED IN THE CONSTRUCTION OF THE SUBGRADE. TESTING SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE OF THE AHJ AND APPLICABLE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (EXCEPT FOR THE REQUIREMENTS OF CQC). IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS, THE MOST STRINGENT SHALL PREVAIL. INSPECTION OF THE SUBGRADE SHALL BE CONDUCTED BY THE ENGINEER OF RECORD, THE AHJ INSPECTOR, AND SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO BASE CONSTRUCTION.

ADDITIONAL NOTE: THE AHJ RESERVES THE RIGHT TO SAMPLE AND TEST ANY MATERIAL DURING CONSTRUCTION

DEMOLITION NOTES

- A. CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
B. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS SHOWN ON PLANS AS TO REMAIN.
C. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
D. ALL MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH HILLSBOROUGH COUNTY REQUIREMENTS.
E. INFORMATION TAKEN FROM SURVEY PREPARED BY LAND PRECISION CORPORATION ON 8/28/18.
F. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON-SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER. PRESSURE MAINS SHOULD BE CAPPED OR PLUGGED AND RESTRAINED WITH A REVERSE DEADMAN. ROP SHOULD RECEIVE A BRICK AND MORTAR PLUG.
G. EXISTING TREES THAT ARE SHOWN TO REMAIN, SHALL MAINTAIN PROTECTIVE BARRIERS AT ALL TIMES. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT HILLSBOROUGH COUNTY STANDARDS.
H. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
I. THE CONTRACTOR SHALL INSTALL EROSION CONTROL PRIOR TO DEMOLITION AND MAINTAIN DURING DEMOLITION.
J. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
K. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS.
L. ALL ON-SITE ABOVE GROUND IMPROVEMENTS (IE: PAVEMENT, CURBING, BUILDINGS, SIGNAGE, CONCRETE WALKS, POLES, INLETS, ETC.) AND BELOW GROUND IMPROVEMENTS (IE: SANITARY, STORM, WATER, SEPTIC, WELL, CABLE, ELECTRIC, PHONE, ETC.) SHALL BE REMOVED UNLESS OTHERWISE NOTED.
M. UNSUITABLE MATERIAL IS TO BE REMOVED FROM LANDSCAPE AREAS. A MINIMUM OF 8" TOPSOIL IS REQUIRED IN ALL LANDSCAPE AREAS.
N. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED.
O. ALL ON-SITE WELLS TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-3.531(2), F.A.C.
P. ALL ON-SITE SEPTIC SYSTEMS SHALL BE LOCATED AND REMOVED PER FDEP REGULATIONS.

ON-SITE FIRE PROTECTION NOTES

- A. ALL NEW PRIVATE SERVICE MAINS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 PSI (13.8 BARS) PRESSURE FOR TWO HOURS, OR AT 50 PSI (3.4 BARS) IN EXCESS OF THE MAXIMUM STATIC PRESSURE (WHICHEVER IS GREATER). (NFPA 24)
B. FIRE PUMP ROOM (IF APPLICABLE) SHALL CONTAIN APPROVED BACKFLOW PREVENTION DEVICE TO PREVENT RE-CIRCULATION WHEN FDC IS PRESSURIZED USING ON-SITE HYDRANT.

SIGNING AND PAVEMENT MARKING NOTES

- A. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)' PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION (LATEST EDITION) AND THE 'FDOT STANDARD PLANS' (LATEST EDITION).
B. ALL FLORIDA ROUTE MARKERS MUST CONFORM TO FDOT DESIGN STANDARDS INDEX 700-102.
C. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN IN THE PLANS AND THE APPROPRIATE FDOT DESIGN STANDARDS INDEX. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLUMN (POST) SUPPORTS IN THE FIELD PRIOR TO FABRICATION. COLUMN HEIGHTS AND DIMENSION SHALL CONFORM TO FDOT STANDARDS.
E. RAISED PAVEMENT MARKERS (RPM'S) SHALL BE INSTALLED PER FDOT INDEX 706-001.
F. PAINT ALL MEDIAN NOSES AND RAISED ISLAND NOSES REFLECTIVE WHITE OR REFLECTIVE YELLOW (COLOR INDICATED IN THE PLANS). ABSENCE OF A CALLOUT RELATED TO THIS DETAIL DOES NOT ELIMINATE THIS REQUIREMENT.
G. CAUTION MUST BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER OR LOCAL AGENCY HAVING JURISDICTION THEN THEY SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. IF SIGNS ARE IN POOR CONDITION PRIOR TO REMOVAL, THE ENGINEER OF RECORD AND OWNER SHALL BE NOTIFIED IN WRITING AND ADVISED OF ANY POTENTIAL CHANGE ORDER.
H. ANY EXISTING SIGN TO REMAIN THAT ARE DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT FDOT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION. IF THE EXISTING SIGN CANNOT BE RELOCATED DURING CONSTRUCTION IMPROVEMENTS, THE CONTRACTOR SHOULD TAKE CAREFUL PRECAUTION TO STORE AND PROTECT THE EXISTING SIGN UNTIL THE SIGN CAN BE INSTALLED AT ITS FINAL LOCATION. COST OF THIS WORK SHALL BE REFLECTED IN THE BID ITEM FOR RELATED WORK.
I. THE SIGN LOCATIONS SHOWN ON THE PLANS ARE SCHEMATIC. ACTUAL SIGNS SHOULD BE INSTALLED IN ACCORDANCE WITH MUTCD PLACEMENT CRITERIA OR AS DIRECTED BY EITHER THE AUTHORITY HAVING JURISDICTION OR THE ENGINEER OF RECORD.
J. ALL ROUTE MARKER AUXILIARIES SHALL MATCH THE COLOR COMBINATION OF THE RESPECTIVE MARKER WHICH THEY SUPPLEMENT.
K. CONTRACTOR SHALL USE W-SHAPE STEEL POSTS FOR MULTI-POST SIGNS. ALL COLUMNS (POSTS) FOR SINGLE COLUMN SIGNS SHALL BE ALUMINUM ROUND TUBE (UNLESS OTHERWISE NOTED IN THE PLANS OR REQUIRED BY THE LOCAL JURISDICTION).
L. ANY EXISTING MULTI-POST AND OVERHEAD SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.
M. ALL SINGLE COLUMN SIGNS WITHIN THE LIMITS OF CLEARING AND GRUBBING SHALL BE REMOVED UNLESS OTHERWISE NOTED IN THE PLANS.
N. THE CONTRACTOR SHALL APPLY THERMOPLASTIC AS THE FINAL ROADWAY TRAFFIC STRIPES AND MARKINGS A MINIMUM OF 14 DAYS AFTER THERMOPLASTIC APPLICATION BUT PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. THE EXISTING SIGN SHALL BE LEAD-FREE, NON-SOLVENT BASED, COMPLIANT WITH SECTION 711-001 OF THE STANDARD SPECIFICATIONS, AND LISTED ON APL.
O. ON CONCRETE SURFACES, INCLUDING BRIDGE DECKS, ALL SKIP STRIPE PAVEMENT MARKINGS SHALL BE ALTERNATE WHITE (THERMOPLASTIC) AND BLACK (PAINT) (10' WHITE/10' BLACK/20' SKIP).
P. PARKING LOT STRIPING AND SIGNAGE SHALL CONFORM TO FDOT STANDARDS. REGULAR PARKING SPACE STRIPES SHALL BE 4-INCH WIDE WHITE PAINT UNLESS OTHERWISE SPECIFIED. HANDICAPPED PARKING SPACES SHALL BE STRIPED IN ACCORDANCE WITH FDOT INDEX 711-001 EXCEPT BLUE PAINTED STRIPES SHALL BE 4-INCH WIDE. STOP BARS, CROSS WALKS, PAVEMENT ARROWS, AND PAVEMENT TEXT SHALL BE WHITE THERMOPLASTIC (UNLESS OTHERWISE SPECIFIED) THERMOPLASTIC SHALL BE LEAD-FREE, NON-SOLVENT BASED, COMPLIANT WITH SECTION 711 OF THE STANDARD SPECIFICATIONS, AND LISTED ON APL. PAINTED PAVEMENT MARKINGS SHALL COMPLY WITH SECTION 711 OF THE STANDARD SPECIFICATIONS. INCLUDE TWO COATS APPLIED 14 DAYS APART AND BE LISTED ON APL. WHEN STRIPING WITH WHITE ON CONCRETE SURFACES THE CONTRACTOR SHALL APPLY BLACK PAINT FIRST ON THE PAVEMENT PRIOR TO PAINTING WHITE STRIPING.
Q. ACCESSIBLE PARKING SPACES, CROSSWALKS, STRIPING, AND ARROWS SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH FDOT INDEX 711-001 (UNLESS OTHERWISE NOTED).
R. ALL PAVEMENT MARKING TO BE REMOVED SHALL BE PERFORMED BY HYDROBLASTING (UNLESS PROHIBITED BY THE AHJ).

SAFETY NOTES

- A. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
B. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
C. NEITHER THE ENGINEER OF RECORD NOR OWNER ARE RESPONSIBLE FOR PROJECT SAFETY.
D. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC (MOT) PLAN MUST BE PREPARED BY A PROFESSIONAL WITH FDOT ADVANCED MOT CERTIFICATION. THE MOT PLAN MUST BE SUBMITTED AND APPROVED BY APPLICABLE GOVERNING AGENCIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN OR IMMEDIATELY ADJACENT TO THE EXISTING RIGHT-OF-WAY.
E. CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE SAFETY CODE REQUIREMENTS.
F. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS AND FLORIDA TRUTH SAFETY ACT.
G. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE 811 BEFORE YOU DIG.
H. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

TRAFFIC CONTROL GENERAL NOTES

- A. THE MAINTENANCE OF TRAFFIC SHALL CONFORM TO THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS' (MUTCD- LATEST EDITION) AND FLORIDA DEPARTMENT OF TRANSPORTATION 'STANDARD PLANS' (LATEST EDITION).
B. THE MINIMUM TEMPORARY LANE WIDTH ALLOWED WILL BE 10 FEET.
C. CONTRACTOR SHALL NOTIFY THE LOCAL AUTHORITIES HAVING JURISDICTION (ENGINEERING, LAW ENFORCEMENT, EMERGENCY SERVICES, SCHOOL BOARD, ETC.) AND THE ENGINEER OF RECORD A MINIMUM OF 24 HOURS IN ADVANCE OF ANY PROPOSED LANE CLOSURES AND/OR DETOURS.
D. TEMPORARY REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED ON ALL TEMPORARY LANE LINES AND MEDIAN EDGE LINES IN ACCORDANCE WITH FDOT INDEXES.
E. ALL TRAFFIC LANES MUST REMAIN OPEN FOR TRAFFIC DURING A HURRICANE EVACUATION NOTICE OR OTHER CATASTROPHIC EVENTS AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION / EVENT AS DIRECTED BY THE ENGINEER OF RECORD OR LOCAL JURISDICTION.
F. THE CONTRACTOR SHALL MAINTAIN AND KEEP STREET NAME IDENTIFICATION VISIBLE DURING CONSTRUCTION OPERATIONS IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.
G. THE CONTRACTOR SHALL PROVIDE AT LEAST THREE (3) DAYS ADVANCE WRITTEN NOTICE TO PROPERTY OWNER'S IMPACTED BY PROPOSED TEMPORARY CLOSURE OR RELOCATION OF EXISTING DRIVEWAYS.

SITE PLAN AND COORDINATE GEOMETRY NOTES

- A. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING PRIOR TO CONSTRUCTION.
B. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT THEIR OWN EXPENSE.
C. REFER TO SURVEY FOR ELEVATION DATUM INFORMATION.
D. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE PROPOSED WORK.
E. ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE OF BUILDING, EDGE OF PAVEMENT, FACE OF CURB, OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.
F. DIGITAL OR ELECTRONIC REPRESENTATION OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A COORDINATE CONTROL MAP OR MATHEMATICALLY CONTROLLED INFORMATION FOR THE USE OF CONSTRUCTION STAKEOUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE CONTRACTOR'S SURVEYOR TO ENSURE THAT ANY DIGITAL OR ELECTRONIC REPRESENTATION OF THESE PLANS IS IN COMPLETE CONFORMANCE WITH ALL OF THE NOTATIONS, SPECIFICATIONS, DETAILS, AND OTHER DATA APPEARING ON OR AS MAY BE DERIVED FROM THESE CONSTRUCTION PLANS.

ROADWAY LIGHTING NOTES

- A. ROADWAY LIGHTING SHALL CONFORM TO ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), NATIONAL ELECTRICAL CODE (NEC), AND COUNTY STANDARDS FOR ALL AREAS (INCLUDING CROSSWALKS, INTERSECTIONS, AND THROUGHFARES).
B. ROADWAY LIGHTING FIXTURES, POLES, MOUNTING HEIGHT, AND SPACING (LOCATION) TO BE DETERMINED UPON SELECTION OF FIXTURE.
C. DRAWINGS AND PRODUCT SAMPLE SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.

Project Name: SPACE COAST COMMERCE PARK @ PARKTOWNE
City of EDGEWATER, FL
Prepared For: ONICX MANAGEMENT GROUP, LLC

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Table with columns: Revision, Date, Description. Multiple empty rows.

Seal area with signature line: MICHAEL J. SANDERS, JR., P.E. License Number 78918

Project No.: 1001-002
Issued: AUG 21, 2023
Drawn By: ECC
Checked By: MJS
Scale: 1" = 40'
Sheet Title: GENERAL NOTES
Sheet Number: C-02

SITE DATA TABLE

- TOTAL PHASE 1 "DEVELOPMENT" AREA: ±1,193,136 SF (±27.39 AC)
- PHASE 1 ROW TRACT AREA: ±45,150 SF (±1.04 AC)
- PHASE 1 LOT AREA BREAKDOWN:
 - LOT-1 TRACT AREA(S): ±980,338 SF (±22.51 AC)
 - WAREHOUSE #1 = 115,768 SF
 - POND-1A @ TOB = 86,172 SF
 - WETLAND = 144,904 SF
 - PAVEMENT = 162,867 SF
 - SIDEWALK = 5,989 SF
 - TOTAL IMPERVIOUS = 284,624 SF (29.0%)
 - OPEN SPACE = 695,714 SF (71.0%)
 - LOT-2 TRACT AREA(S): ±614,687 SF (±14.11 AC)
 - WAREHOUSE #2 = 176,082 SF
 - POND-1B @ TOB = 134,147 SF
 - PAVEMENT = 226,402 SF
 - SIDEWALK = 6,729 SF
 - TOTAL IMPERVIOUS = 409,213 SF (66.6%)
 - OPEN SPACE = 205,474 SF (33.4%)
- PARCEL ID #: 7452220A0020
- ADDRESS: PARKTOWNE BLVD, EDGEWATER 32132
- EXISTING USE: VACANT (PUD)
- ZONING: INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD)
- FUTURE LAND USE (FLU): INDUSTRIAL
- PROPOSED/ALLOWABLE USE: CLASS V - WAREHOUSE AREA "A" PERMITTED USES PER THE DEVELOPERS AGREEMENT (DA) SECTION 4.C.1. (BK5070 & Pg 2930)
- LANDSCAPE FRONT YARDS: PER (DA) SECTION 10.A. 25' ADJACENT TO PARKTOWNE BLVD - PROVIDED 8' ADJACENT TO OTHER INTERNAL STREETS - N/A
- PERIMETER BUFFER YARD(S): PER LDC (25-54.04) (TABLE V-4) - N/A
- BUILDING SETBACKS: PER (DA) SECTION 10.B. - FRONT/REAR/SIDE - 25'/20'/10'
- BUILDING HEIGHT: PER (DA) SECTION 10.C. AREA "A" - 45' MAX
- MAXIMUM LOT COVERAGE: PER (DA) SECTION 4.B. - 80% MAX IMPERVIOUS
- PUBLIC SIDEWALKS: PER (DA) SECTION 6. - NOT REQUIRED WITHIN PARK
- UTILITIES - PER (DA) SECTION 6:
 - POTABLE WATER: CITY OF EDGEWATER - OWNER AGREES TO CONNECT AND UTILIZE CITY UTILITY UPON RECEIPT OF RESERVATION OF CAPACITY.
 - WASTE WATER: CITY OF EDGEWATER - OWNER AGREES TO CONNECT AND UTILIZE CITY UTILITY UPON RECEIPT OF RESERVATION OF CAPACITY.
 - IRRIGATION: IRRIGATION SHALL BE SUPPLIED VIA WELL OR PUBLIC POTABLE/IRRIGATION METER FOR COVERAGE OF ALL NON-XERISCAPE LANDSCAPE AREAS.
 - SOFT UTILITIES: SITE ELECTRIC, TELECOMMUNICATIONS & OTHER UTILITY SERVICES SHALL BE INSTALLED BELOW GRADE.
- PROPERTY OWNER'S ASSOCIATION & DEDICATION REQUIREMENTS: PER (DA) SECTION 6. THE OVERALL PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCR) FOR PARKTOWNE INDUSTRIAL CENTER (BK 5576, PG 2132). THE OWNERS SHALL CONVEY TO THE CITY OF EDGEWATER BY PLAT AND/OR WARRANT DEED, TOGETHER WITH TITLE INSURANCE SHOWING THE CONVEYED LAND FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL ROADWAY RIGHTS-OF-WAY, UTILITY EASEMENTS AND/OR STORMWATER MANAGEMENT SYSTEMS AS MAY BE REQUIRED. COMMON AREA TRACTS LOCATED WITHIN THE SUBJECT DEVELOPMENT PARCEL SUBJECT TO INDIVIDUAL LOT OWNER OPERATION AND MAINTENANCE SHALL BE ADDRESS IN AN INDEPENDENT (CCR) ADDENDUM (SPACE COAST INDUSTRIAL PARK POA).
- STREET LIGHTING/PHOTOMETRIC - PROPOSED LIGHTING FOR THE PARKTOWNE BLVD PUBLIC ROW EXTENSION SHALL BE PROVIDED BY FLORIDA POWER & LIGHT (FPL) IN ACCORDANCE WITH THE LDC & GOVERNING PARKTOWNE INDUSTRIAL CENTER (CCR) REQUIREMENTS PER ARTICLE (V.5.7.)
- STORMWATER MANAGEMENT - PROVIDED VIA WET DETENTION TREATMENT FACILITIES TO BE INTERCONNECTED AND PHASED AS MAY BE NECESSARY TO MAINTAIN HISTORIC DRAINAGE PATTERNS. ROW DRAINAGE SHALL BE COMMINGLED WITH SITE DEVELOPMENT DRAINAGE. TREATED AND ATTENUATION WILL BE ACCOMPLISHED WITHIN COMMON FACILITIES. DRAINAGE EASEMENTS ENCOMPASSING SHARED DRAINAGE FACILITY INFRASTRUCTURE SHALL BE CONVEYED TO THE CITY IN ACCORDANCE WITH (CCR) REQUIREMENTS PER ARTICLE VI.7.1. TO PERMIT PERPETUAL ACCESS, OPERATION AND MAINTENANCE.
- SIGNAGE - SHALL CONFORM TO THE CITY'S LDC SECTION (21-60 & 21-61) AND THE PARKTOWNE INDUSTRIAL CENTER (CCR) REQUIREMENTS PER ARTICLE (V.5.8). ONE PERMANENT GROUND SIGN NO LARGER THAN 60 SF, 10 FT HIGH SHALL BE PERMITTED FOR EACH LOT FRONTAGE.
- FLOOD ZONE: THE PROPERTY IS LOCATED IN FLOOD ZONE "AE" (BFE=5.0'), "X-SHADED" & "X" PER FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0543J, EFFECTIVE SEPT. 29, 2017.
- FLOODPLAIN MANAGEMENT - THE ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE SIZED TO COMPENSATE FOR FLOODPLAIN IMPACTS. DETAILED PROPOSED CONDITIONS DRAINAGE MODELING WILL BE PROVIDED BOTH UP AND DOWNSTREAM OF THE PROJECT TO DEMONSTRATE 100% DESIGN FLOWS AND STAGING AT CRITICAL NODES ARE EQUAL TO OR LESS THAN EXISTING CONDITIONS.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF TRACT A-2 AS SHOWN ON THE PLAT OF PARKTOWNE INDUSTRIAL CENTER AS RECORDED IN MAP BOOK 52, PAGE 23, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID TRACT A-2 AND SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PARKTOWNE BOULEVARD AND THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 66°40'29" EAST; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°36'11", 127.24 FEET TO THE POINT OF TANGENCY AND THE MOST NORTHERLY CORNER OF PARKTOWNE BOULEVARD AS SHOWN ON SAID PLAT OF PARKTOWNE INDUSTRIAL CENTER; THENCE NORTH 71°55'42" WEST, 382.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1090.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°14'16", 461.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 66°40'29" EAST 590.01 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE EASTERLY BOUNDARY OF SAID TRACT A-2; THENCE NORTH 23°19'31" WEST, ALONG SAID LINE, 2597.03 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT A-2 AND THE SOUTHERLY RIGHT OF WAY LINE OF TENTH STREET; THENCE SOUTH 71°36'38" WEST ALONG SAID LINE 800.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE ALONG THE BOUNDARIES OF SAID TRACT A-2, THE FOLLOWING TWO COURSES AND DISTANCES, THENCE SOUTH 01°17'19" EAST 2872.68 FEET; THENCE NORTH 74°19'36" EAST 1297.59 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1170.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 34°42'49" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°41'50", 259.28 FEET; THENCE NORTH 47°24'39" EAST, 80.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 47°24'39" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°06'05", 97.05 FEET TO THE POINT OF BEGINNING.

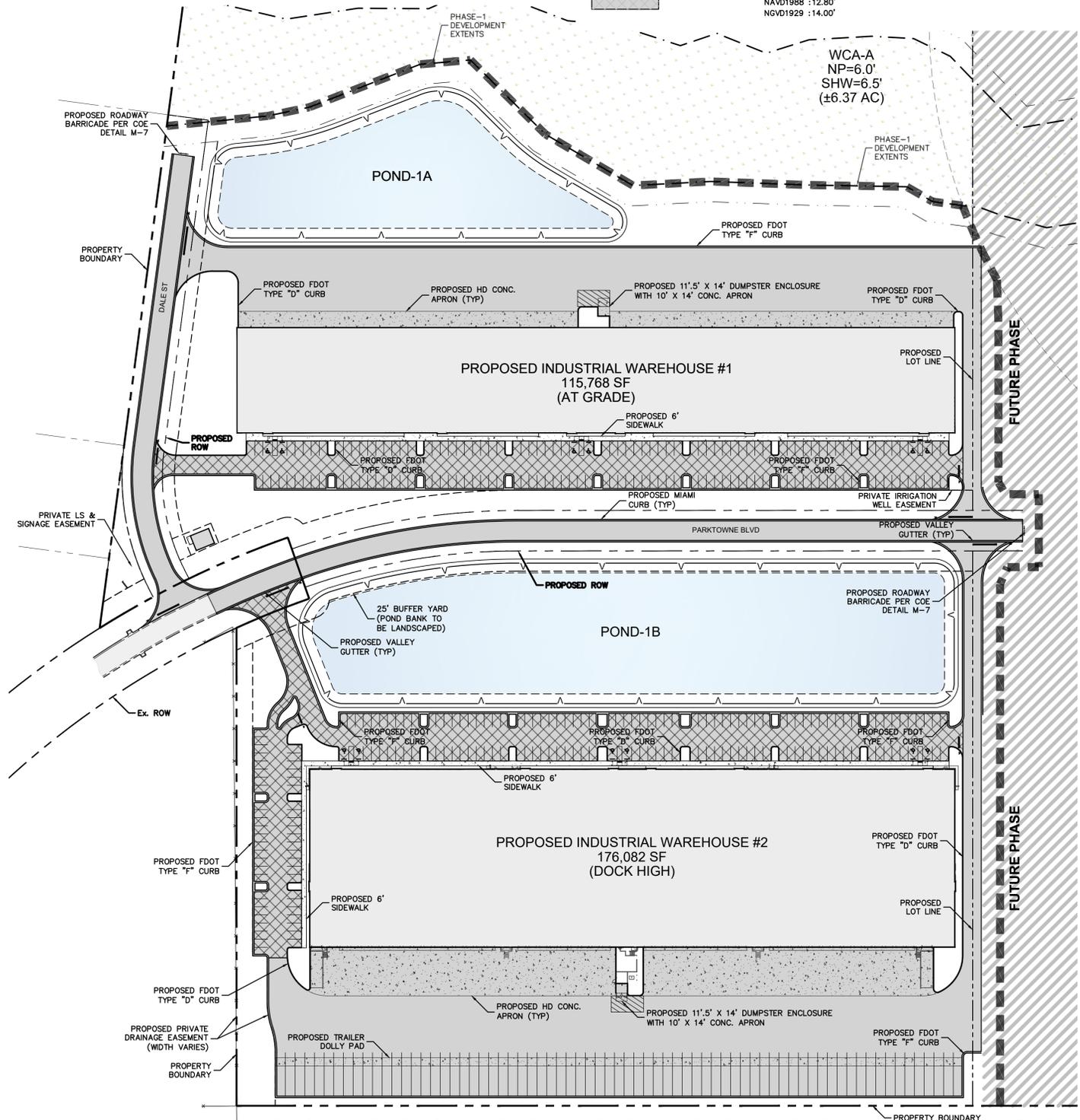
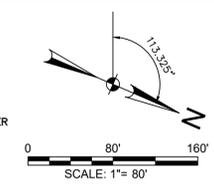
HATCH LEGEND

	EXISTING ASPHALT PAVEMENT		PROPOSED BUILDING		PROPOSED CONCRETE SIDEWALK
	EXISTING CONCRETE PAVEMENT		PROPOSED HEAVY DUTY CONCRETE		PROPOSED STORMWATER MANAGEMENT FACILITY
	WETLAND		PROPOSED HEAVY DUTY ASPHALT PAVEMENT		PROPOSED LIGHT DUTY ASPHALT PAVEMENT

ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'



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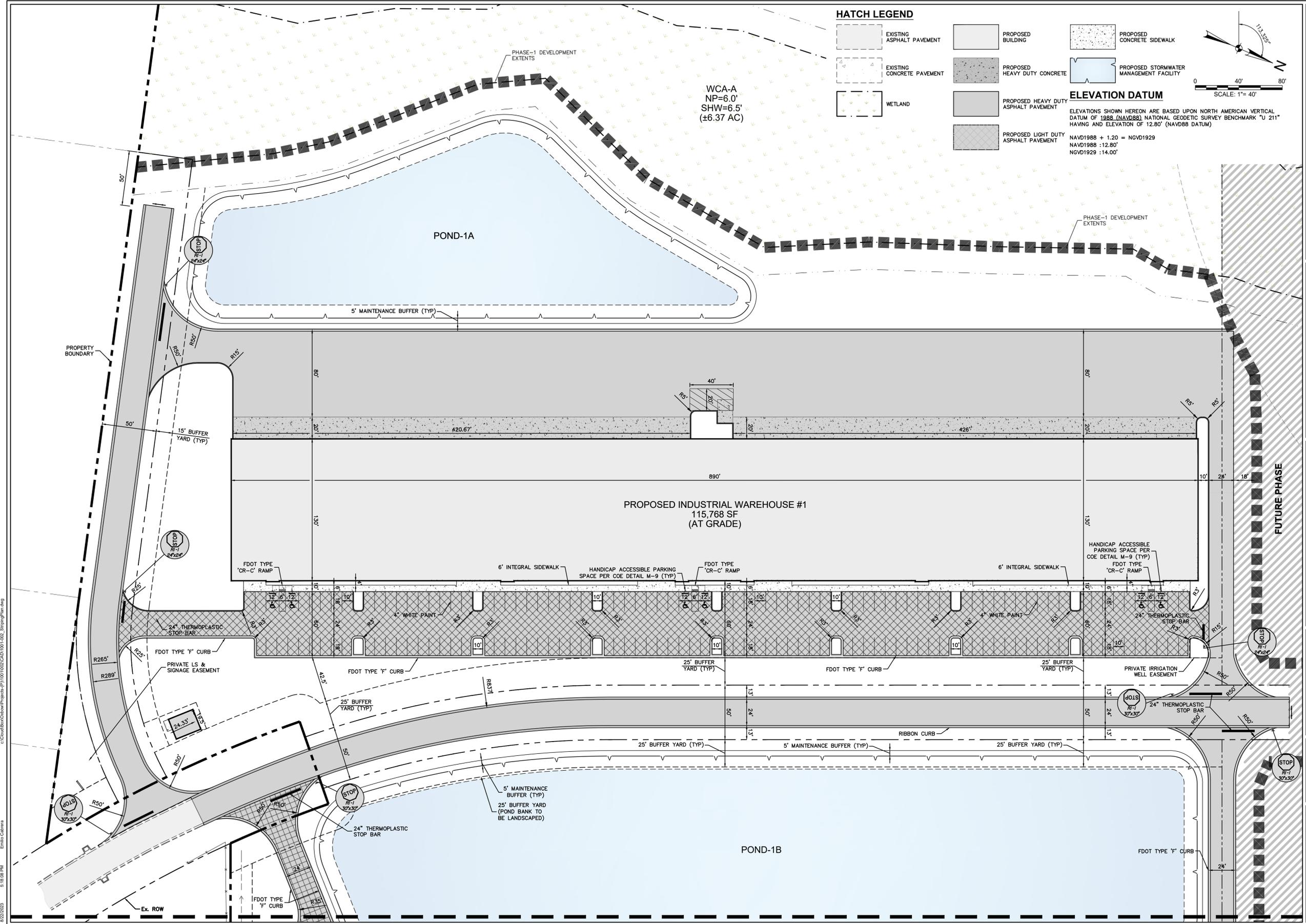
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Revision No.	Date	Description

Seal

MICHAEL J. SANDERS, JR., P.E.
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Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 80'
 Sheet Title
OVERALL SITE PLAN
 Sheet Number
C-04



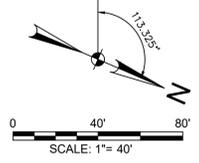
HATCH LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- WETLAND
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
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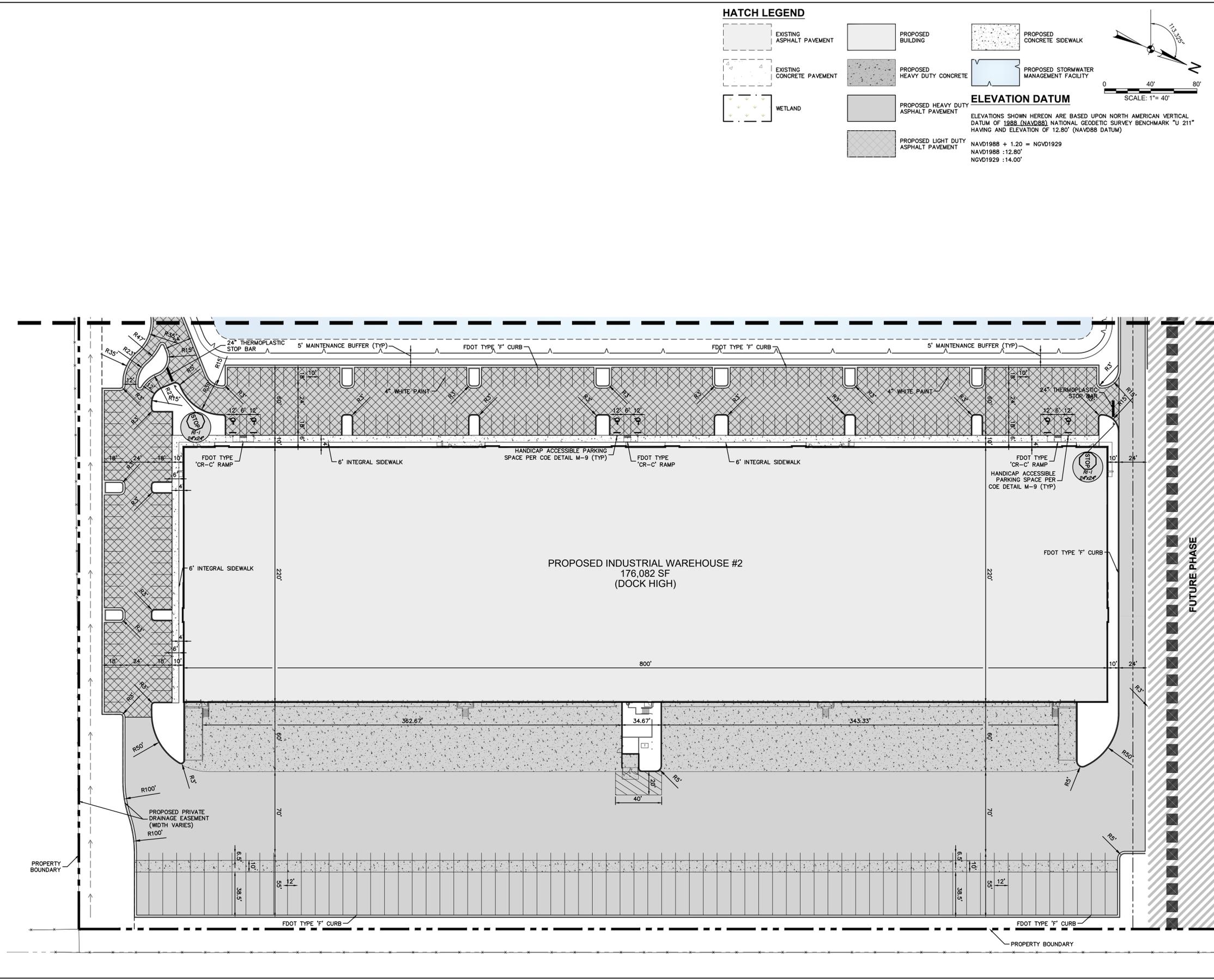
Revision No.	Date	Description

Seal
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 License Number 76918

Project No.	1001-002
Issued	AUG 21, 2023
Drawn By	ECC
Checked By	MJS
Scale	1" = 40'
Sheet Title	STRIPING & HORIZ. CONTROL PLAN
Sheet Number	C-05

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Project Name
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Revision No.	Date	Description

Seal

MICHAEL J. SANDERS, JR., P.E.
 License Number 79918

Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 40'

Sheet Title
STRIPING & HORIZ. CONTROL PLAN

Sheet Number
C-06

Phase 1 - Floodplain Impact			Phase 1 - Floodplain Compensation-Pond 1B Outfall		
Stage (FT)	Area (SF)	Volume (CF)	Stage (FT)	Area (SF)	Volume (CF)
5	20,133	3,035	5	7,396	6,674
4.7	100	0	4	5,952	0

FLOODPLAIN IMPACT AND COMPENSATION ANALYSIS

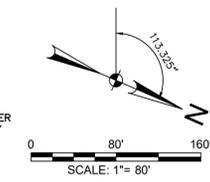
100YR SHWL

HATCH LEGEND

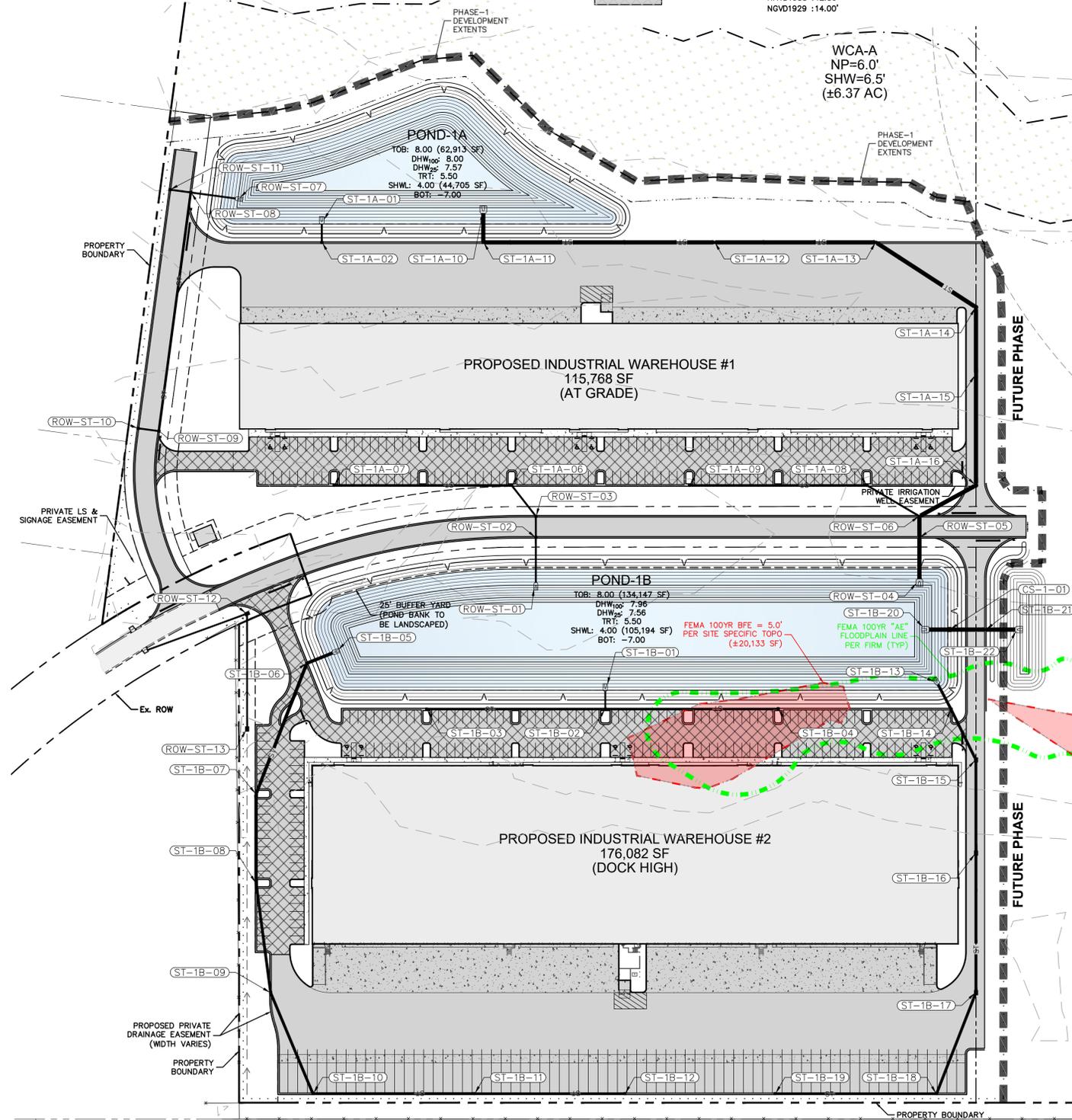
	EXISTING ASPHALT PAVEMENT		PROPOSED BUILDING		PROPOSED CONCRETE SIDEWALK
	EXISTING CONCRETE PAVEMENT		PROPOSED HEAVY DUTY CONCRETE		PROPOSED STORMWATER MANAGEMENT FACILITY
	WETLAND		PROPOSED HEAVY DUTY ASPHALT PAVEMENT		
			PROPOSED LIGHT DUTY ASPHALT PAVEMENT		

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 NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
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STRUCTURE DATA - PHASE1-STORM						
STRUCTURE NUMBER	STRUCTURE TYPE	PIPE IN	PIPE OUT	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	DOWNSTREAM STRUCTURE TOP ELEVATION
CS-1-01	FOOT TYPE "C"					5.50
ROW-ST-01	18" MITERED END SECTION	18" RCP IE=2.00 (SW)				
ROW-ST-02	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=2.50 (SW)	18" RCP IE=1.00 (NE)	59	5.11%	ROW-ST-01 8.01
ROW-ST-03	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=2.75 (SW)	18" RCP IE=2.75 (NE)	27	0.96%	ROW-ST-02 8.02
ROW-ST-04	60" MITERED END SECTION	48" RCP IE=0.50 (SW)				
ROW-ST-05	INDEX NO. 215 - CURB INLET TOP TYPE 10	48" RCP IE=0.30 (SW)	48" RCP IE=0.30 (NE)	55	0.37%	ROW-ST-04 8.01
ROW-ST-06	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=0.20 (S)	48" RCP IE=0.20 (NE)	27	0.38%	ROW-ST-05 8.02
ROW-ST-07	18" MITERED END SECTION	18" RCP IE=2.00 (S)				
ROW-ST-08	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=2.50 (S)	18" RCP IE=2.50 (E)	59	7.67%	ROW-ST-07 8.01
ROW-ST-09	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=3.00 (S)	18" RCP IE=3.00 (W)	297	0.17%	ROW-ST-08 8.03
ROW-ST-10	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=3.25 (N)	26	0.96%	ROW-ST-09 7.91
ROW-ST-11	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=3.25 (N)	26	2.88%	ROW-ST-08 8.01
ROW-ST-12	FOOT TYPE "C"	18" ADS HP IE=1.65 (NE)	18" ADS HP IE=1.65 (SE)	132	0.27%	5.25
ROW-ST-13	FOOT TYPE "C"	18" ADS HP IE=2.00 (SW)		143	0.25%	5.50
ST-1A-01	30" MITERED END SECTION	18" RCP IE=2.75 (NE)				
ST-1A-02	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=3.00 (SW)	26	0.99%	ST-1A-01 8.50
ST-1A-06	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=3.00 (NE)	49	0.52%	ROW-ST-03 8.27
ST-1A-07	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=3.00 (NW)				8.27
ST-1A-08	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=3.50 (SE)	221	4.23%	ST-1A-09 8.27
ST-1A-09	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=3.00 (NW)				8.27
ST-1A-10	60" MITERED END SECTION	48" RCP IE=0.75 (NE)				
ST-1A-11	INDEX NO. 215 - CURB INLET TOP TYPE 10	48" RCP IE=0.50 (NW)	48" RCP IE=0.50 (SW)	39	0.65%	ST-1A-10 8.50
ST-1A-12	INDEX NO. 215 - CURB INLET TOP TYPE 10	48" RCP IE=0.30 (NW)	48" RCP IE=0.30 (SE)	287	0.07%	ST-1A-11 8.50
ST-1A-13	INDEX NO. 215 - CURB INLET TOP TYPE 10	48" RCP IE=0.20 (N)	48" RCP IE=0.20 (SE)	201	0.05%	ST-1A-12 8.50
ST-1A-14	STORM MANHOLE		48" RCP IE=0.00 (NE)	83	0.12%	ST-1A-15 9.75
ST-1A-15	FOOT TYPE "E"	48" RCP IE=0.10 (SW)	48" RCP IE=0.00 (NE)	137	0.07%	ST-1A-16 8.90
ST-1A-16	STORM MANHOLE	48" RCP IE=0.10 (SW)	48" RCP IE=0.10 (SE)	80	0.13%	ROW-ST-06 9.02
ST-1B-01	24" MITERED END SECTION	18" RCP IE=3.00 (NE)				
ST-1B-02	INDEX NO. 215 - CURB INLET TOP TYPE 10	18" RCP IE=5.75 (SE)	18" RCP IE=5.75 (SW)	26	10.98%	ST-1B-01 10.27
ST-1B-03	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=6.15 (NW)	222	0.18%	ST-1B-02 10.27
ST-1B-04	INDEX NO. 215 - CURB INLET TOP TYPE 10		18" RCP IE=6.15 (SE)	215	0.19%	ST-1B-02 10.25
ST-1B-05	24" MITERED END SECTION	36" RCP IE=0.00 (SE)				
ST-1B-06	INDEX NO. 215 - CURB INLET TOP TYPE 10	36" RCP IE=0.25 (E)	36" RCP IE=0.25 (NW)	38	0.68%	ST-1B-05 8.51
ST-1B-07	INDEX NO. 215 - CURB INLET TOP TYPE 10	36" RCP IE=0.50 (NE)	36" RCP IE=0.50 (W)	173	0.14%	ST-1B-06 9.72
ST-1B-08	INDEX NO. 215 - CURB INLET TOP TYPE 10	30" RCP IE=1.25 (NE)	36" RCP IE=0.75 (SW)	110	0.23%	ST-1B-07 9.72
ST-1B-09	INDEX NO. 215 - CURB INLET TOP TYPE 10	30" RCP IE=1.50 (NE)	30" RCP IE=1.50 (SW)	137	0.18%	ST-1B-08 8.31
ST-1B-10	INDEX NO. 215 - CURB INLET TOP TYPE 10	30" RCP IE=1.75 (NW)	30" RCP IE=1.75 (SW)	136	0.19%	ST-1B-09 8.00
ST-1B-11	INDEX NO. 215 - CURB INLET TOP TYPE 10	24" RCP IE=2.50 (NW)	30" RCP IE=2.00 (SE)	200	0.13%	ST-1B-10 8.00
ST-1B-12	INDEX NO. 215 - CURB INLET TOP TYPE 10		24" RCP IE=2.75 (SE)	187	0.13%	ST-1B-11 8.00
ST-1B-13	24" MITERED END SECTION	30" RCP IE=1.25 (NE)				
ST-1B-14	INDEX NO. 215 - CURB INLET TOP TYPE 10	30" RCP IE=1.40 (NE)	30" RCP IE=1.40 (SW)	38	0.40%	ST-1B-13 10.27
ST-1B-15	FOOT TYPE "E"	30" RCP IE=1.50 (NE)	30" RCP IE=1.50 (SW)	70	0.14%	ST-1B-14 11.46
ST-1B-16	FOOT TYPE "E"	30" RCP IE=1.80 (NE)	30" RCP IE=1.80 (SW)	115	0.09%	ST-1B-15 8.66
ST-1B-17	FOOT TYPE "E"	30" RCP IE=1.80 (E)	30" RCP IE=1.80 (SW)	173	-0.12%	ST-1B-16 8.90
ST-1B-18	INDEX NO. 215 - CURB INLET TOP TYPE 10	24" RCP IE=2.50 (SE)	30" RCP IE=2.00 (W)	134	0.15%	ST-1B-17 8.00
ST-1B-19	INDEX NO. 215 - CURB INLET TOP TYPE 10		24" RCP IE=2.75 (NW)	200	0.13%	ST-1B-18 8.00
ST-1B-20	48" MITERED END SECTION	48" RCP IE=1.00 (NW)				
ST-1B-21	INDEX NO. 215 - CURB INLET TOP TYPE 10		48" RCP IE=0.00 (SE)	73	1.37%	ST-1B-20 8.50
ST-1B-22	48" MITERED END SECTION	48" RCP IE=1.00 (SE)		40	2.54%	ST-1B-22



Project Name: **SPACE COAST COMMERCE PARK @ PARKTOWNE**
 CITY OF EDGEWATER, FL
 Prepared For: **ONIX MANAGEMENT GROUP, LLC**

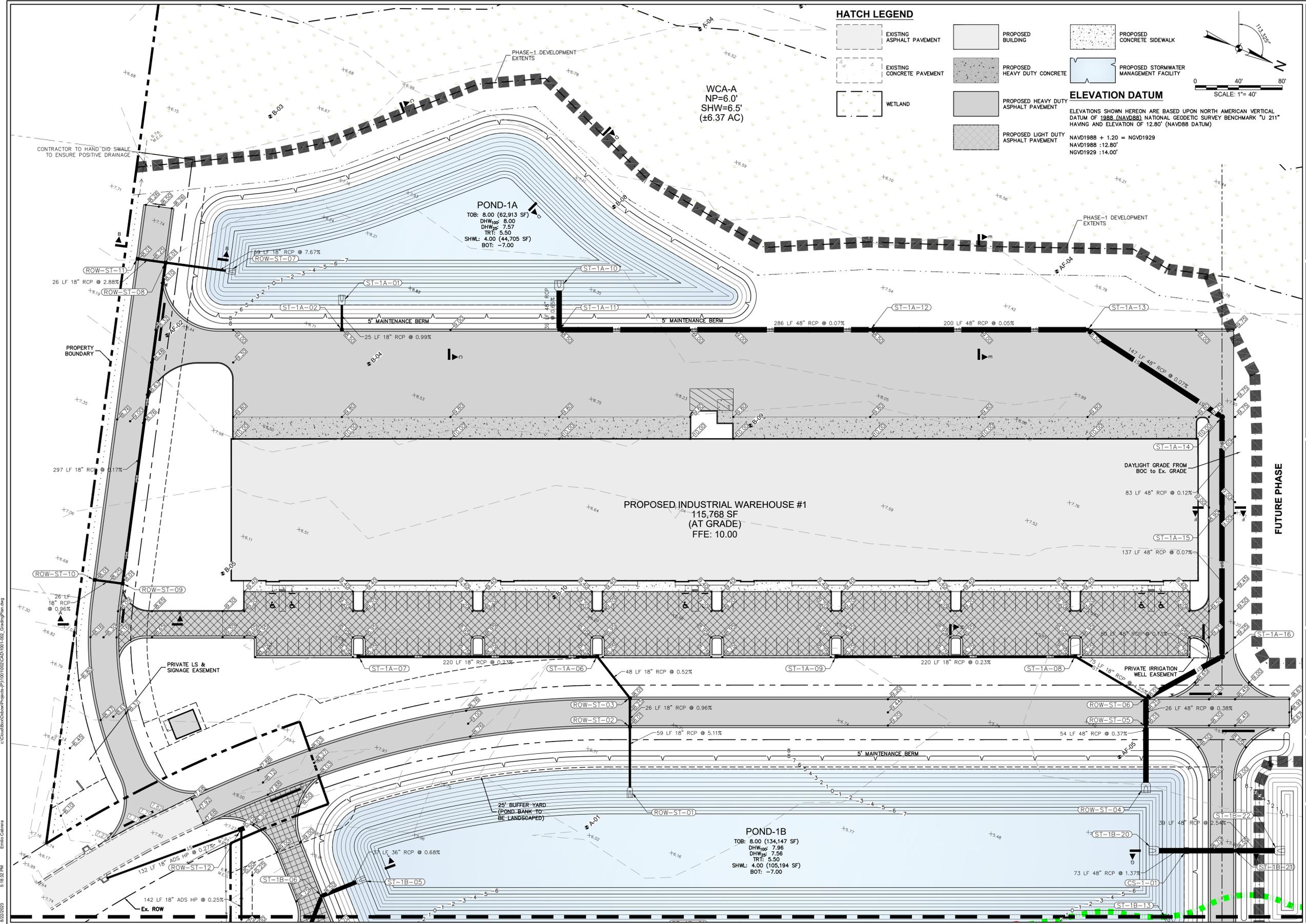
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 4206 NATIONAL GUARD DRIVE, #1
 PLANT CITY, FL 33563
 Phone (813) 857-7024 Web www.oxboweng.com
 FL Registry 36174 FL L22000260419

Revision No.	Date	Description

Seal: **MICHAEL J. SANDERS, JR., P.E.**
 License Number: 76918

Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 80'
 Sheet Title: OVERALL GRADING PLAN

Sheet Number: **C-07**



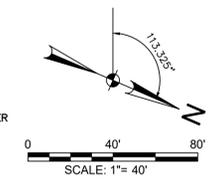
HATCH LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- WETLAND
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORMWATER MANAGEMENT FACILITY

ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'



POND-1A
 TOB: 8.00 (62,913 SF)
 DHW_{100'}: 8.00
 DHW_{25'}: 7.57
 TRT: 5.50
 SHWL: 4.00 (44,705 SF)
 BOT: -7.00

PROPOSED INDUSTRIAL WAREHOUSE #1
 115,768 SF
 (AT GRADE)
 FFE: 10.00

POND-1B
 TOB: 8.00 (134,147 SF)
 DHW_{100'}: 7.96
 DHW_{25'}: 7.56
 TRT: 5.50
 SHWL: 4.00 (105,194 SF)
 BOT: -7.00

Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

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Revision No.	Date	Description

Seal

MICHAEL J. SANDERS, JR., P.E.
 License Number 78918

Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 40'
 Sheet Title

GRADING PLAN

Sheet Number
C-08

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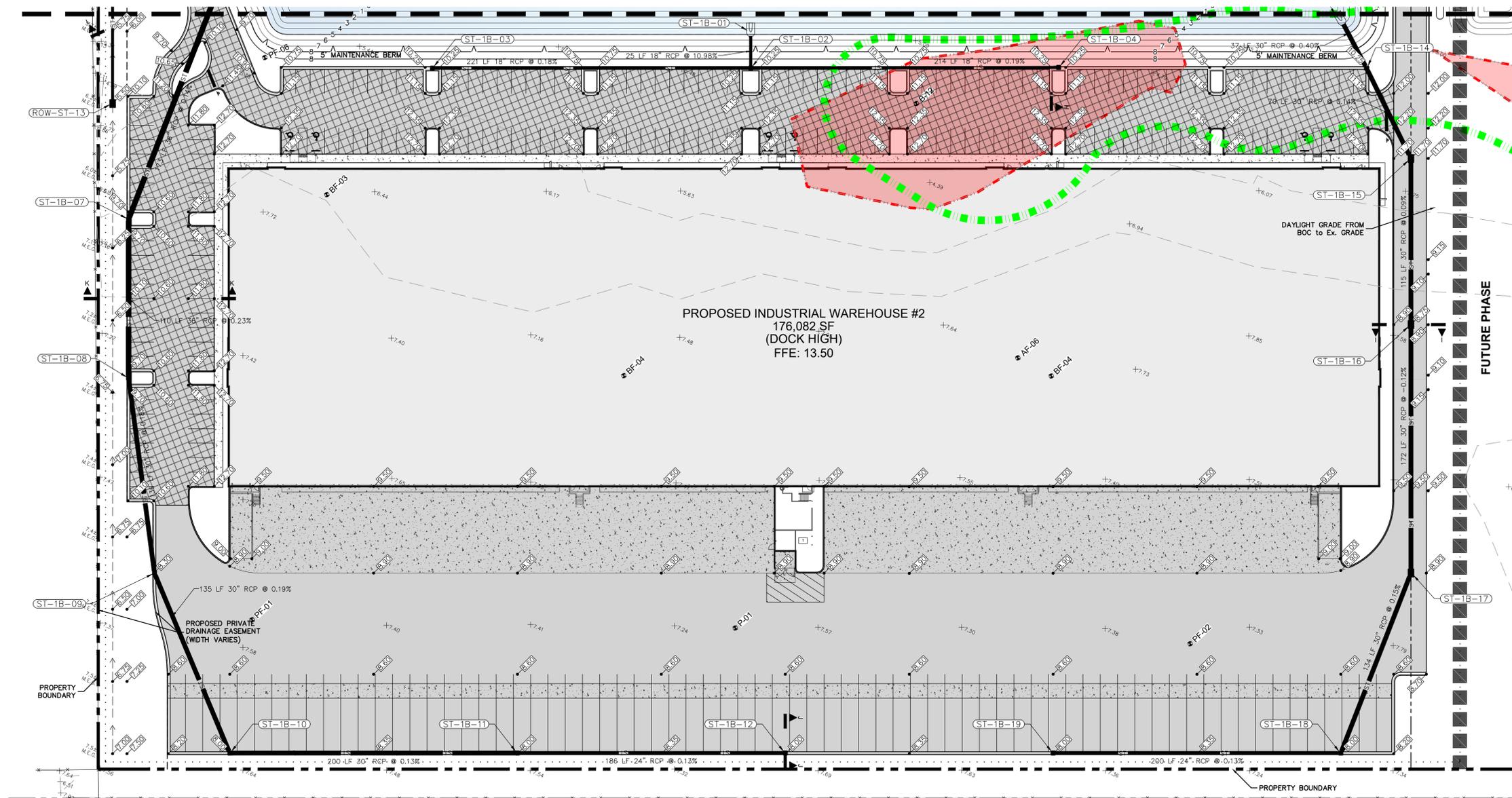
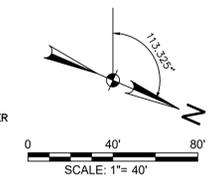
HATCH LEGEND

	EXISTING ASPHALT PAVEMENT		PROPOSED BUILDING		PROPOSED CONCRETE SIDEWALK
	EXISTING CONCRETE PAVEMENT		PROPOSED HEAVY DUTY CONCRETE		PROPOSED STORMWATER MANAGEMENT FACILITY
	WETLAND		PROPOSED HEAVY DUTY ASPHALT PAVEMENT		
			PROPOSED LIGHT DUTY ASPHALT PAVEMENT		

ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 -12.80'
 NGVD1929 -14.00'



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

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 FL Registry 361174

Revision No.	Date	Description

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 MICHAEL J. SANDERS, JR., P.E.
 License Number 76918

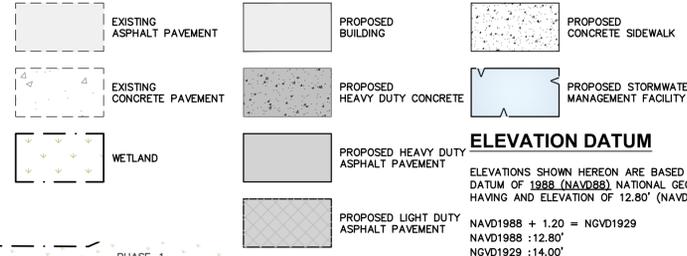
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 Sheet Title

GRADING PLAN

Sheet Number
C-09

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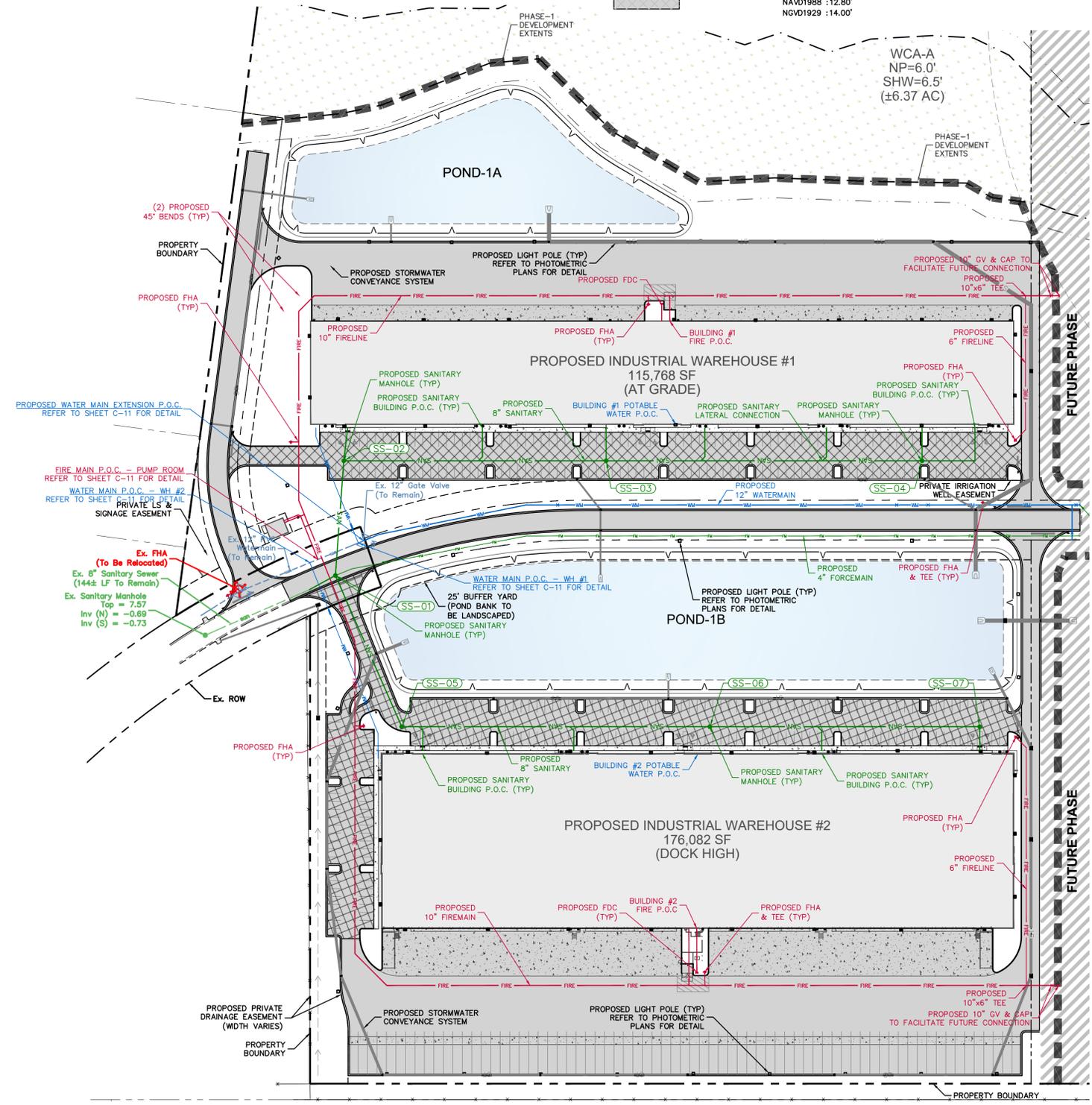
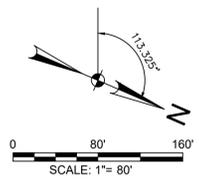
HATCH LEGEND



ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
ONICX MANAGEMENT GROUP, LLC

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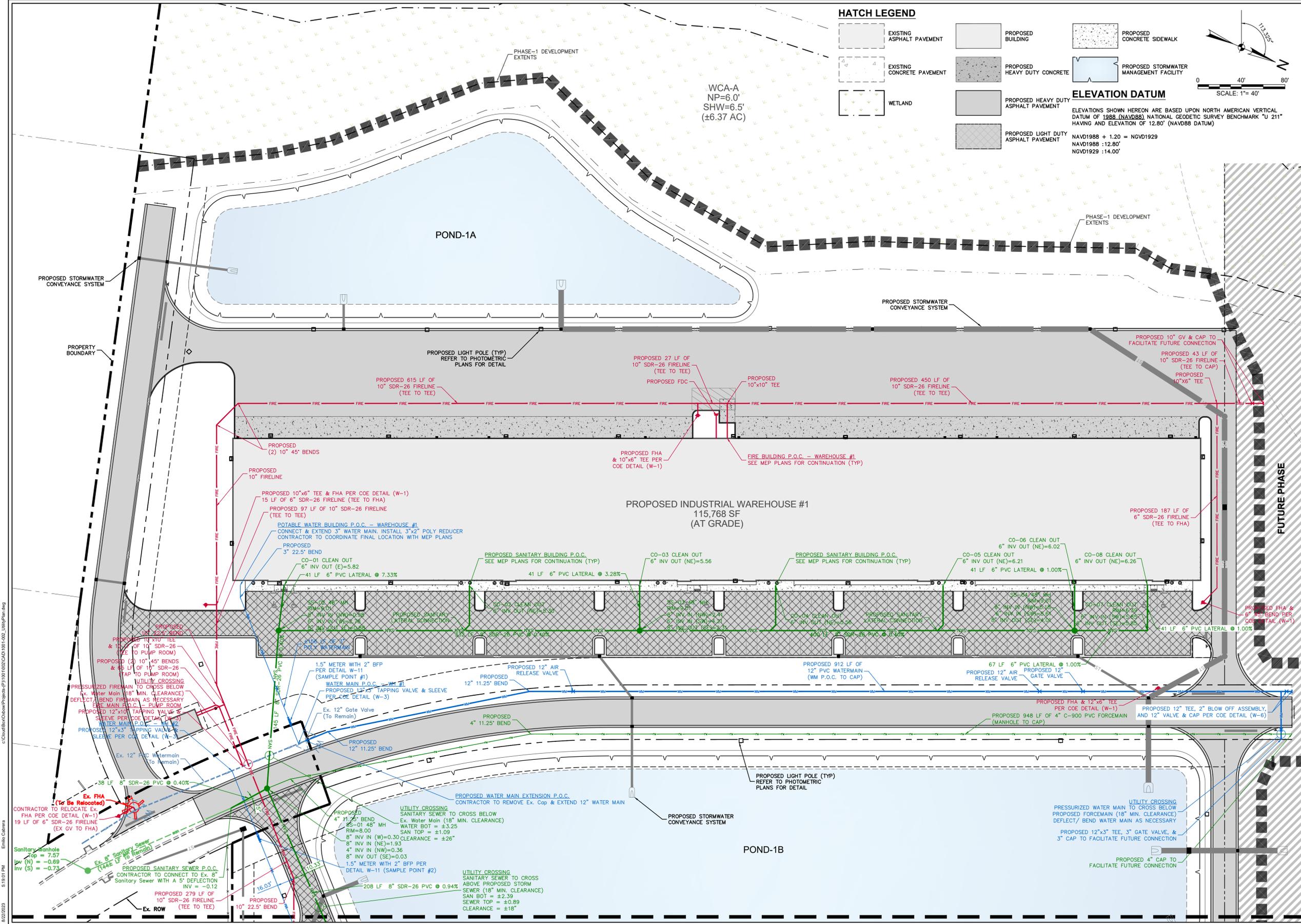
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Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 80'
 Sheet Title

OVERALL UTILITY PLAN

Sheet Number
C-10



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HATCH LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- WETLAND
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORMWATER MANAGEMENT FACILITY

ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'

SCALE: 1" = 40'

Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
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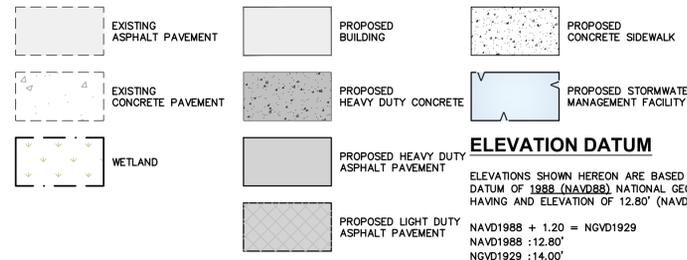
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 License Number 78918

Project No.: 1001-002
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 Sheet Title

UTILITY PLAN

Sheet Number
C-11

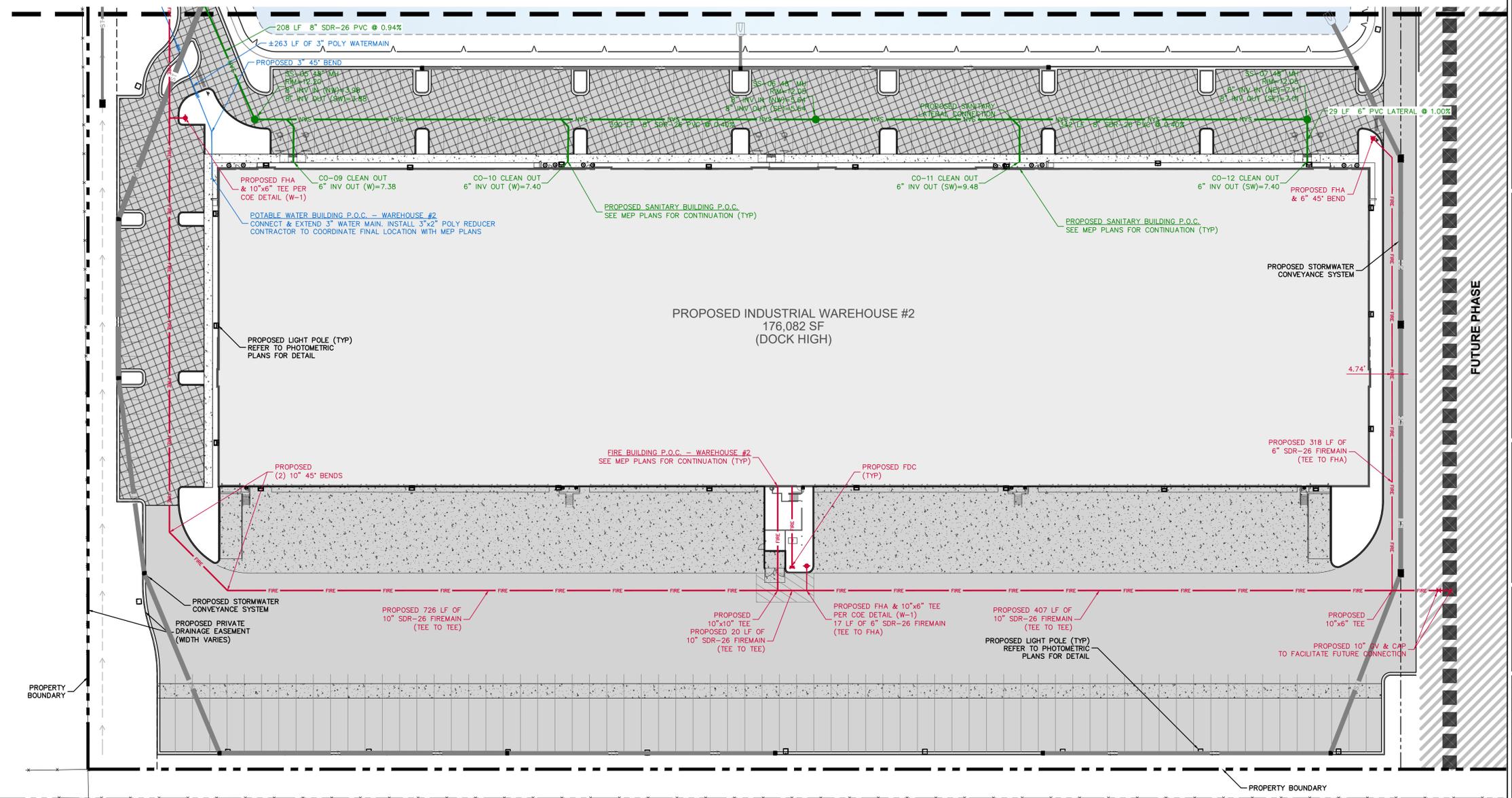
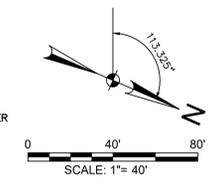
HATCH LEGEND



ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 -12.80'
 NGVD1929 -14.00'



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

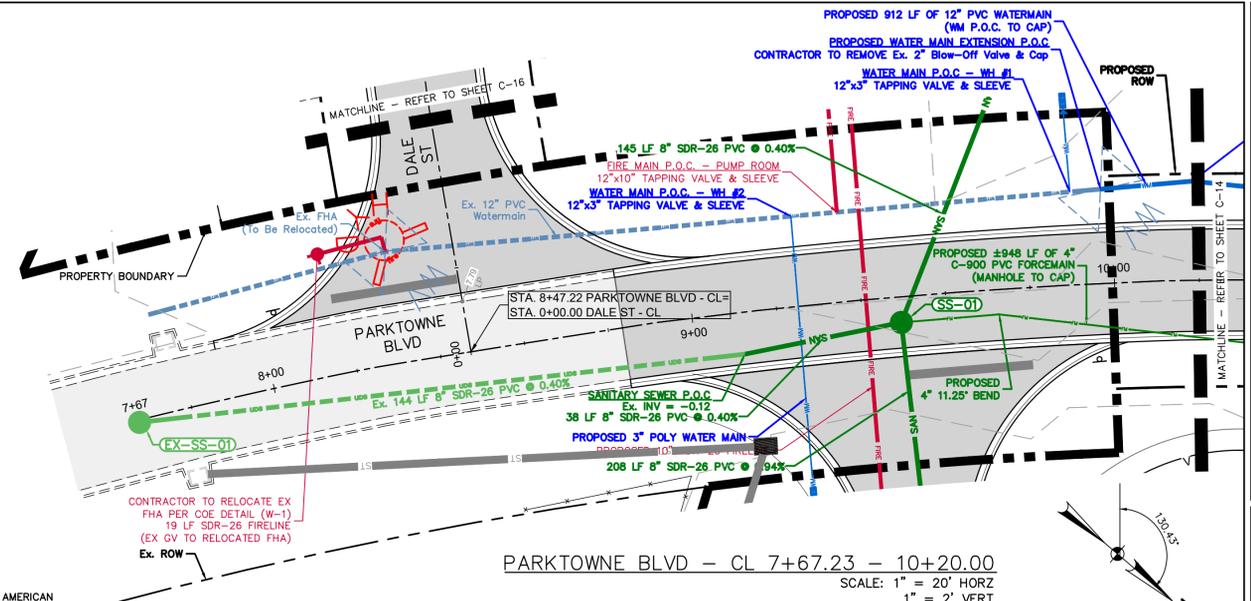
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Revision No.	Date	Description

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Project No.: 1001-002
 Issued: AUG 21, 2023
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UTILITY PLAN

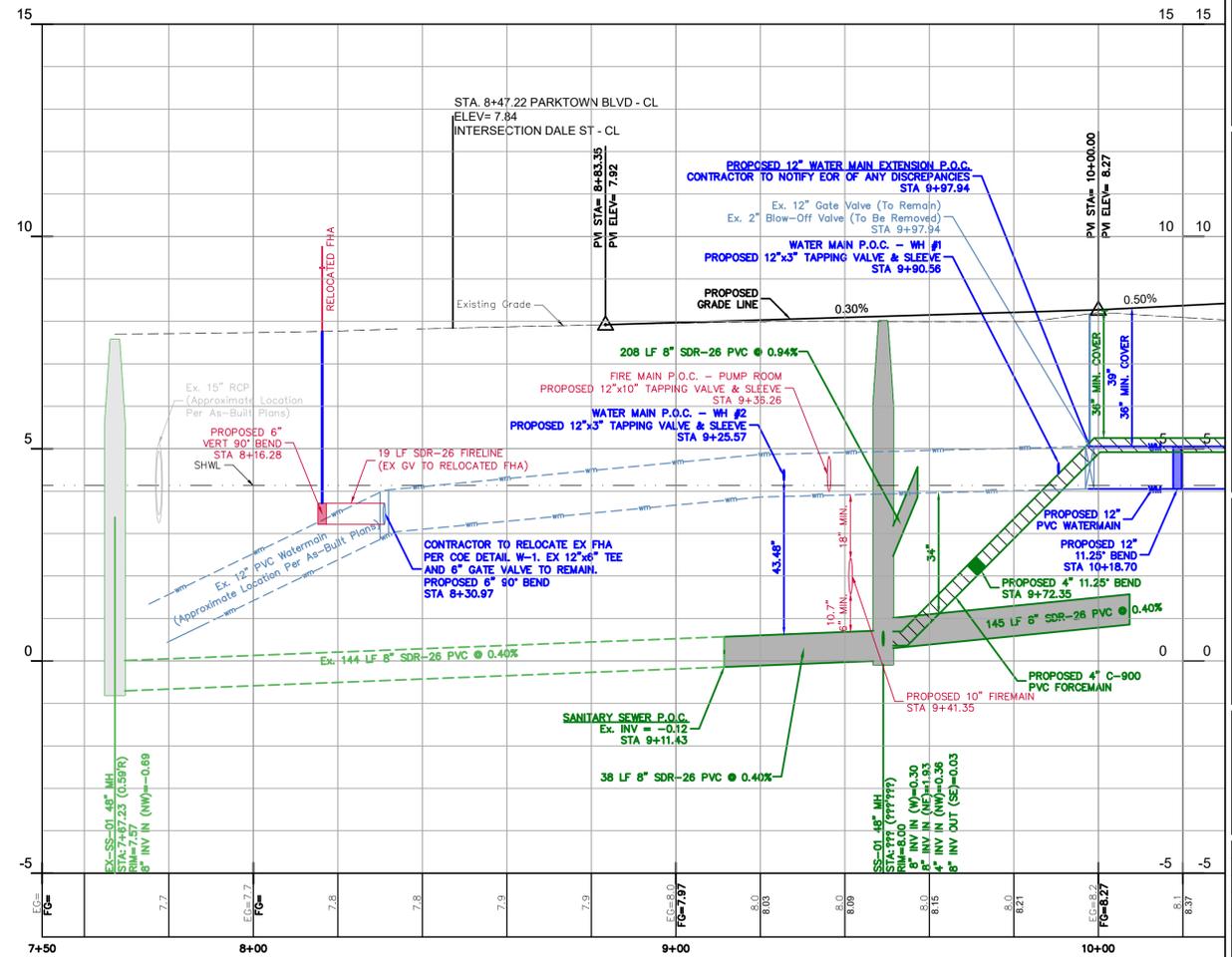
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C-12



ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AND ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
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Revision No.	Date	Description

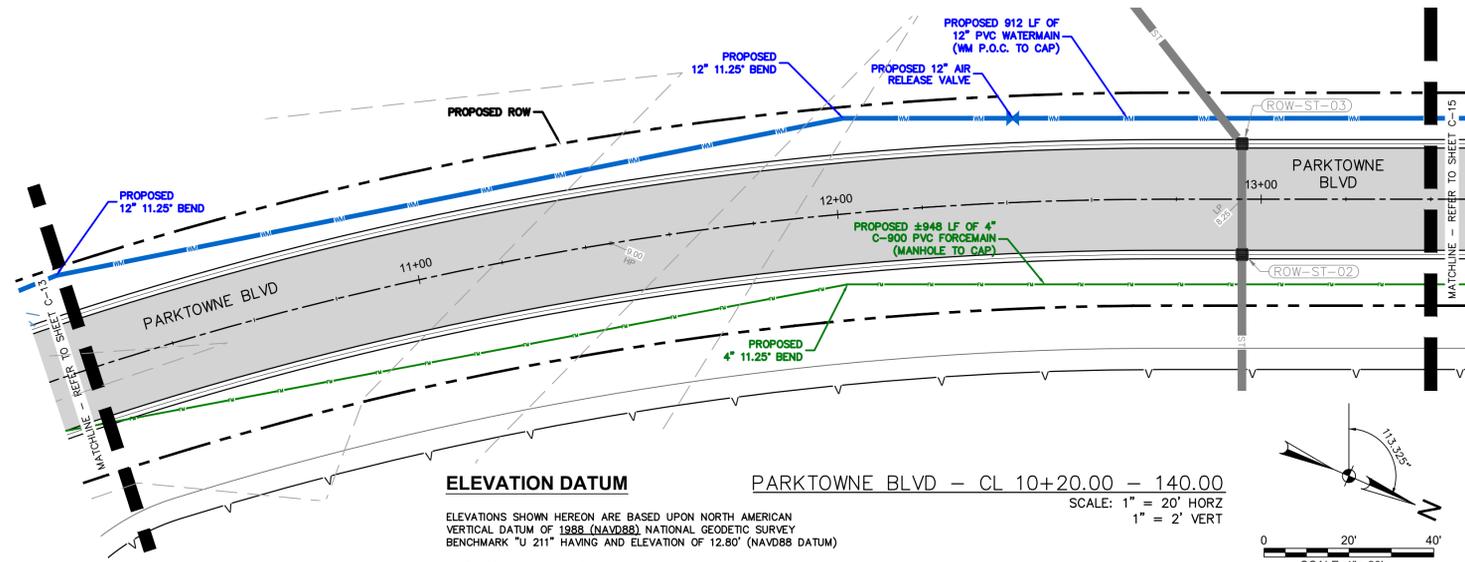
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 License Number 78918

Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 20'
 Sheet Title
PLAN AND PROFILE - PARKTOWNE BLVD
 Sheet Number
C-13

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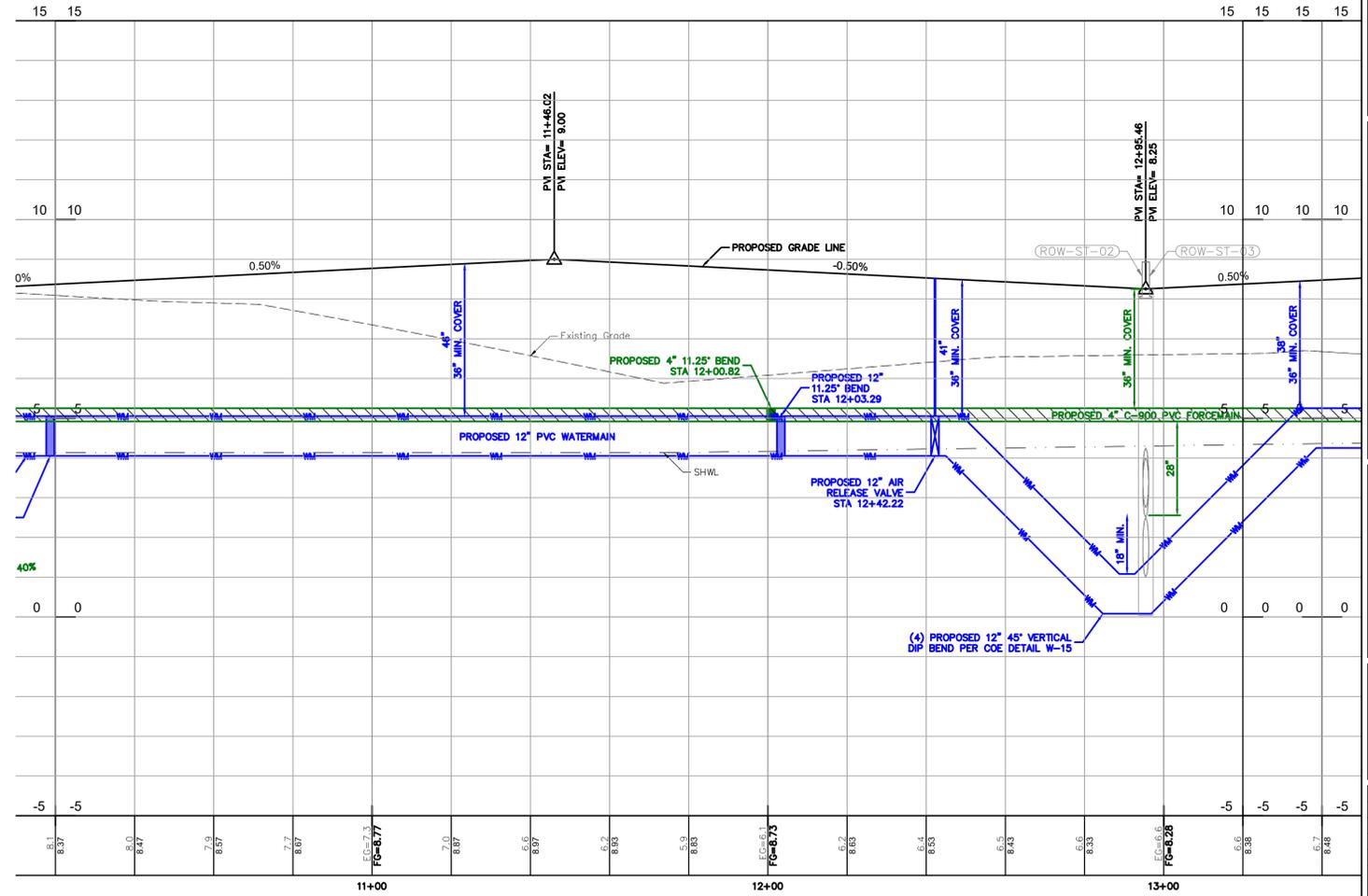
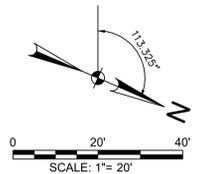
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ELEVATION DATUM PARKTOWNE BLVD - CL 10+20.00 = 140.00
 SCALE: 1" = 20' HORZ
 1" = 2' VERT

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 : 12.80'
 NGVD1929 : 14.00'



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

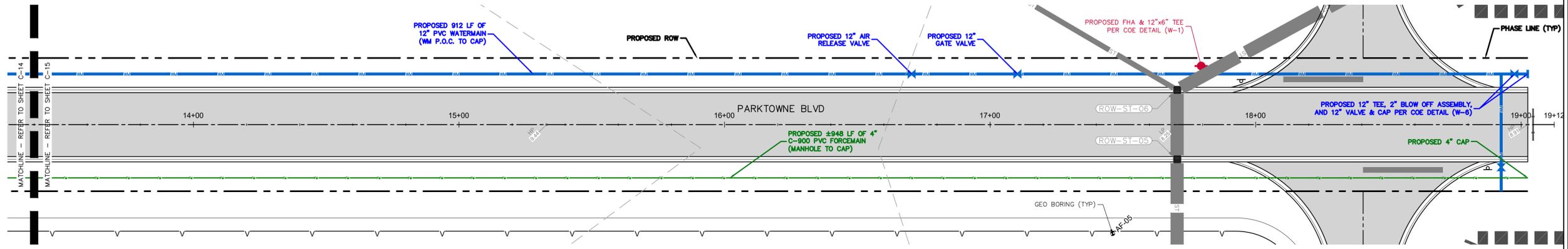
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ONIX MANAGEMENT GROUP, LLC

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Revision No.	Date	Description

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Project No.:	1001-002
Issued:	AUG 21, 2023
Drawn By:	ECC
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Scale:	1" = 20'
Sheet Title	PLAN AND PROFILE - PARKTOWNE BLVD
Sheet Number	C-14



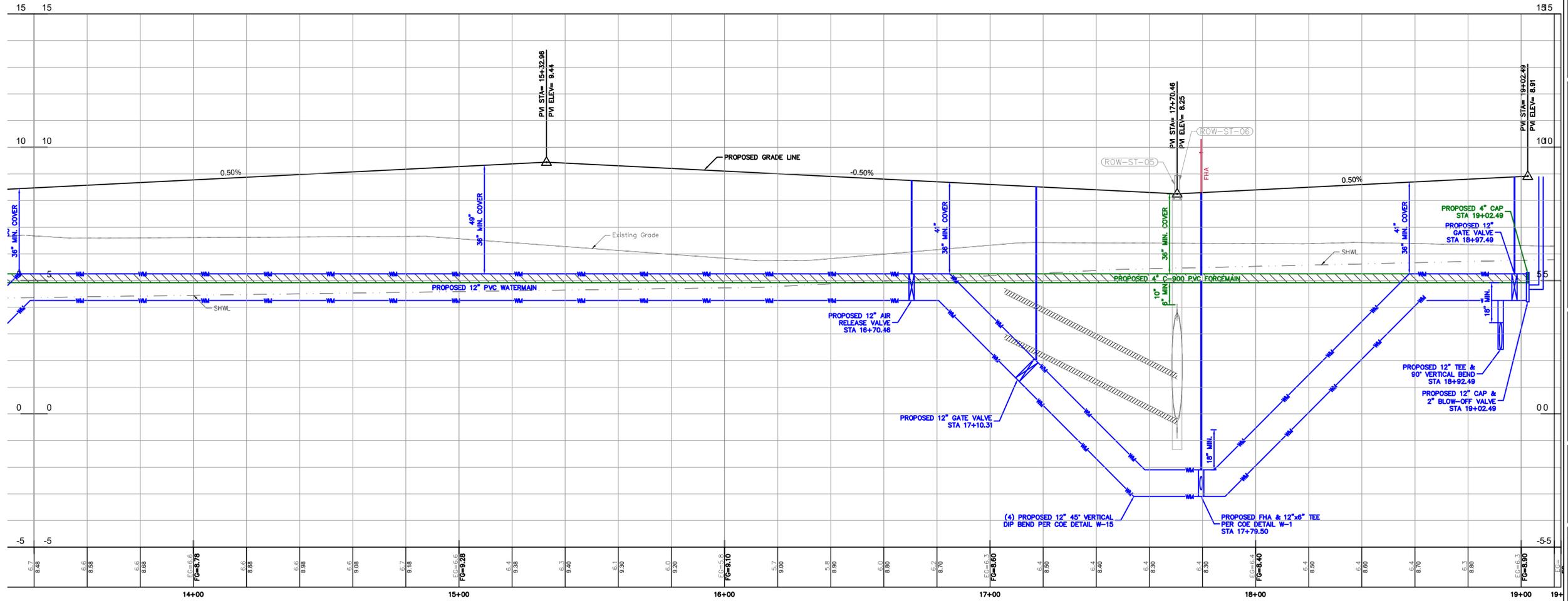
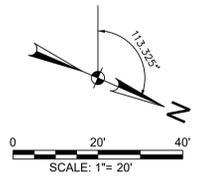
ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'

PARKTOWNE BLVD - CL 13+40.00 - 19+02.49

SCALE: 1" = 20' HORZ
 1" = 2' VERT



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
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Seal

MICHAEL J. SANDERS, JR., P.E.
 License Number 78918

Project No.:	1001-002
Issued:	AUG 21, 2023
Drawn By:	ECC
Checked By:	MJS
Scale:	1" = 20'
Sheet Title:	

PLAN AND PROFILE - PARKTOWNE BLVD

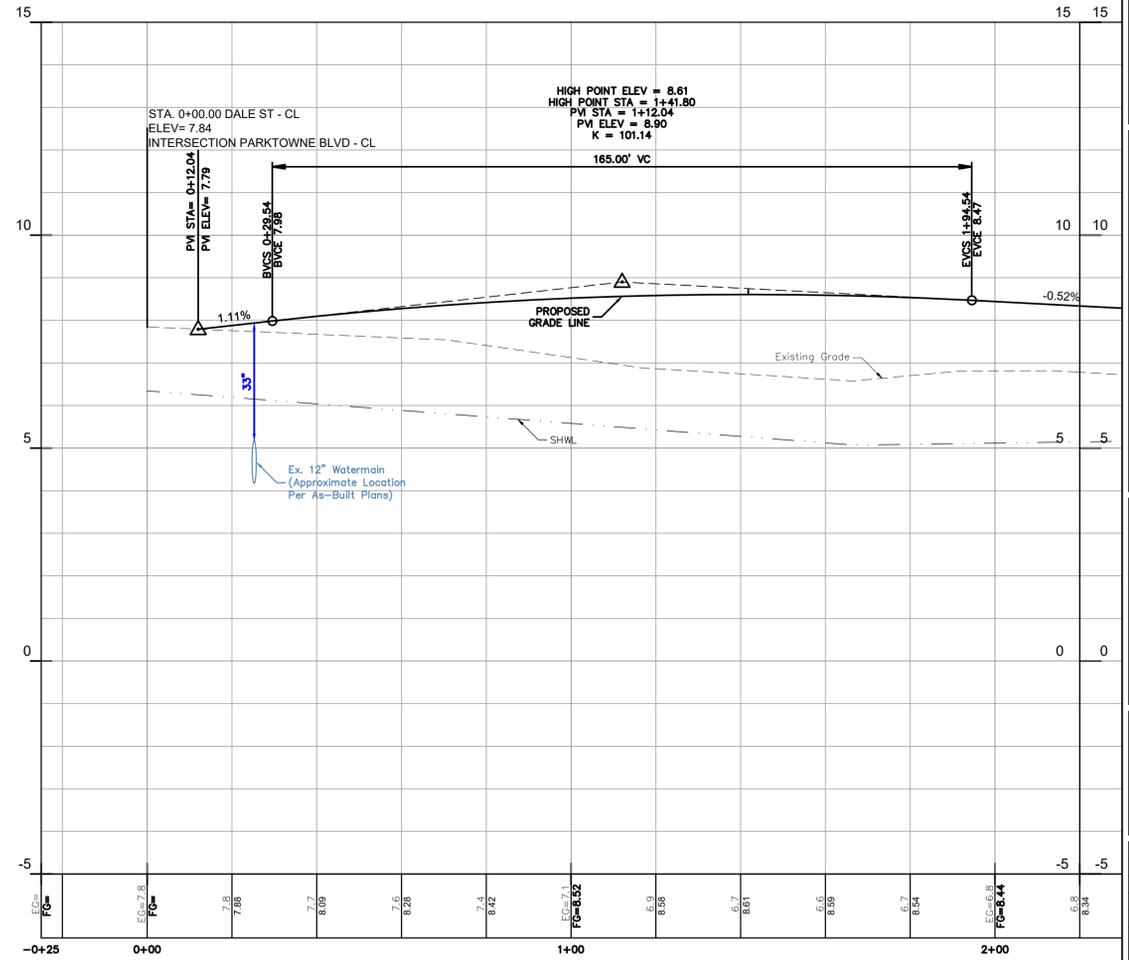
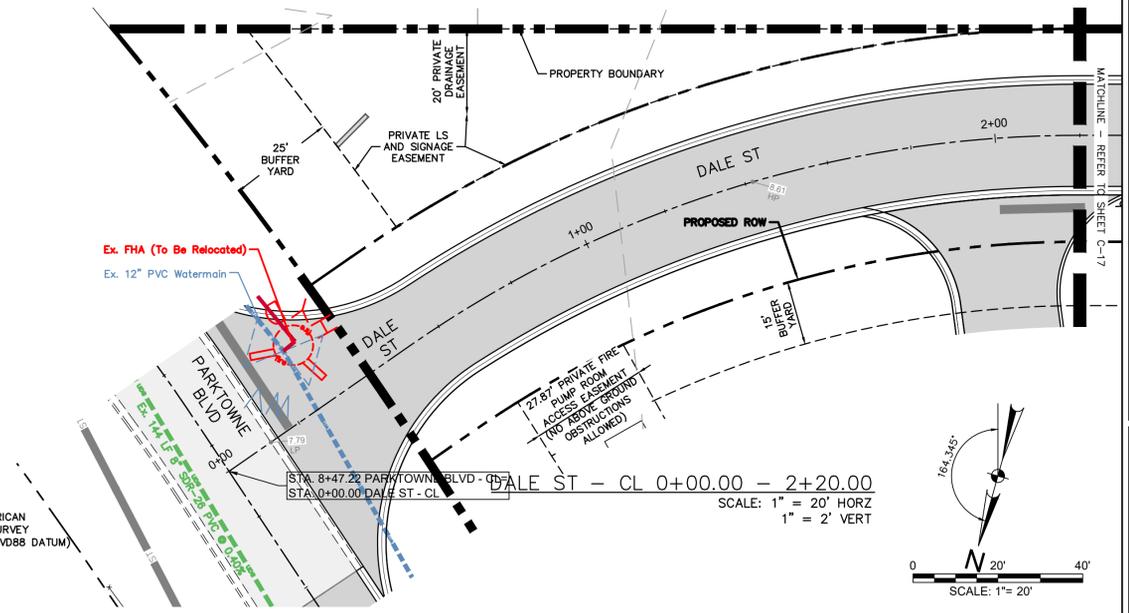
Sheet Number
C-15

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ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

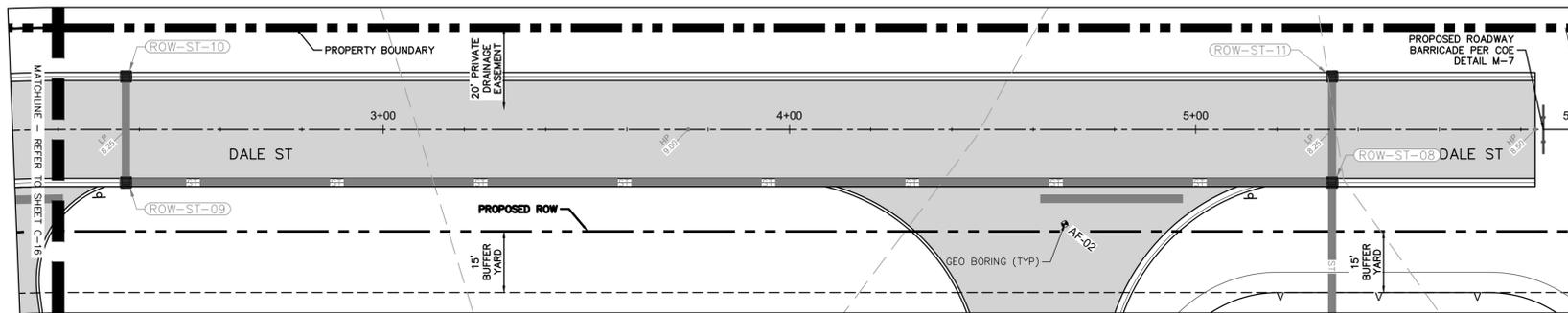
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 FL Registry 36174 FL L22000260419

Revision No.	Date	Description

Seal
 MICHAEL J. SANDERS, JR., P.E.
 License Number 78918

Project No.:	1001-002
Issued:	AUG 21, 2023
Drawn By:	ECC
Checked By:	MJS
Scale:	1" = 20'
Sheet Title	PLAN AND PROFILE - DALE ST
Sheet Number	C-16

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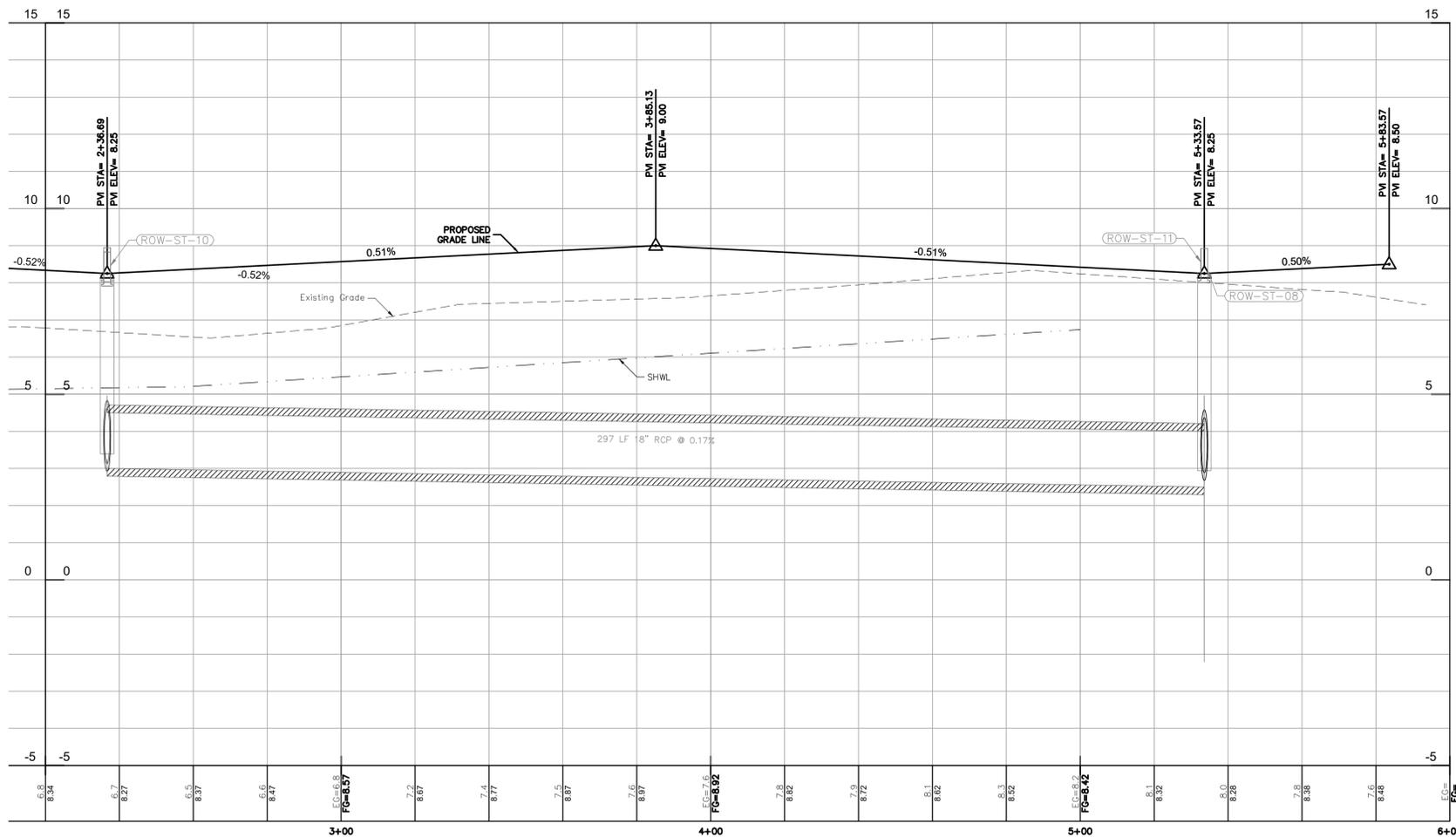
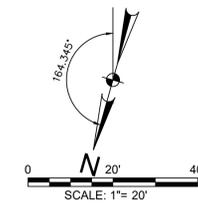


ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) NATIONAL GEODETIC SURVEY BENCHMARK "U 211" HAVING AN ELEVATION OF 12.80' (NAVD88 DATUM)

NAVD1988 + 1.20 = NGVD1929
 NAVD1988 :12.80'
 NGVD1929 :14.00'

DALE ST - CL 2+20.00 - 5+83.57
 SCALE: 1" = 20' HORZ
 1" = 2' VERT



Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
 CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

OBOW

4206 NATIONAL GUARD DRIVE, #1
 PLANT CITY, FL 33563
 Phone (813) 857-7024 Web www.oboweng.com
 FL Registry 36174 FL L22000260419

Revision No.	Date	Description

Seal

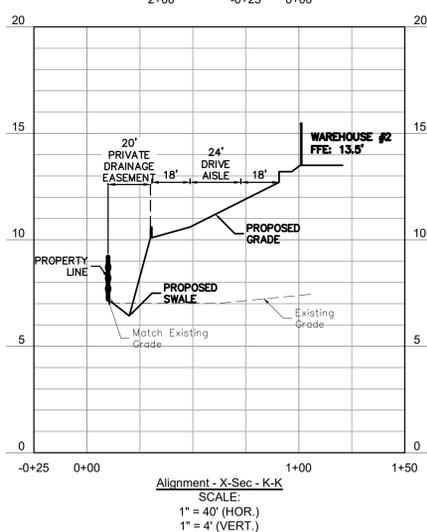
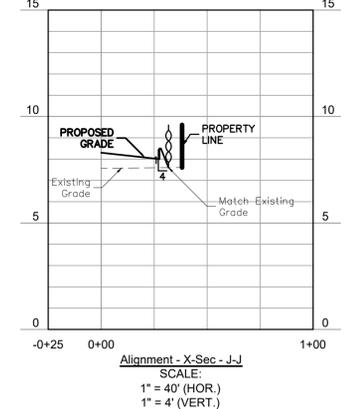
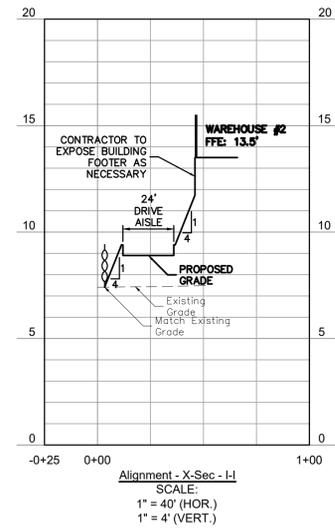
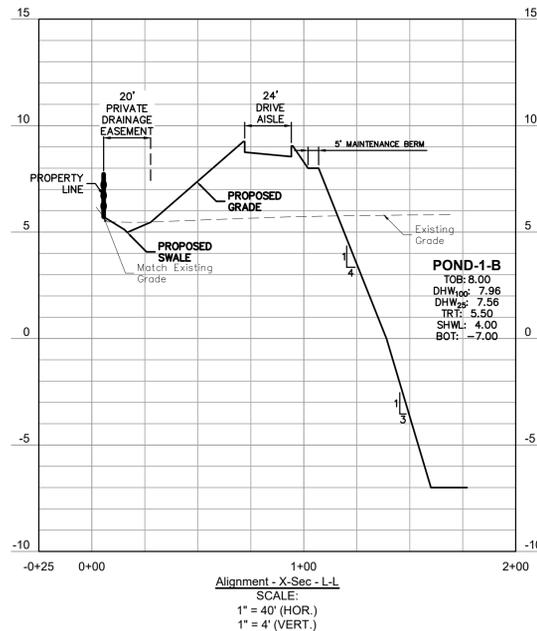
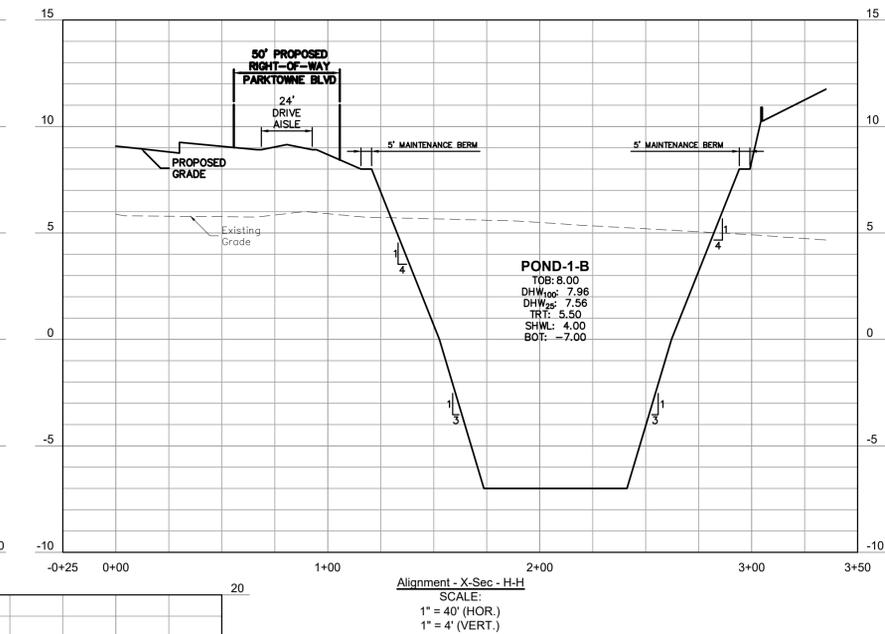
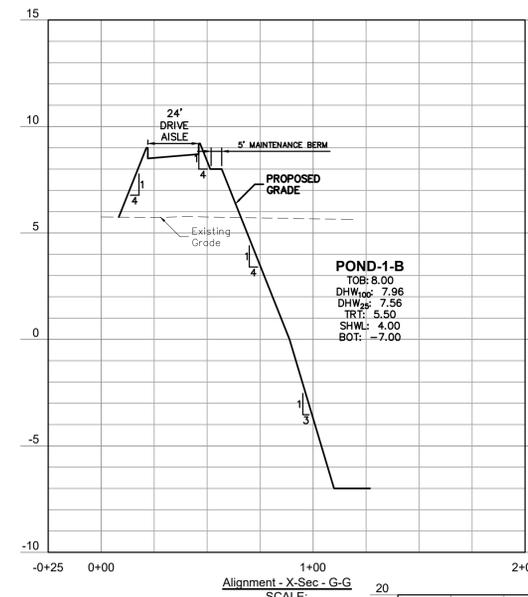
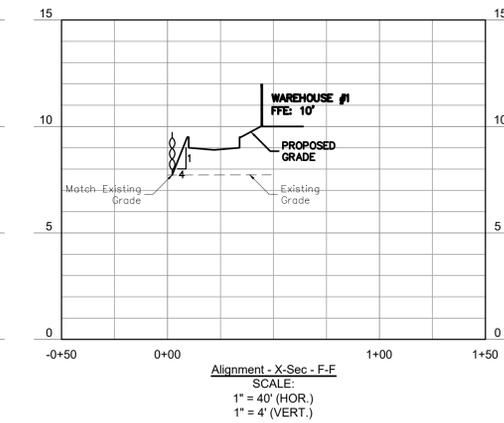
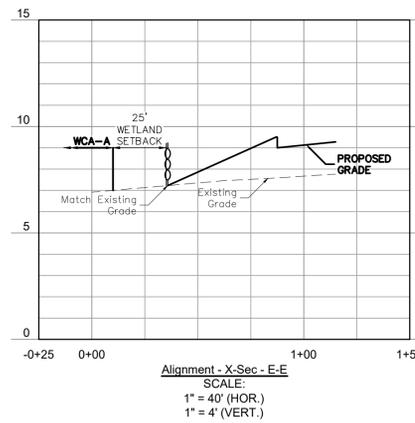
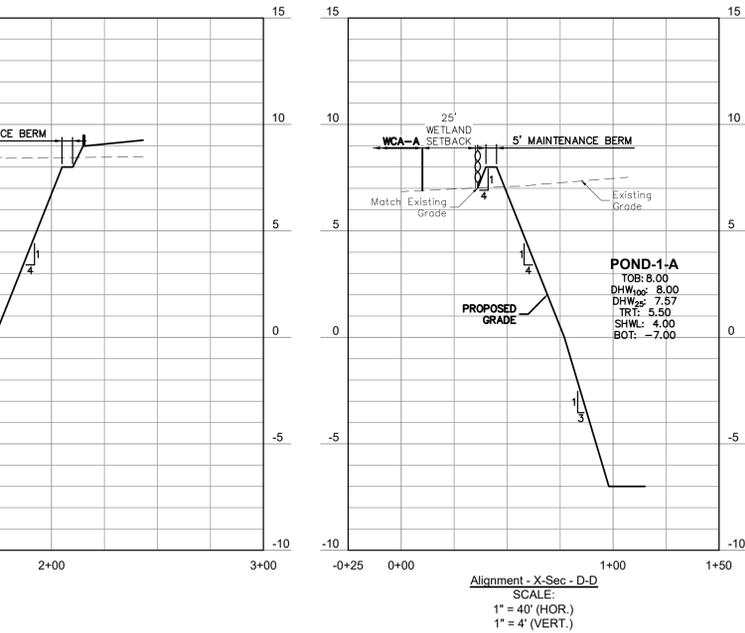
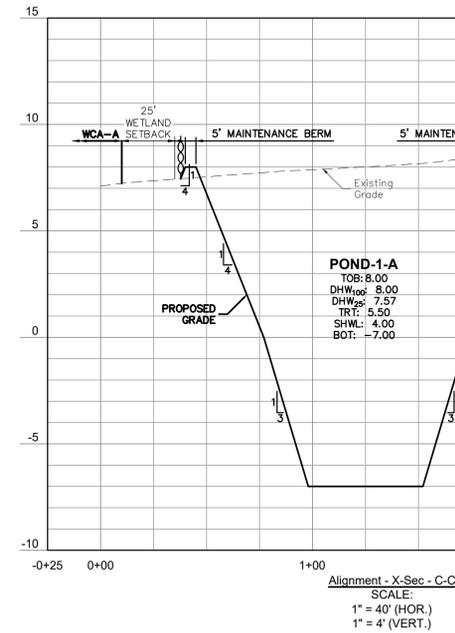
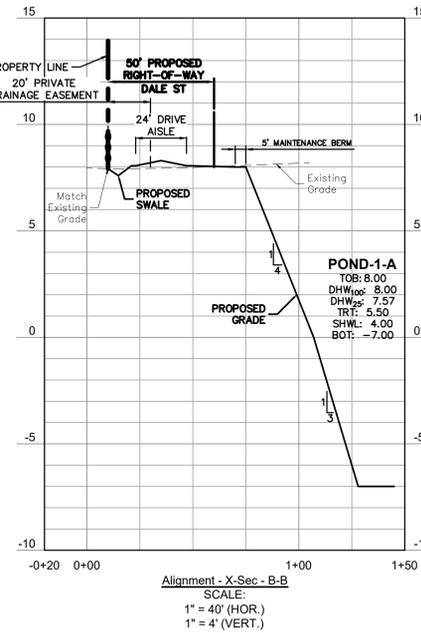
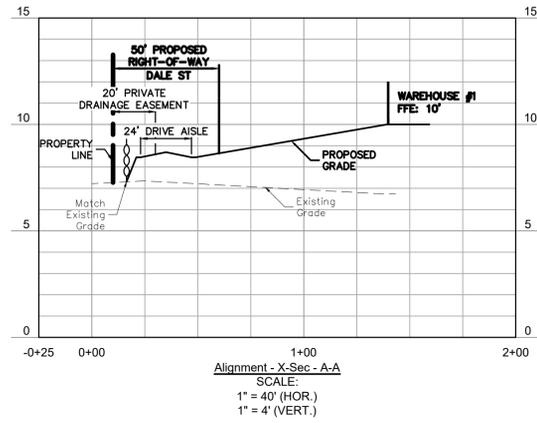
MICHAEL J. SANDERS, JR., P.E.
 License Number 78918

Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = 20'

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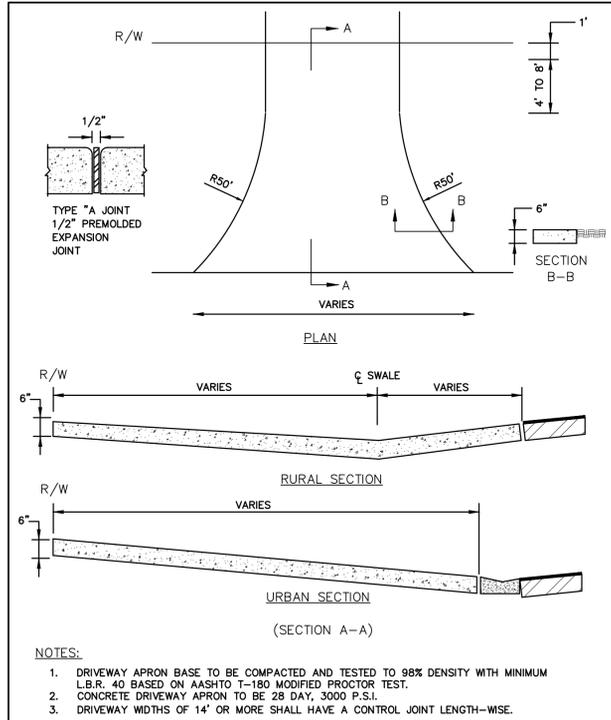
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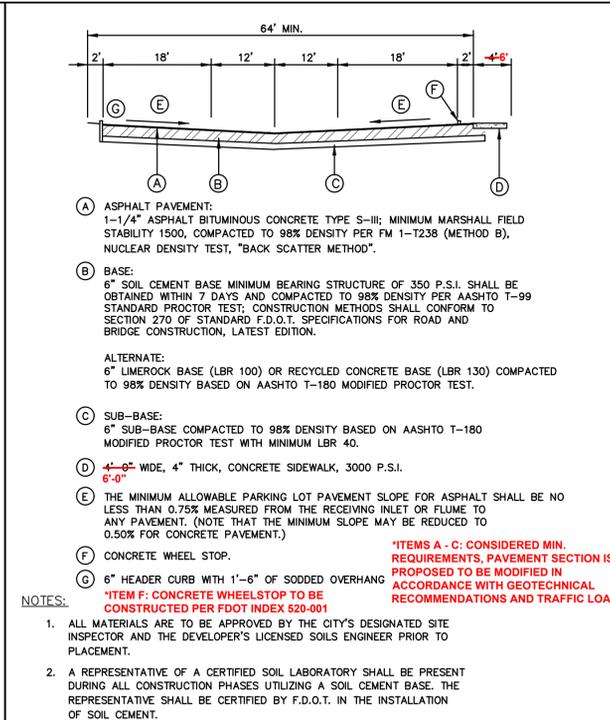
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Issued:	AUG 21, 2023
Drawn By:	ECC
Checked By:	MJS
Scale:	1" = AS SHOWN
Sheet Title	CROSS SECTIONS
Sheet Number	C-18



EDGEWATER

STANDARD CONSTRUCTION DETAIL
DRIVEWAY APRON

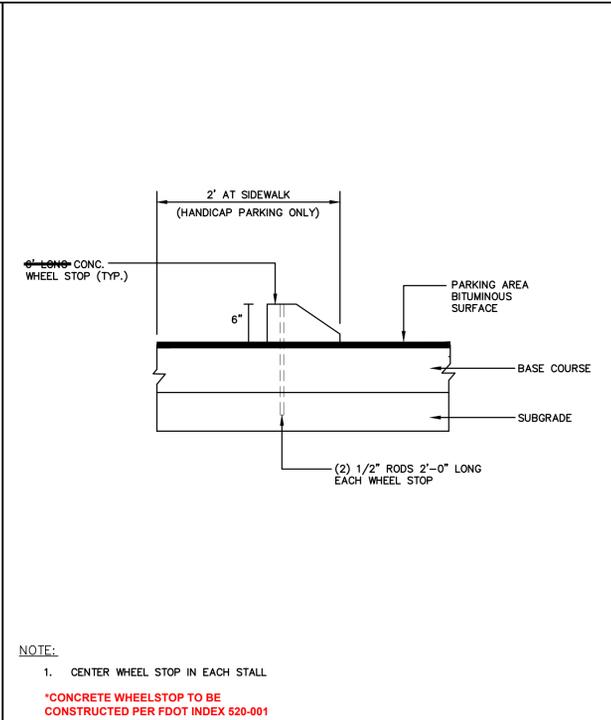
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DETAIL REF: M-4



EDGEWATER

STANDARD CONSTRUCTION DETAIL
PRIVATE PARKING LOT
***MODIFIED**

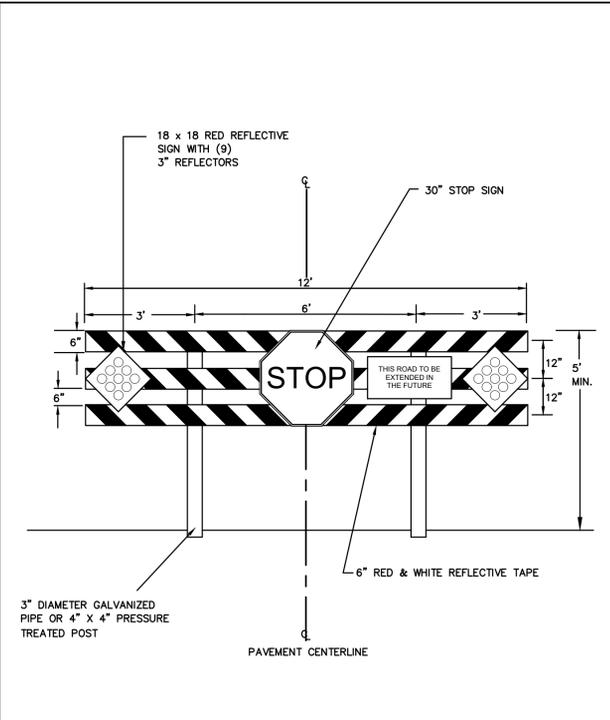
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DETAIL REF: M-5



EDGEWATER

STANDARD CONSTRUCTION DETAIL
CONCRETE WHEEL STOP
***MODIFIED**

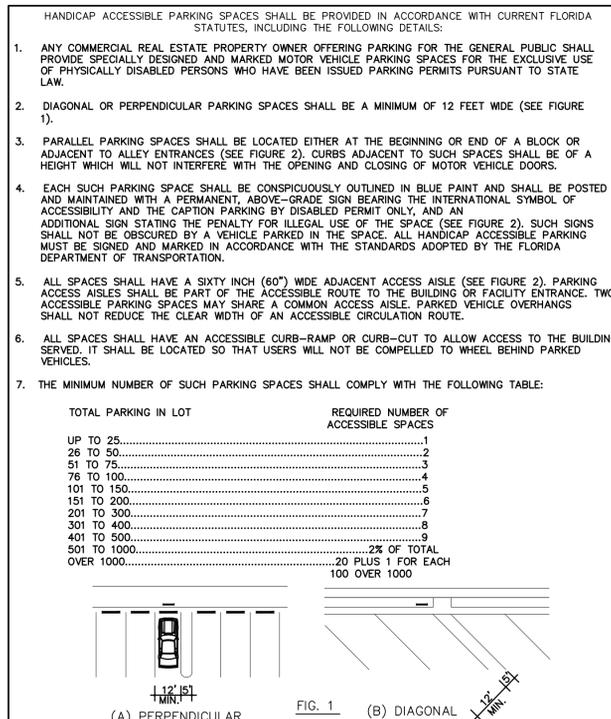
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DETAIL REF: M-6



EDGEWATER

STANDARD CONSTRUCTION DETAIL
ROAD BARRICADE

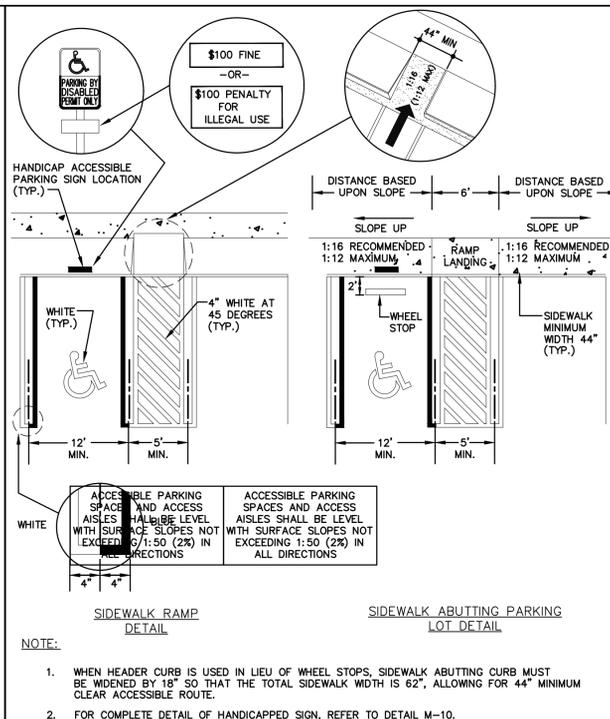
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DETAIL REF: M-7



EDGEWATER

STANDARD CONSTRUCTION DETAIL
HANDICAP ACCESSIBLE PARKING SPACES

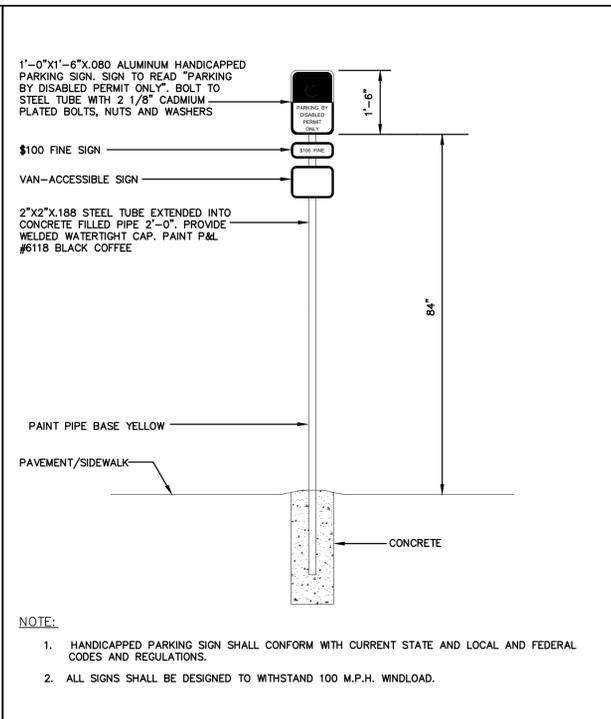
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DETAIL REF: M-8



EDGEWATER

STANDARD CONSTRUCTION DETAIL
HANDICAP ACCESSIBLE PARKING SPACES

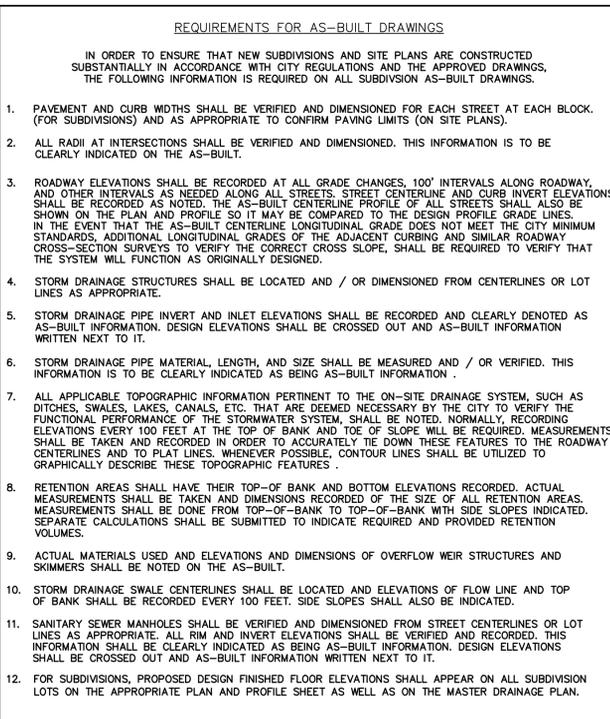
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DETAIL REF: M-9



EDGEWATER

STANDARD CONSTRUCTION DETAIL
HANDICAP SIGN

FILE NAME: EW_M10.DWG
DETAIL REF: M-10



EDGEWATER

STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR AS-BUILT DRAWINGS

FILE NAME: EW_M11.DWG
DETAIL REF: M-11

Project Name: **SPACE COAST COMMERCE PARK @ PARKTOWNE**
CITY OF EDGEWATER, FL

Prepared For: **ONIX MANAGEMENT GROUP, LLC**

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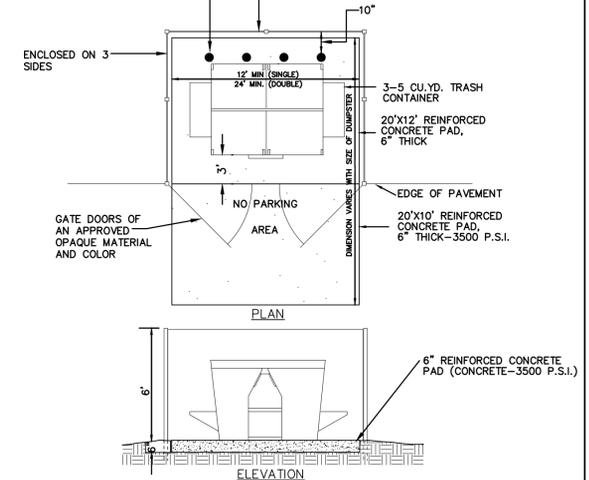
Project No.: 1001-002
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Scale: 1" = N/A
Sheet Title: **COE MISC DETAILS**
Sheet Number: **C-21**

REQUIREMENTS FOR AS-BUILT DRAWINGS
(CONTD.)

- SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION IS TO BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- SEWER LATERALS SHALL BE VERIFIED AND RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARDS UPSTREAM MANHOLES.
- LIFT STATIONS AND FORCE MAINS SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. FORCE MAIN DEPTH AND LOCATION INCLUDING VALVES WILL BE PROVIDED AND TIED TO PERMANENT ABOVE GRADE FEATURES. DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED PLAN SHALL BE VERIFIED AND RECORDED. THIS INFORMATION SHALL BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED, AND LABELED.
- CURB CUTS OR METAL TABS, USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER VALVES, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
- POTABLE AND RECLAIMED WATER MAIN LINES SHALL BE DIMENSIONED OFF THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. WATER MAIN LINE MATERIAL SIZE, LENGTH AND DEPTH PLACED SHALL ALSO BE NOTED. LOCATIONS OF VALVES SHALL BE TIED TO PERMANENT ABOVE GRADE FEATURES. THIS INFORMATION SHALL BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- POTABLE AND RECLAIMED WATER VALVES, TEES, BENDS, ALL SERVICES, AND FIRE HYDRANTS SHALL BE LOCATED BY TYING THEM TO SANITARY SEWER MANHOLES. SIMILARLY, FORCE MAIN VALVES, TEES, AND BENDS SHALL BE LOCATED IN THE SAME MANNER. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TO UPSTREAM MANHOLES.
- FOR PERPENDICULAR CROSSINGS OF STORMWATER, SANITARY SEWER, POTABLE WATER, OR RECLAIMED WATER, THE AS-BUILT PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES, AS NECESSARY.
- ANY SPECIAL FEATURES SUCH AS, CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
- IF AN APPROVED SUBDIVISION PLAT OR SITE PLAN SHOWS A CONSERVATION EASEMENT, THE PROJECT SURVEYOR SHOULD PROVIDE THE EXACT LOCATION OF THE SPECIMEN TREE(S) FROM THE RIGHT-OF-WAY OR PROPERTY LINES AND PROPOSED EASEMENT BOUNDARIES ON THE AS-BUILT DRAWING. THE AS-BUILT LOCATION OF THESE TREES WILL HELP VERIFY THE SUFFICIENCY OF THE CONSERVATION EASEMENT PRIOR TO PLAT RECORDING OR CERTIFICATE OF OCCUPANCY.
- WHEN STORMWATER, POTABLE WATER, RECLAIMED WATER, OR SANITARY SEWER IMPROVEMENTS ARE ARE LOCATED WITHIN AN EASEMENT, THE AS-BUILT DRAWING SHALL ACCURATELY DEPICT THE LOCATION OF THE EASEMENT ITSELF AS WELL AS THE EXACT LOCATION OF THE IMPROVEMENTS WITHIN THE EASEMENT. THIS IS REQUIRED IN ORDER TO VERIFY THAT THE IMPROVEMENTS HAVE BEEN PROPERLY LOCATED AND TO ENSURE THAT FUTURE SUBSURFACE EXCAVATION TO PERFORM REMEDIAL REPAIR CAN BE ACCOMPLISHED WITHOUT DISTURBANCE BEYOND THE EASEMENT.

- NOTE:
- REFERENCES TO WATER SHALL MEAN BOTH POTABLE AND RECLAIMED WATER.

(4) 4" DIAMETER STEEL PIPES, 4' O.C. CONCRETE FILLED, PAINTED YELLOW. PIPES SHALL HAVE A MINIMUM BURIAL OF 1'-6" AND ABOVE GROUND HEIGHT OF 3'-6".



- NOTES:
- MAXIMUM ANGLE OF CONTAINER PAD TO DIRECTION OF AISLE TO BE 30°
 - AREA TO BE FREE OF OVERHEAD LINES AND WIRES.
 - DUMPSTER PAD TO BE 12" MIN. (SINGLE) 24" MIN (DOUBLE) FOR DUMPSTER RECYCLING.
 - APPLICANT TO PROVIDE A SIDE ELEVATION TO DEMONSTRATE COLOR, MATERIAL, AND DESIGN CONSISTENCY WITH THE PRINCIPAL BUILDING.



STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR AS-BUILT
DRAWINGS

FILE NAME:
EW_M12.DWG
DETAIL REF:
M-12



STANDARD CONSTRUCTION DETAIL
DUMPSTER PAD

FILE NAME:
EW_M13.DWG
DETAIL REF:
M-13

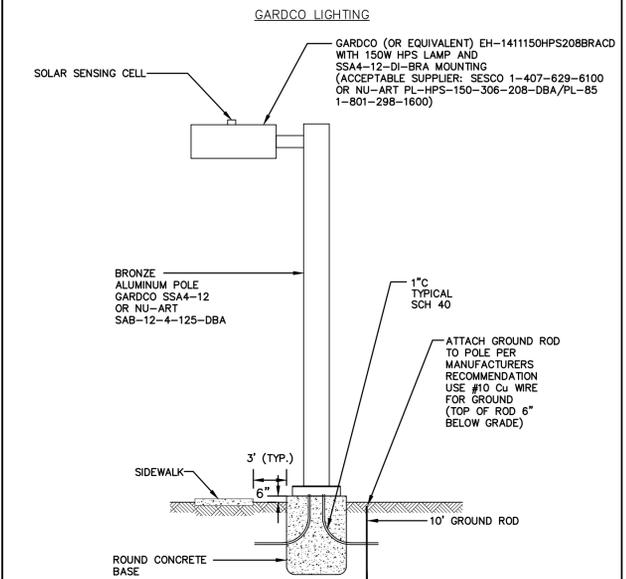
STREET AND WALKWAY LIGHTS

WALKWAY LIGHTS: (HEIGHT: 10 TO 20 FEET)

- WALKWAY LIGHTING SHALL BE PROVIDED IN ALL PUBLIC PARKING AND WALKWAY AREAS. LIGHT STYLES AND SPACING SHALL BE DETERMINED BY THE COMMUNITY DEVELOPMENT DEPT. AT THE SAME TIME OF SITE PLAN REVIEW.
- UNLESS SPECIFIED OTHERWISE, THE WALKWAY LIGHTS SHALL BE ANY OF THE THREE (3) STYLES DETAILED HEREIN OR THE FOLLOWING: STERNBERG GEORGETOWN (0650 / 4408-DFP), WILLIAMSBURG (9405-TF / 3610-T) OR COLONIAL (4620TF-LF). ALL CITY MAINTAINED WALKWAY LIGHTS ARE TO BE FLORIDA POWER AND LIGHT (FPL) SUPPLIED LIGHTS, UTILIZING 150 WATT HPS.
- SPACING SHALL BE A MAXIMUM OF 100 FEET ON CENTER.

STREET LIGHTS: (HEIGHT: 20+ FEET)

- ALL CITY MAINTAINED STREET LIGHTS ARE TO BE FPL SUPPLIED STREET LIGHTS.
- PRIVATELY MAINTAINED STREET LIGHTS SHALL BE: GARDCO LIGHTING EH / 26" / 1 / 3 / 150 HPS / 240 / BRA / PC (NOTE: POLE SHALL BE CONCRETE AVAILABLE THROUGH F.P.L. AND SPACED AT INTERVALS OF 300 TO 400 FEET.)



- NOTE:
- ALL WALKLIGHTS SHALL BE FITTED WITH SOLAR CELLS AND LOCATED ON 100' CENTERS. THE PLANNING DIVISION SHALL BE CONTACTED AT (386) 424-2412 TO FIELD VERIFY THE PROPOSED LOCATIONS FOR WALKLIGHTS. MAINTENANCE AND OPERATION OF WALKLIGHTS SHALL BE GRANTED TO THE CITY FOLLOWING INSTALLATION AND OPERATION, TO THE CITY'S FULL SATISFACTION.
 - ALL LIGHT POLES SHALL BE DESIGNED TO WITHSTAND 120 M.P.H. WINDLOADS.



STANDARD CONSTRUCTION DETAIL
STREET AND WALKWAY LIGHTS

FILE NAME:
EW_M14.DWG
DETAIL REF:
M-14



STANDARD CONSTRUCTION DETAIL
STREET AND WALKWAY LIGHTS
"GARDCO LIGHTING"

FILE NAME:
EW_M16.DWG
DETAIL REF:
M-16

Project Name
**SPACE COAST COMMERCE PARK
@ PARKTOWNE**
CITY OF EDGEWATER, FL

Prepared For
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**COE MISC
DETAILS**
Sheet Number
C-22

ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES (CONTD.)

38. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR TRAFFIC CONTROL DEVICES TO THE CITY FOR INSTALLATION. STREET SIGNS AND STOP SIGNS SHALL BE PLACED AT ALL INTERSECTIONS, INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS, AND STATE HIGHWAYS WITHIN THE CITY LIMITS.

39. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.

40. FOUR FOOT (4') WIDE SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL RESIDENTIAL STREETS. (SEE DETAIL, INDEXES M-2 AND M-3)

41. BIKE PATHS SHALL BE CONSTRUCTED AT A MINIMUM OF SIX-FOOT WIDTH, PREFERABLY EIGHT-FOOT WIDTH AS DIRECTED BY THE CITY IN ACCORDANCE WITH THE BICYCLE AND PEDESTRIAN TRAIL MASTER PLAN.

42. **STANDARD TURNING RADII FOR INTERSECTIONS:**

RESIDENTIAL STREETS WITH STATE & COUNTY ROADWAYS OR MAJOR THOROUGHFARES WITHIN THE CITY	35-50 FT.
ENTRANCES TO COMMERCIAL SITES OFF OF CITY STREETS	35 FT.
INTERSECTIONS INTERIOR IN SUBDIVISIONS	35 FT.

SHOULD VOLUSIA COUNTY OR THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) DETERMINE THAT LARGER RADII ARE WARRANTED WITHIN THEIR RIGHT-OF-WAY, THE LARGER RADII SHALL PREVAIL.

43. CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

44. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS (INCLUDING WATER MAINS, SANITARY SEWER MAINS, RECLAIMED WATER MAINS, STORM WATER PIPES AND INLETS, ROADWAYS, AND PARKING FACILITIES) SHALL BE CERTIFIED WITH THE STATE OF FLORIDA BOARD OF PROFESSIONAL REGULATIONS (BPR) FOR THE TYPE OF WORK THAT THEY PERFORM.

45. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION WORK OF LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS SHALL BE LICENSED BY THE STATE OF FLORIDA AND REGISTERED WITH THE CITY. THE LICENSE AND REGISTRATION SHALL PERTAIN DIRECTLY TO THE TYPE OF WORK BEING PERFORMED.

46. EXCEPT AS PROVIDED IN THE LAND DEVELOPMENT CODE, ALL ELECTRIC, TELEPHONE, TELEVISION LINES AND SIMILAR UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND AT THE EXPENSE OF THE OWNER, DEVELOPER, AND BUILDER.

ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES (CONTD.)

47. UTILITY DEPTH:

A. HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE, AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.

B. LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 24 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 18 INCHES IN DEPTH.

C. IN NO INSTANCE SHALL THE DEPTH OF COVER BE LESS THAN 30" FROM FINISHED GRADE TO THE TOP OF PIPE FOR POTABLE WATER MAINS, SANITARY SEWER MAINS, AND RECLAIMED WATER MAINS. HOWEVER, IN THE EVENT THAT THIS CONDITION CANNOT BE MET DUE TO UNANTICIPATED CONFLICTS DURING THE CONSTRUCTION PROCESS, DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY PUBLIC UTILITIES DEPARTMENT.

48. LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF UNDERGROUND AND OVERHEAD PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.

TECHNICAL SPECIFICATIONS FOR SITE PLANS AND SUBDIVISIONS TESTING

A. MATERIALS

THE INSPECTION AND TESTING OF MATERIALS AND FINISHED ARTICLES TO BE INCORPORATED IN THE WORK SHALL BE MADE BY BUREAUS, LABORATORIES, OR AGENCIES APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUBMIT SUCH SAMPLES, OR SUCH SPECIAL OR TEST PIECES OF MATERIALS AS THE ENGINEER OF RECORD MAY REQUIRE. THE CONTRACTOR SHALL NOT INCORPORATE ANY MATERIAL OR FINISHED ARTICLE INTO THE WORK UNTIL THE RESULTS OF THE INSPECTIONS OR TESTS ARE KNOWN AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER OF RECORD THAT THE MATERIAL OR FINISHED ARTICLE IS ACCEPTED. ALL MATERIALS MUST BE OF THE SPECIFIED QUALITY AND BE EQUAL TO THE APPROVED SAMPLE IF A SAMPLE HAS BEEN SUBMITTED. CERTIFIED COPIES OF ALL TESTS MADE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AS WELL AS TO THE CITY'S DESIGNATED SITE INSPECTOR. THE CITY'S DESIGNATED SITE INSPECTOR MUST RECEIVE COPIES OF ALL TESTING REPORTS AND CERTIFICATES PRIOR TO THE ENGINEER OF RECORD REQUESTING A FINAL PROJECT INSPECTION FROM THE CITY.

B. LABORATORY CONTROL AND CERTIFICATES

1. **SPECIFICATIONS** - SAMPLING, TESTING, AND LABORATORY METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AASHTO OR ASTM. WHERE AASHTO OR ASTM SPECIFICATIONS ARE USED, THE REFERENCE SHALL BE CONSTRUED TO BE THE MOST RECENT STANDARD SPECIFICATIONS OR TENTATIVE SPECIFICATIONS OF THE AASHTO OR ASTM IN FORCE ON THE DATE OF THE TEST.

2. **TEST & CERTIFICATES** - THE CONTRACTOR SHALL ENGAGE AN APPROVED TESTING LABORATORY TO PROVIDE THE FOLLOWING TESTS AND CERTIFICATIONS SIGNED BY A REGISTERED ENGINEER OF THE STATE OF FLORIDA. ALL TECHNICIANS PERFORMING THE TESTS SHALL BE STATE CERTIFIED FOR THE TESTING PERFORMED. ADDITIONAL TESTS THAT MAY BE REQUIRED BY EITHER THE ENGINEER OF RECORD OR THE CITY SHALL ALSO BE PROVIDED BY THE CONTRACTOR, AND THE FOLLOWING SHALL NOT BE TAKEN AS A COMPLETE AND EXHAUSTIVE LIST OF THE CONTRACTOR'S TESTING RESPONSIBILITIES.

A. SOIL ANALYSIS FOR STRUCTURAL FILL MATERIAL PRIOR TO INSTALLATION.

B. PROCTOR DENSITIES, MOISTURE CONTENT, COMPACTED FIELD DENSITIES, AND ATTERBERG LIMITS.

C. SOIL CEMENT MIX DESIGNS AND COMPRESSIVE STRENGTH TESTS (FOR SOIL CEMENT ROAD BASE ONLY).

D. SUPERVISION OF ALL SOIL CEMENT BASE CONSTRUCTION.

E. ANALYSIS OF RECYCLED CONCRETE BASE MATERIAL PRIOR TO INSTALLATION.

F. ASPHALT MIX DESIGN, BITUMEN CONTENT, SIEVE ANALYSIS, HUBBARD FIELD STABILITY TESTS, NUCLEAR DENSITY TESTS (BACKSCATTER METHOD), AND ANALYSIS OF CORE SAMPLES.

G. CONCRETE MIX DESIGNS FOR ALL APPLICATIONS INCLUDING PAVEMENT, CAST-IN-PLACE STRUCTURES, CURBING, GUTTERS, SIDEWALKS, BIKE PATHS, APRONS AND DRIVEWAYS.

H. COMPRESSIVE TEST CYLINDERS AND SLUMP TESTS FOR ALL APPLICATIONS OF CONCRETE, INCLUDING PAVEMENT, CAST-IN-PLACE STRUCTURES, CURBING, GUTTERS, SIDEWALKS, BIKE PATHS, APRONS, AND DRIVEWAYS.

I. CHLORINE RESIDUAL AND BACTERIOLOGICAL TESTING OF WATER MAINS.

J. PRESSURIZED LEAK TESTING OF WATER MAINS, FORCE MAINS, AND RECLAIMED WATER MAINS.

SUBDIVISION TECHNICAL SPECIFICATIONS: SODDING, SEEDING AND MULCHING

A. SCOPE OF WORK - THE WORK IN THIS SECTION CONSISTS OF FURNISHING AND COMPLETELY INSTALLING SOD, OR SEED AND MULCH OVER THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS. AT A MINIMUM, ALL WORK SHALL MEET THE MINIMUM SPECIFICATIONS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AS OUTLINED IN SECTION 5700 (GRASSING BY SEEDING) AND 575 (SODDING). IN ADDITION, ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY.

B. MATERIALS - GRASS SEED SHALL BE A MIXTURE OF:

PENSACOLA BAHIA (USE 50 % SCARIFIED SEED)	50%
HULLED BERMUDA	25%
BROWN TOP MILLET	25%

IN THE FALL AND WINTER MONTHS, AND WITH THE APPROVAL OF THE CITY, ANNUAL RYE GRASS SHALL BE SUBSTITUTED IN EQUAL AMOUNTS FOR THE BROWN TOP MILLET. SEED SHALL BE PRE-MIXED WITH A SEED COMPANY TO THE PERCENTAGES DESCRIBED ABOVE, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY'S DESIGNATED PROJECT LANDSCAPE INSPECTOR PRIOR TO USE.

MULCH USED SHALL BE STRAW OR HAY CONSISTING OF OATS, RYE, OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA, OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS.

C. METHODS - GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNDULY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE.

APPROXIMATELY ONE INCH (1"), LOOSE THICKNESS, OF MULCH MATERIAL SHALL BE APPLIED UNIFORMLY OVER THE SEEDED AREAS (APPROXIMATELY ONE AND ONE-HALF (1-1/2) BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A DISC HARROW OR OTHERWISE ANCHORED DOWN. UNDER PROPER CIRCUMSTANCES, CONTRACTOR MAY REQUEST OPTION TO INSTALL HYDRO-SEEDING SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND THE CITY.

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STANDARD CONSTRUCTION DETAIL
ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_R16.DWG
DETAIL REF: R-16

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STANDARD CONSTRUCTION DETAIL
ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_R17.DWG
DETAIL REF: R-17

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STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR SITE PLANS AND SUBDIVISIONS TESTING

FILE NAME: EW_R18.DWG
DETAIL REF: R-18

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STANDARD CONSTRUCTION DETAIL
SUBDIVISION TECHNICAL SPECIFICATIONS: SODDING, SEEDING AND MULCHING

FILE NAME: EW_R20.DWG
DETAIL REF: R-20

ROADWAY AND MISCELLANEOUS LANDSCAPING DESIGN AND CONSTRUCTION NOTES (CONTD.)

NOTES:

- THE CLEAR ZONE MAY BE REDUCED ON A CASE BY CASE BASIS IF THE MINIMUM OFFSET CANNOT BE REASONABLY OBTAINED OR IF A NON-MOUNTABLE CURBE TYPE IS INSTALLED.
- TREES IN EXCESS OF 12" CALIPER AT MATURITY AND MULTI-TRUNKED PALMS SHALL BE SET BACK TO TWICE THE MINIMUM CLEAR ZONE (2 X *).
- WHERE PAVEMENT WIDENING IN ACCORDANCE WITH FDOT STANDARDS IS NOT PROVIDED IN HORIZONTAL CURVES, ADDITIONAL CLEAR ZONE SHALL BE PROVIDED EQUAL TO THE REQUIRED PAVEMENT WIDENING.
- CLEAR ZONES ON CURBED ROADS SHALL BE MEASURED FROM THE FACE OF CURB OR FROM THE EDGE OF THE THROUGH LANE ON RURAL ROADS. CURBED STREETS ARE FOR HIGH BACK CURBS ONLY.
- SHRUBS ADJACENT TO SIDEWALKS AND WITHIN INTERSECTION SIGHT TRIANGLES CANNOT EXCEED 24" ABOVE THE LOWEST ADJACENT ROADWAY GRADE. ALL OTHER SHRUBS MUST BE LESS THAN OR EQUAL TO 30 INCHES IN HEIGHT.
- INSTALLATION OF LANDSCAPING IN PUBLIC RIGHTS-OF-WAY REQUIRES EXECUTION OF A "USE AGREEMENT" BETWEEN THE DEVELOPER AND THE CITY. FOR INSTANCES WHERE THE STREETS AND PRIVATE AND PUBLIC UTILITY EASEMENTS ARE PROVIDED, THE DEVELOPER MAY BE REQUIRED TO OBTAIN A RELEASE FROM THE FRANCHISE UTILITIES IN ORDER TO INSTALL THE LANDSCAPING IMPROVEMENTS.
- LANDSCAPING PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF UNDERGROUND AND OVERHEAD PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.
- SHRUBS, UNDERSTORY, TREES AND PALMS SHALL BE ALLOWED IN THE RIGHT-OF-WAY WITH EXISTING AND PROPOSED UTILITIES. SHADE TREES, ESPECIALLY THOSE WITH AGGRESSIVE ROOT SYSTEMS, WILL REQUIRE SPECIFIC CITY APPROVAL.
- SHADE TREES MUST NOT BE PLANTED UNDER OR DIRECTLY ADJACENT TO OVERHEAD UTILITIES THAT WOULD REQUIRE EXCESSIVE PRUNING TO AVOID THE UTILITY LINES.
- TREES WITH AGGRESSIVE ROOT SYSTEMS SHALL REQUIRE SOME FORM OF ROOT GUIDING SYSTEM TO PREVENT THE UPHEAVAL OF ADJACENT ROADWAY PAVEMENT AND/OR SIDEWALKS.

ROADWAY CLEAR ZONES (*)

TYPE FACILITY	DESIGN SPEED (MPH)				
	25 & BELOW	30	35	40	45+
DISTANCE FROM EDGE OF PAVEMENT	6'	6' LOCAL COLLECTOR 10' ARTERIAL	6' LOCAL COLLECTOR 10' ARTERIAL	10' COLLECTOR 14' ARTERIAL	F.D.O.T. STANDARD
DISTANCE FROM SIDEWALK	1.5	1.5	1.5	1.5	F.D.O.T. STANDARD

* SEE NOTES ON SHEET R-21B *

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STANDARD CONSTRUCTION DETAIL
ROADWAY AND MISCELLANEOUS LANDSCAPING DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_R21A.DWG
DETAIL REF: R-21A

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STANDARD CONSTRUCTION DETAIL
ROADWAY AND MISCELLANEOUS LANDSCAPING DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_R21B.DWG
DETAIL REF: R-21B

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STANDARD CONSTRUCTION DETAIL
SILT FENCE TURBIDITY BARRIER

FILE NAME: EW_R22.DWG
DETAIL REF: R-22

EDGEWATER logo

STANDARD CONSTRUCTION DETAIL
CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_R25.DWG
DETAIL REF: R-25

Project Name: SPACE COAST COMMERCE PARK @ PARKTOWNE
CITY OF EDGEWATER, FL

Prepared For: ONIX MANAGEMENT GROUP, LLC

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FL Registry 36174 FL L22000260419

Revision No.	Date	Description

Seal: MICHAEL J. SANDERS, JR., P.E.
License Number: 70918

Project No.: 1001-002
Issued: AUG 21, 2023
Drawn By: ECC
Checked By: MJS
Scale: 1" = N/A
Sheet Title: COE ROADWAY DETAILS
Sheet Number: C-24

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**CONTRACTOR REQUIREMENTS FOR SITE CLEARING,
GRADING, AND EROSION CONTROL DESIGN AND
CONSTRUCTION NOTES (CONTD.)**

9. FOR INDIVIDUAL CONSTRUCTION PROJECTS INVOLVING MULTIPLE PHASES, UPON COMPLETION OF EACH PHASE OF THE PROJECT, SEEDING AND MULCHING AND OR/ SODDING IS TO BE PERFORMED PRIOR TO COMMENCING THE NEXT PHASE OF CONSTRUCTION.
10. ONCE AN AREA IS SEEDDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED.
11. ANY BURNING OF CLEARED MATERIALS MUST BE INSPECTED AND PERMITTED ON A DAILY BASIS. CONTACT THE CITY FIRE MARSHALL AT 424-2412 PRIOR TO EACH DAY OF DESIRED BURNING.
12. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.
13. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
14. A SIGNED, DATED, AND SEALED LETTER FROM A SOILS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
15. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
16. DURING SUBDIVISION DEVELOPMENT WHEN FUTURE BUILDING LOTS ARE FILLED AS PART OF THE OVERALL SUBDIVISION IMPROVEMENTS, COMPACTION TEST REPORTS MUST BE PERFORMED ON THE BUILDING LOTS AT 300 FOOT INTERVALS. THESE TESTS ARE TO BE PERFORMED IN ONE-FOOT VERTICAL INCREMENTS. THE RESULTS OF THESE TESTS ARE TO BE SUBMITTED TO THE CITY UPON COMPLETION OF THE TESTS.
17. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
18. STOCKPILING IS NOT GENERALLY PERMITTED BY THE CITY. WHEN ALLOWED, STOCKPILES SHALL NOT EXCEED SIX FEET IN HEIGHT MEASURED FROM THE ORIGINAL GRADE. AT A MINIMUM, STOCK PILES THAT WILL REMAIN IN PLACE IN EXCESS OF TWENTY DAYS SHOULD BE SEEDDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT.
19. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY BY THE CITY.
20. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
21. ALL FILL TO BE PLACED IN LANDSCAPED AREAS SHALL HAVE A PH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, OR MATCH NATIVE EXISTING SOILS.

	IN CITY RIGHT-OF-WAY:		ON PRIVATE PROPERTY (COMMERCIAL OR MULTI-FAMILY)
	TRANSVERSE (FROM ROAD TO PROPERTY)	LONGITUDINAL (E.G. IMPROVING A SHELL ROAD)	
DRIVEWAY WIDTH:	MIN: 9' (1-WAY), 20' (2-WAY) TYP: 24' (2-WAY) MAX: PER LDC	MIN: 18' TYP: 20' MAX: 50% R/W	MIN: 9' (1-WAY), 20' (2-WAY) TYP: 12' (1-WAY), 20' (2-WAY), 24' W/ PED. TRAFFIC
TURN-OUT GEOMETRY:	≤ 30-45 MPH: R=25' MIN (SEE NOTE 5) >45 MPH: FDOT STANDARD	≤30-45 MPH: R=25' MIN (SEE NOTE 5) >45 MPH: FDOT STANDARD	N/A
ALLOWABLE MATERIALS:	ASPHALT (PER DETAIL R-1, ITEMS E, F, & G) CONCRETE (PER DETAIL R-19) THE FOLLOWING ARE BY WRITTEN CONSENT ONLY: PAVERS (OR SIMILAR) THE FOLLOWING ARE NOT ALLOWED: TURFBLOCK (OR SIMILAR) GRANULAR MATERIALS PAVED WHEELPATHS	ASPHALT (PER DETAIL R-1, ITEMS E, F, & G) CONCRETE (PER DETAIL R-19) THE FOLLOWING ARE BY WRITTEN CONSENT ONLY: PAVERS (OR SIMILAR) TURFBLOCK (OR SIMILAR) IMPROVED GRANULAR MATLS THE FOLLOWING ARE NOT ALLOWED: PAVED WHEELPATHS	ASPHALT (PER DETAIL R-1, ITEMS E, F, & G) CONCRETE (PER DETAIL R-19) THE FOLLOWING ARE BY WRITTEN CONSENT ONLY: PAVERS (OR SIMILAR) TURFBLOCK (OR SIMILAR) IMPROVED GRANULAR MATLS PAVED WHEELPATHS

- NOTES:**
1. PAVERS, GRAVEL, MILLINGS AND OTHER IMPROVED GRANULAR OR NON-UNIFORM SURFACES ARE ONLY ALLOWED IN LIMITED APPLICATIONS ON BY WRITTEN CONSENT OF THE TECHNICAL REVIEW COMMITTEE. SUCH SURFACES ARE NOT CONSIDERED EQUAL TO HARDSCAPE PAVING (I.E. CONCRETE OR ASPHALT). PROPERTY OWNERS WISHING TO INSTALL SUCH SURFACE IN CITY RIGHT-OF-WAY SHALL EXECUTE A HOLD HARMLESS AGREEMENT INDEMNIFYING THE CITY AGAINST THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SIMILAR SURFACE. REQUIREMENT FOR HARDSCAPE PAVING SHALL BE ENFORCED FOR ALL NEW DEVELOPMENT, ALTERNATIVE SURFACES SHALL BE ALLOWED ONLY IN MINOR RETROFIT APPLICATIONS.
 2. FOR ASPHALT PAVEMENT, REFER TO ITEMS E, F, & G OF DETAIL R-1.
FOR CONCRETE PAVEMENT, REFER TO DETAIL R-19.
(THE LATEST VERSION OF FDOT SPECIFICATIONS SHALL BE ACCEPTED IN LIEU OF THE ABOVE.)
FOR ALL OTHER SURFACES:
12" SUBBASE COMPACTED TO 98% MAX DENSITY MODIFIED PROCTOR ASSHTO T-180 MIN LBR=40
 3. FOR IMPROVED GRANULAR SURFACE (E.G. ANY GRANULAR SURFACE OTHER THAN SHELL OR DIRT):
- CONSTRUCT CURBING ALONG ALL EDGES. SEE DETAIL R-9 FOR CURB OPTIONS AND SPECIFICATIONS.
- FINISHED THICKNESS OF IMPROVED GRANULAR MATERIAL TO BE MIN 6".
- COMPACT GRANULAR MATERIAL VIA ROLLER OR PLATE. MILLINGS MUST BE ROLLED TO A SEMI-UNIFORM APPEARANCE.
 4. PAVERS, MILLINGS, AND OTHER SIMILAR SURFACES SHALL INCORPORATE A CROSS-SLOPE OF 1/4"/FT DIRECTED TO THE NEAREST ADJACENT STORMWATER FEATURE (EXISTING OR PLANNED).
 5. MINIMUM TURN-OUT RADIUS MAY BE INCREASED DUE TO ANTICIPATED TRAFFIC VOLUMES AT DISCRETION OF TECHNICAL REVIEW COMMITTEE.



STANDARD CONSTRUCTION DETAIL
CONTRACTOR REQUIREMENTS FOR
SITE CLEARING, GRADING, AND EROSION CONTROL
DESIGN AND CONSTRUCTION NOTES

FILE NAME:
EW_R26.DWG

DETAIL REF:
R-26



STANDARD CONSTRUCTION DETAIL
DRIVEWAY DETAIL - COMMERCIAL/MULTI-FAMILY

FILE NAME:
EW_R28.DWG

DETAIL REF:
R-28

Project Name
**SPACE COAST COMMERCE PARK
@ PARKTOWNE**
CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

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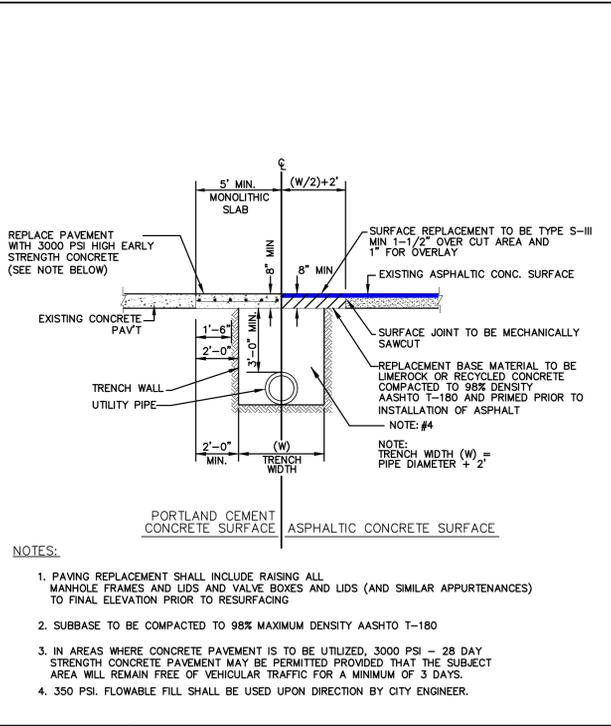
Revision No.	Date	Description

MICHAEL J. SANDERS, JR., P.E.
License Number 78918

Project No.: 1001-002
Issued: AUG 21, 2023
Drawn By: ECC
Checked By: MJS
Scale: 1" = N/A

Sheet Title
**COE ROADWAY
DETAILS**

Sheet Number
C-25



- NOTES:**
- PAVING REPLACEMENT SHALL INCLUDE RAISING ALL MANHOLE FRAMES AND LIDS AND VALVE BOXES AND LIDS (AND SIMILAR APPURTENANCES) TO FINAL ELEVATION PRIOR TO RESURFACING
 - SUBBASE TO BE COMPACTED TO 98% MAXIMUM DENSITY AASHTO T-180
 - IN AREAS WHERE CONCRETE PAVEMENT IS TO BE UTILIZED, 3000 PSI - 28 DAY STRENGTH CONCRETE PAVEMENT MAY BE PERMITTED PROVIDED THAT THE SUBJECT AREA WILL REMAIN FREE OF VEHICULAR TRAFFIC FOR A MINIMUM OF 3 DAYS.
 - 350 PSI. FLOWABLE FILL SHALL BE USED UPON DIRECTION BY CITY ENGINEER.



STANDARD CONSTRUCTION DETAIL
PAVEMENT TRENCH RESTORATION

FILE NAME:
EW_ST3.DWG
DETAIL REF:
ST-3

- STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES**
- ALL MATERIALS AND INSTALLATION METHODS USED FOR LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND SITE PLANS SHALL BE IN CONFORMANCE WITH THE CITY, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).
- ALL STORM SEWERS AND CULVERTS LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE A MINIMUM OF CLASS II REINFORCED CONCRETE PIPE. PRIVATE SITES AND AREAS OUTSIDE OF ROADWAY EASEMENTS AND R.O.W., PIPE MAY BE MADE OF ALTERNATE MATERIALS INCLUDING:
 - SMOOTH INNER WALL HIGH DENSITY POLYETHYLENE (HDPE) IN ACCORDANCE WITH AASHTO M-294, AASHTO MP7, ASTM D3350 AND ASTM D2412 FOR SIZES UP TO 42" IN DIAMETER OR
 - PVC IN ACCORDANCE WITH THE PROVISION NOTED IN THE "SEWER DETAILS" OF THESE SPECIFICATIONS.
 - ALL STORM SEWER PIPE JOINTS LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE ENTIRELY WRAPPED WITH FILTER FABRIC WITH A MINIMUM WIDTH OF 24" AND A MINIMUM OF 24" OVERLAP SECURED WITH PLASTIC OR STAINLESS BANDS. GASKETS ARE NOT PERMITTED AS AN EQUIVALENT SUBSTITUTE FOR MEETING THIS REQUIREMENT. THIS PRACTICE IS REQUIRED ON PRIVATE SITES. ADDITIONALLY, ALL JOINTS SHALL BE RUBBER GASKETED FOR BOTH ROUND AND ELLIPTICAL PIPE.
 - DEPTH OF COVER MEASURED TO THE TOP OF PIPE (NOT INCLUDING THE BELL JOINT) SHALL BE A MINIMUM OF 1 FOOT. DEVIATION FROM THIS REQUIREMENT MAY BE ALLOWED BY INCREASING THE PIPE'S STRUCTURAL CAPACITY. THIS DEVIATION MUST BE SPECIFIED ON THE PLANS APPROVED FOR CONSTRUCTION AND SUBSEQUENTLY REFLECTED ON THE SHOP DRAWINGS AND AS-BUILT PLANS.
 - ALL STORM DRAINAGE PIPES LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE A MINIMUM OF TWELVE INCH (12") DIAMETER OR EQUIVALENT AND BE DESIGNED FOR A MINIMUM OF A TWENTY-FIVE (25) YEAR STORM OF TWENTY-FOUR (24) HOUR DURATION. STORM DRAINAGE PIPES SMALLER THAN 12" ARE PERMITTED ON PRIVATE SITE PLANS PROVIDING THAT MAINTENANCE SHALL BE PERFORMED BY THE OWNER.
 - STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRECAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION. ALL STRUCTURES SHALL BE IN COMPLIANCE WITH ASTM C-478 AND SHALL HAVE 8" THICK WALLS. 6" THICK WALLS MAY BE PERMITTED PROVIDING THAT THE PLANS SPECIFY INCREASED REINFORCEMENT IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 201 IN ADDITION, THIS REQUIREMENT MUST BE REFLECTED ON BOTH THE SHOP DRAWING AND AS-BUILT PLANS. NOTE: INLET APRONS MAY REQUIRE EXPANSION JOINTS AROUND THE STRUCTURE AS DICTATED BY THE CITY.
 - STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF WITHOUT IMPEDING THE FLOW OF TRAFFIC. FOR ROADWAY SECTIONS WITH DESIGN SPEEDS OF 45 MPH AND LESS AND WITHOUT FULL WIDTH SHOULDERS, SPREAD RESULTING FROM A RAINFALL INTENSITY OF FOUR INCHES (4") PER HOUR SHALL NOT EXCEED ONE-HALF OF THE TRAVEL LANE ADJACENT TO THE GUTTER. FOR SITE PLANS, INLET SPACING SHALL BE DESIGNED TO ACCEPT ONE HUNDRED (100) PERCENT OF THE RUNOFF FROM A RAINFALL INTENSITY OF FOUR INCHES (4") PER HOUR WITHOUT RESULTING IN PONDING OF WATER AROUND THE INLET.
 - LAKE DEPTHS SHALL BE EIGHT FEET (8') MINIMUM TO TWELVE FEET (12') MAXIMUM, MEASURED FROM HIGH WATER MARK.



STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE DESIGN
AND CONSTRUCTION NOTES

FILE NAME:
EW_ST4.DWG
DETAIL REF:
ST-4

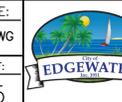
- STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES (CONTD.)**
- FOR CONNECTIONS BETWEEN INLETS WITH PIPING 15" IN DIAMETER AND LARGER, THE MAXIMUM DISTANCES BETWEEN INLETS AND / OR CLEAN-OUT JUNCTION BOXES SHALL BE 300 FEET. CULVERTS SHALL BE SLOPED TO MAINTAIN A MINIMUM SELF-CLEANING VELOCITY OF 3 FEET PER SECOND USING A MANNING'S 'n' OF 0.012. SPACING FOR CLEAN-OUTS AND INLETS FOR SMALLER PIPING SHALL BE REDUCED AND EVALUATED ON A CASE BY CASE BASIS.
 - THE MAXIMUM PERMISSIBLE SLOPE OF ANY NEW SITE GRADING IS 3:1 (HORIZONTAL:VERTICAL). THIS LIMIT SHALL BE APPLIED TO ALL AREAS EXCEPT STORMWATER CONVEYANCE AND TREATMENT SYSTEMS WHICH HAVE A MAXIMUM SLOPE OF 4:1 (EXCEPT BELOW THE WATER TABLE WHERE SHARPER SLOPES ARE PERMISSIBLE.)
 - ALL SWALES AND DITCHES SHALL HAVE A MAXIMUM PERMITTED SIDE SLOPE NOT GREATER THAN 4 TO 1 AT A MINIMUM. THE MAXIMUM PERMITTED BACKSLOPE, SHALL BE 3:1, PROVIDED THAT A 2' WIDE BERM IS INSTALLED. DESIGN CENTERLINE AND TOP-OF-BANK ELEVATIONS SHALL BE NOTED AT INTERVALS OF 100'.
 - SWALES THAT ARE NORMALLY DRY AND INTENDED FOR CONVEYANCE OF STORMWATER RUNOFF AND ARE NOT INTENDED FOR RETENTION SHALL HAVE A MINIMUM DRAINAGE MAINTENANCE EASEMENT WIDTH MEASURING 15 FEET. SWALED AREAS INTENDED FOR RETENTION SHALL PROVIDE APPROPRIATE EASEMENT AREAS FOR ACCESS AND MAINTENANCE MEASURED UPLAND FROM THE TOP OF BANK. AT A MINIMUM, THE SAID EASEMENT SHALL MEASURE 10' FEET IN WIDTH FROM THE TOP OF THE SWALE.
 - PIPED STORMWATER SYSTEMS SHALL HAVE A MINIMUM DRAINAGE MAINTENANCE EASEMENT WIDTH OF 20 FEET, AND MAY BE INCREASED DEPENDING UPON THE SIZE AND DEPTH OF PIPE.
 - NORMAL ROADSIDE SWALES ARE PERMITTED TO BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
 - CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
 - WHEN A LAKE IS INCORPORATED WITHIN A SUBDIVISION AND IS ABUTTED BY LOTS, SUCH ABUTTING LOT LINES SHALL BE EXTENDED INTO THE LAKE PROPORTIONATELY ENCOMPASSING ALL OF THE LAKE AREA.
 - LAKE INFLOW AND OUTLET STRUCTURES SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY. SKIMMERS FOR WET PONDS SHALL BE CONSTRUCTED SUCH THAT THE BOTTOM EXTENDS 6" BELOW THE NORMAL WATER LEVEL AND 6" ABOVE THE OVERTFLOW. FOR DRY PONDS, THE SKIMMER BOTTOM SHALL BE SET 6" BELOW THE LOWEST OVERTFLOW ELEVATION AND 6" ABOVE THE HIGHEST POINT OF OVERTFLOW. ALL SKIMMERS SHALL BE CONSTRUCTED OF MINIMUM 1/4" THICK ALUMINUM OR FIBERGLASS ADEQUATELY SUPPORTED TO PREVENT DEFLECTION.



STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE DESIGN
AND CONSTRUCTION NOTES

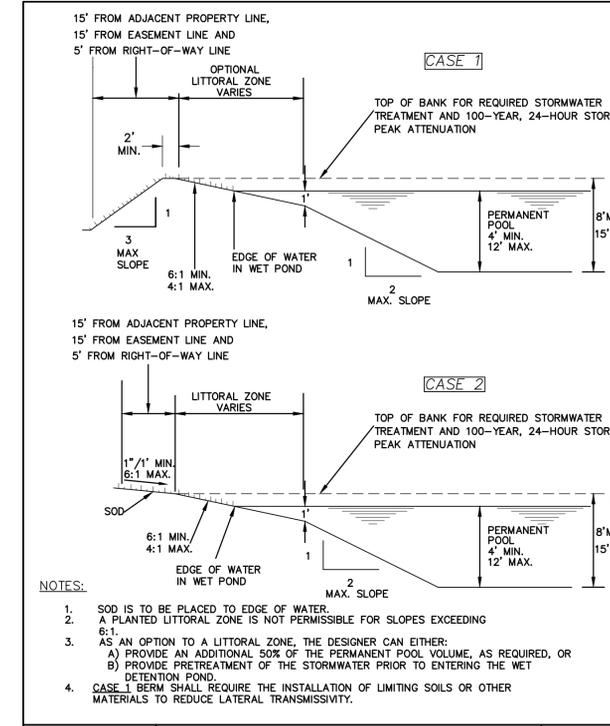
FILE NAME:
EW_ST5.DWG
DETAIL REF:
ST-5

- STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES (CONTD.)**
- EROSION AND SEDIMENT CONTROL PLANS AS APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL BE EMPLOYED AT ALL TIMES. AT A MINIMUM, BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE UTILIZED.
 - THE CITY MAY REQUEST THAT THE DEVELOPER SUBMIT A REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE LAKE WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS BOTH DURING CONSTRUCTION AND AFTER LAKE COMPLETION. THE CITY MAY REQUIRE GROUNDWATER MONITORING DURING THE LAKE EXCAVATION.
 - ADEQUATE MAINTENANCE EASEMENTS OR RIGHTS-OF-WAY AS APPROVED BY THE CITY SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL LAKES AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF LAKES. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.
 - DEVELOPMENT PLANS FOR ALL STORMWATER MANAGEMENT SYSTEMS SHALL CONTAIN POP-OFF DATA (OVERFLOW), BOTTOM ELEVATION, NORMAL WATER LEVELS, MEAN ANNUAL SEASONAL HIGH WATER TABLE ELEVATION, TREATMENT VOLUME AND CORRESPONDING ELEVATION, 100 YEAR HIGH WATER LEVELS, AND THE DESIGN TAILWATER ELEVATION (IF APPLICABLE).
 - IN GENERAL, ALL RETENTION / DETENTION SITES MUST BE CONSTRUCTED ON ALL PROJECTS PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE. SEWER AND WATER MAINS MAY BE INSTALLED PRIOR TO RETENTION/DETENTION SITE CONSTRUCTION IF DEWATERING IS NOT REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL DEWATERING PERMITS THAT MAY BE REQUIRED.
 - WHEN CULVERTS ARE INSTALLED TO MAINTAIN THE FLOW OF EXISTING DRAINAGE WAYS WHERE NEWLY PROPOSED ROADS WOULD OTHERWISE SEVER THE DRAINAGE WAY, THEN CULVERTS CROSSING RIGHTS-OF-WAY SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY. CULVERTS SHALL BE DESIGNED TO ACCOMMODATE THE FLOW FROM THE 100 YEAR - 24 HOUR STORM EVENT WITHOUT FLOODING ADJACENT PROPERTY OR SURCHARGING THE SAID ROADWAY.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND MAINTAIN A COPY OF THE SARWMD PERMIT AND/ OR NPDES CONSTRUCTION PERMIT AT THE CONSTRUCTION SITE, AND ABIDE BY ALL CONDITIONS OF THE PERMIT.
 - LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.

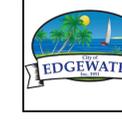


STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE DESIGN
AND CONSTRUCTION NOTES

FILE NAME:
EW_ST6.DWG
DETAIL REF:
ST-6



- NOTES:**
- SOD IS TO BE PLACED TO EDGE OF WATER.
 - A PLANTED LITTORAL ZONE IS NOT PERMISSIBLE FOR SLOPES EXCEEDING 6:1.
 - AS AN OPTION TO A LITTORAL ZONE, THE DESIGNER CAN EITHER:
 - PROVIDE AN ADDITIONAL 50% OF THE PERMANENT POOL VOLUME, AS REQUIRED, OR
 - PROVIDE PRETREATMENT OF THE STORMWATER PRIOR TO ENTERING THE WET DETENTION POND.
 - CASE 1 BERM SHALL REQUIRE THE INSTALLATION OF LIMITING SOILS OR OTHER MATERIALS TO REDUCE LATERAL TRANSMISSIVITY.



STANDARD CONSTRUCTION DETAIL
WET RETENTION POND
PLACEMENT BY R/W AND EASEMENT LINES

FILE NAME:
EW_ST10.DWG
DETAIL REF:
ST-10

Project Name
SPACE COAST COMMERCE PARK @ PARKTOWNE
CITY OF EDGEWATER, FL

Prepared For
ONIX MANAGEMENT GROUP, LLC

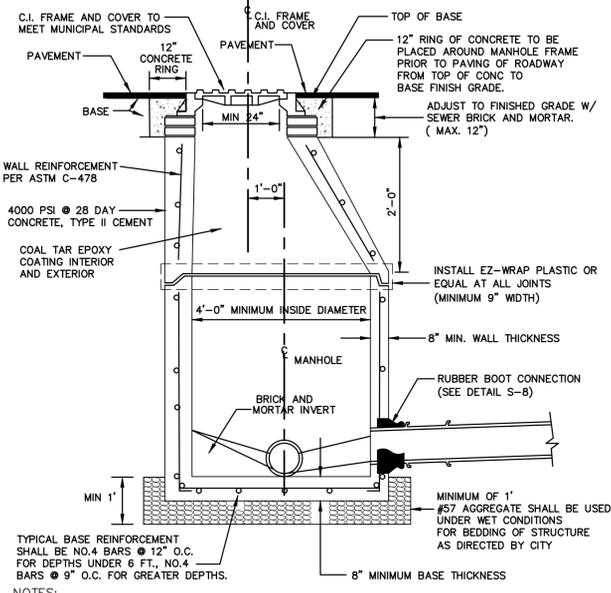
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Revision No.	Date	Description

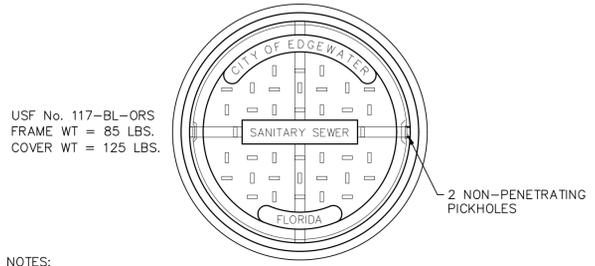
Seal
MICHAEL J. SANDERS, JR., P.E.
License Number 78918

Project No.: 1001-002
Issued: AUG 21, 2023
Drawn By: ECC
Checked By: MJS
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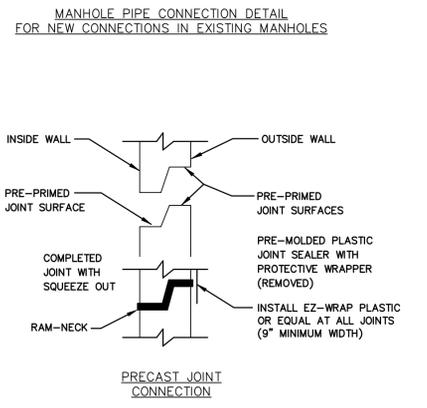
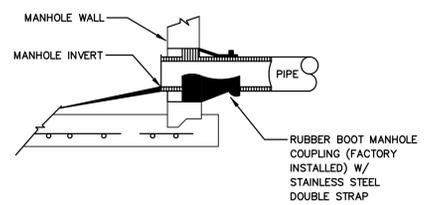
COE STORM DETAILS
Sheet Number
C-26



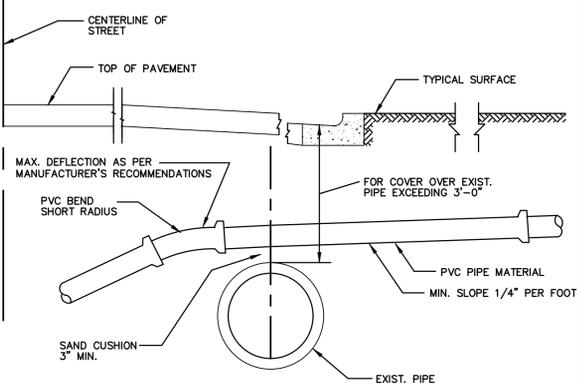
- NOTES:**
- ON TRANSITIONS BETWEEN LARGER DIAMETER AND SMALLER SEWER COLLECTORS, OUTVERTS OF SEWERS SHALL BE MATCHED.
 - NON-PENETRATING PICK-HOLES IN ALL CONCRETE SECTIONS.
 - USE FARBERTITE BITUMASTIC SEALER BETWEEN SECTIONS OF MANHOLES.
 - 0.1' - DROP ACROSS MANHOLE TYP.
 - ALL MANHOLE TROUGHS AND BENCHES ARE TO BE EPOXY PAINTED BEFORE FINAL INSPECTION.



- NOTES:**
- CEMENT USED IN PRECAST CONCRETE MIX SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE.
 - MORTAR TO CONTAIN "HYDRATITE", OR APPROVED EQUAL, TO PREVENT SHRINKAGE.
 - SUB-GRADE BENEATH MANHOLES SHALL BE UNDISTURBED GRANULAR UNSATURATED SOIL. NO. 57 AGGREGATE STONE SHALL BE USED IN WET CONDITIONS AND/OR WHERE UNSUITABLE MATERIAL IS ENCOUNTERED.
 - ALL SEWER LINES SHALL BE VIDEOTAPED WITH "PAN AND TILT" CAMERA AND COPIES OF VIDEOS SUPPLIED TO THE ENVIRONMENTAL SERVICES DEPT. THE CITY MAY REQUIRE ADDITIONAL VIDEO TAPING, VIDEO TAPING OF LATERALS, AND/OR INFILTRATION/EXFILTRATION TESTS IF DEFECTS ARE APPARENT OR WORKMANSHIP IS QUESTIONABLE.
 - UNLESS DETAILED PLANS SHOW OTHERWISE, ALL MANHOLE RING AND COVER CASTINGS IN PAVED AREAS ARE TO BE ADJUSTED TO FINAL GRADE, SEALED AND SECURED IN PLACE WITH A CONCRETE COLLAR AFTER THE ROAD BASE IS PLACED AND JUST PRIOR TO PLACEMENT OF ASPHALT WEARING SURFACE.
 - CONTRACTOR SHALL PROVIDE THICKER MANHOLE WALLS AND BASES AS REQUIRED TO PREVENT FLOTATION BASED ON HISTORIC HIGH GROUND WATER TABLE ELEVATIONS AS DETERMINED USING ACCEPTED ENGINEERING PRACTICES AND/OR APPROVED BY ENVIRONMENTAL SERVICES DEPT.
 - CONCRETE COLLAR AROUND MANHOLE FRAME IS REQUIRED IN PAVED AREAS ONLY.
 - SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION WITH TWO COPIES FORWARDED BY THE DESIGN ENGINEER TO THE CITY.
 - TWO (2) COATS OF BITUMASTIC COATING INSIDE: 16 MIL
 - ONE (1) COAT OF BITUMASTIC COATING OUTSIDE: 8 MIL
 - FRAME AND COVER TO BE USF #117-BL-ORS
 - NO BUG HOLES OR HONEYCOMB WILL BE ACCEPTED.
 - ENDS OF SECTION SHALL FIT FLUSH TOGETHER
 - SEDIMENTATION BOWLS REQUIRED FOR ALL NEW MANHOLES AND REHABILITATION STRUCTURES. RAINGUARD OR APPROVED EQUAL.



- NOTES:**
- ALL NEW CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL UTILIZE A CORING METHOD AND THE IN-FIELD INSTALLATION OF A RUBBER BOOT INTO THE MANHOLE.



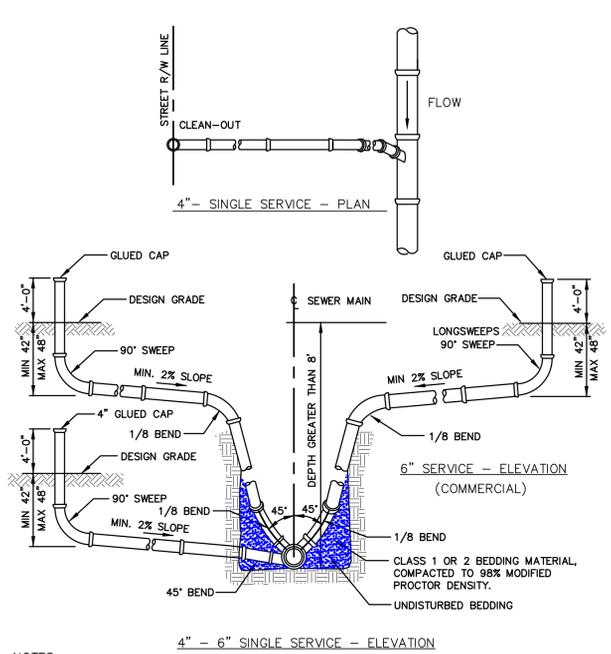
- APPROVED PIPE MATERIALS-PVC (SDR 26)**

EDGEWATER
STANDARD CONSTRUCTION DETAIL
STANDARD MANHOLE DETAIL
FILE NAME: EW_S1.DWG
DETAIL REF: S-1

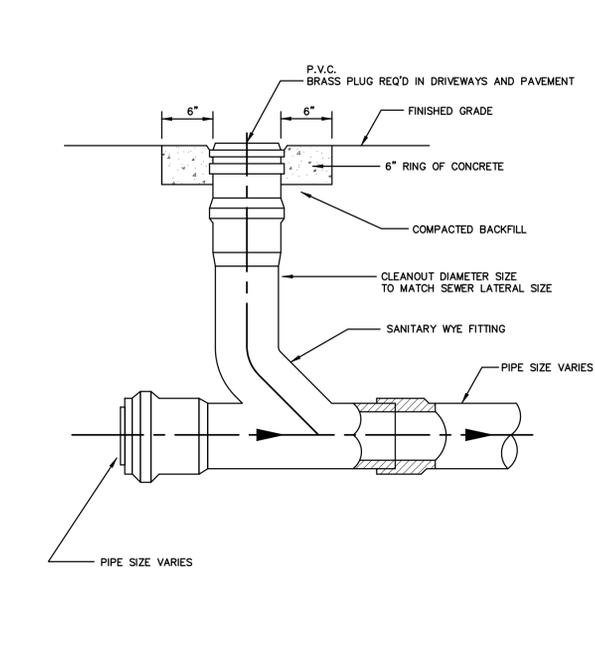
EDGEWATER
STANDARD CONSTRUCTION DETAIL
SANITARY SEWER COVER & GENERAL NOTES
FILE NAME: EW_S2.DWG
DETAIL REF: S-2

EDGEWATER
STANDARD CONSTRUCTION DETAIL
RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL
FILE NAME: EW_S8.DWG
DETAIL REF: S-8

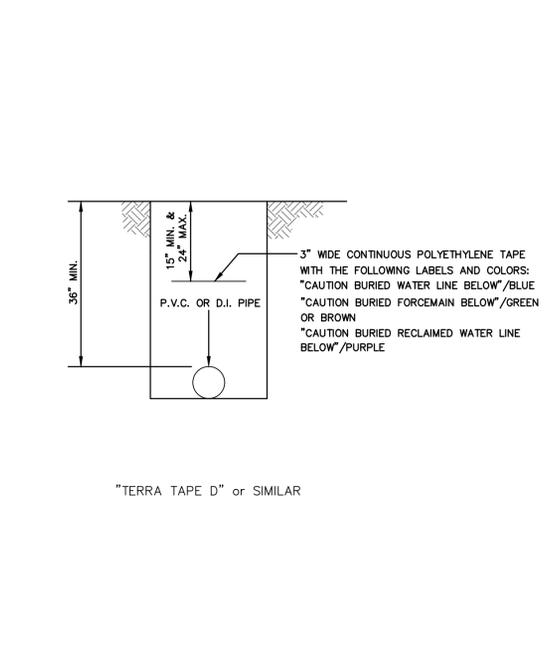
EDGEWATER
STANDARD CONSTRUCTION DETAIL
SEWER LINE UTILITY CROSSING DETAIL
FILE NAME: EW_S9.DWG
DETAIL REF: S-9



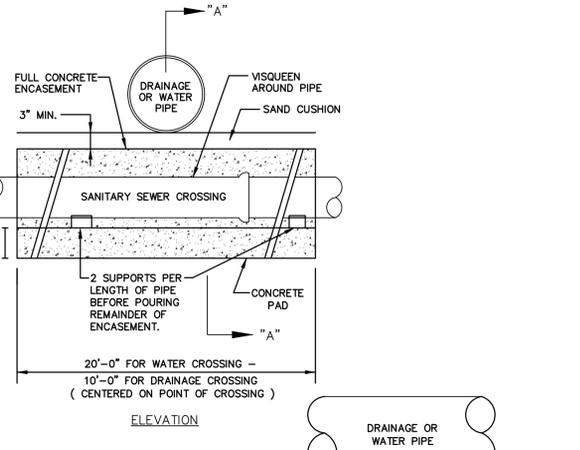
- NOTES:**
- USE OF STYRENE MATERIAL WILL NOT BE PERMITTED.
 - ALL JOINTS TO BE RUBBER GASKET (NO GLUED FITTINGS) TYPICAL.
 - USE ALL HARCO SDR-26 FITTINGS OR CITY APPROVED EQUAL.



- NOTES:**
- USE OF STYRENE MATERIAL WILL NOT BE PERMITTED.
 - ALL JOINTS TO BE RUBBER GASKET (NO GLUED FITTINGS) TYPICAL.
 - USE ALL HARCO SDR-26 FITTINGS OR CITY APPROVED EQUAL.



- NOTES:**
- ALL NEW CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL UTILIZE A CORING METHOD AND THE IN-FIELD INSTALLATION OF A RUBBER BOOT INTO THE MANHOLE.



- NOTES:**
- ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS STRENGTH. WATER MAIN SHALL BE LOCATED ABOVE OR BELOW ENCASMENT AS SHOWN ON PLANS OR DETERMINED IN THE FIELD. USE ENCASMENT WHERE VERTICAL CLEARANCE WATER MAIN AND SEWER MAIN IS LESS THAN 6 INCHES.
 - NO DUCTILE IRON SEWER PIPE IS PERMITTED.
 - ENCASMENT OR A.C. PIPE IS NOT ALLOWED REPLACE AFFECTED SECTIONS WITH PVC

EDGEWATER
STANDARD CONSTRUCTION DETAIL
SEWER LATERAL DETAIL
(SINGLE 4\"/>

EDGEWATER
STANDARD CONSTRUCTION DETAIL
CLEANOUT DETAIL
FILE NAME: EW_S10.DWG
DETAIL REF: S-10

EDGEWATER
STANDARD CONSTRUCTION DETAIL
LOCATOR TAPE INSTALLATION FOR SEWER, WATER AND RECLAIMED WATER PIPELINES
FILE NAME: EW_S12.DWG
DETAIL REF: S-12

EDGEWATER
STANDARD CONSTRUCTION DETAIL
SEWER CONDUIT CROSSING
FILE NAME: EW_S14.DWG
DETAIL REF: S-14

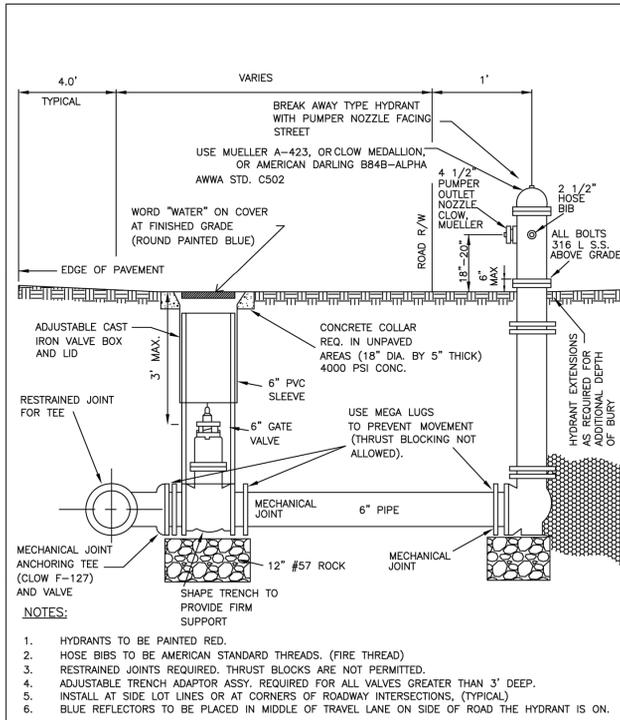
Project Name: **SPACE COAST COMMERCE PARK @ PARKTOWNE**
CITY OF EDGEWATER, FL
Prepared For: **ONIX MANAGEMENT GROUP, LLC**

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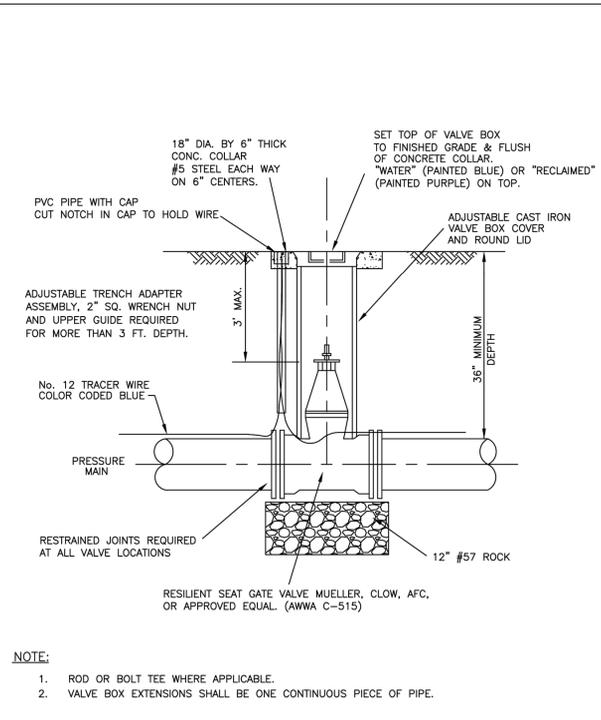
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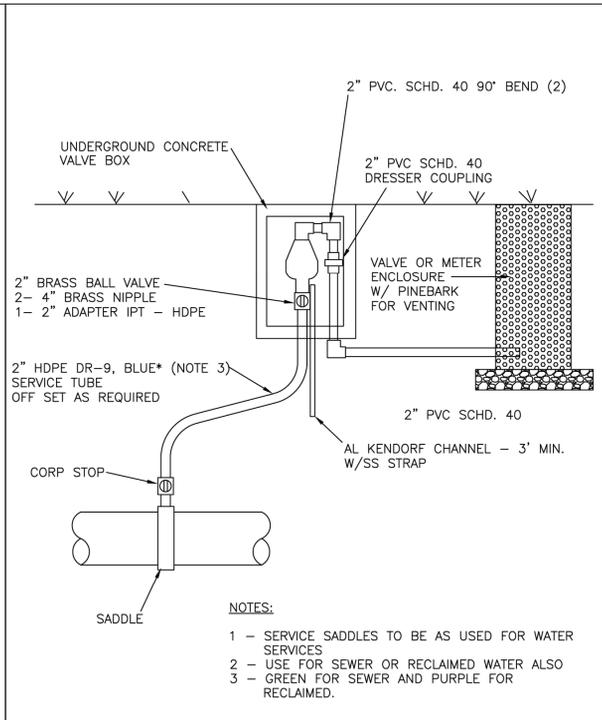
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Issued: AUG 21, 2023
Drawn By: ECC
Checked By: MJS
Scale: 1" = N/A
Sheet Title: **COE SEWER DETAILS**
Sheet Number: **C-27**



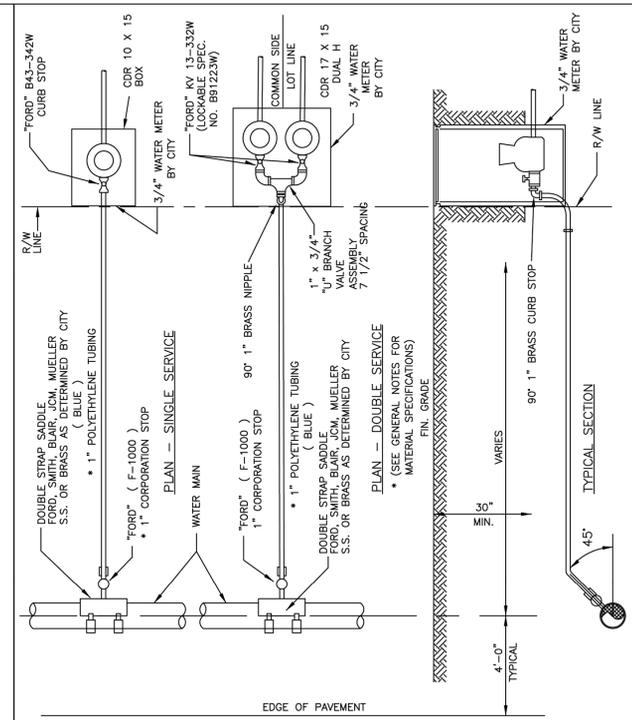
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 DETAIL REF: W-1
 STANDARD CONSTRUCTION DETAIL
 FIRE HYDRANT ASSEMBLY
 2017-10-24



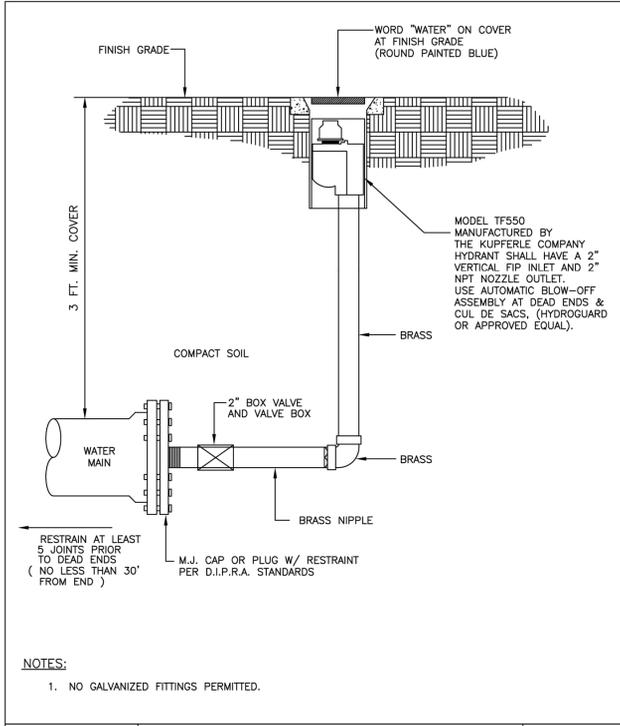
FILE NAME: EW_W2.DWG
 DETAIL REF: W-2
 STANDARD CONSTRUCTION DETAIL
 POTABLE WATER AND/OR RECLAIMED WATER
 VALVE AND VALVE BOX
 (2" - 16" VALVE SIZES)
 2011-06-30



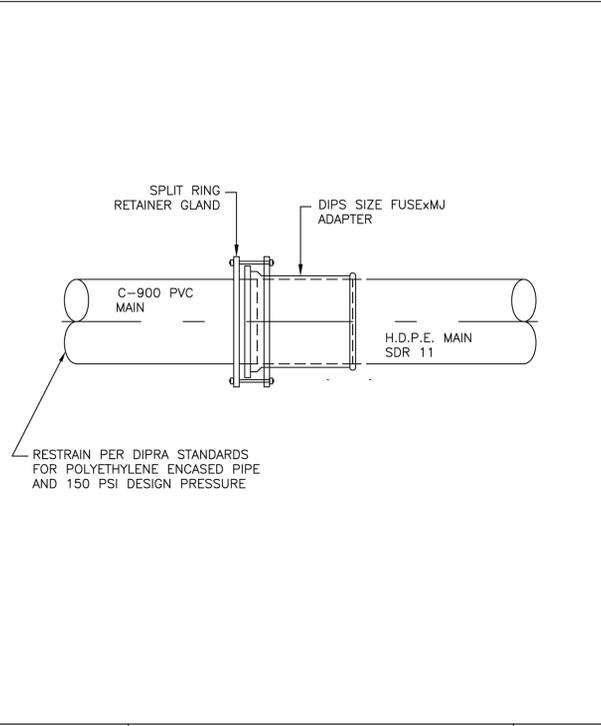
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 DETAIL REF: W-4
 STANDARD CONSTRUCTION DETAIL
 AIR / VACUUM RELEASE VALVE PIT
 2017-10-24



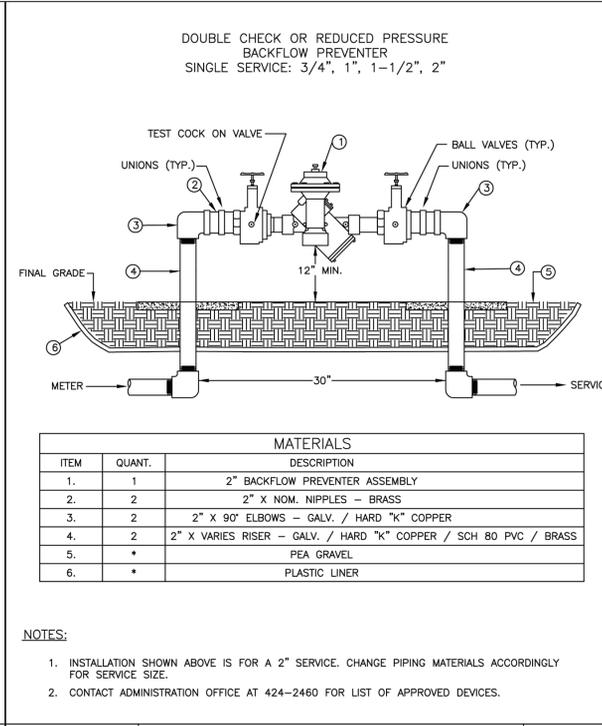
FILE NAME: EW_W5.DWG
 DETAIL REF: W-5
 STANDARD CONSTRUCTION DETAIL
 WATER LATERAL SERVICE
 (3/4" - 2" SIZES)
 2017-10-24



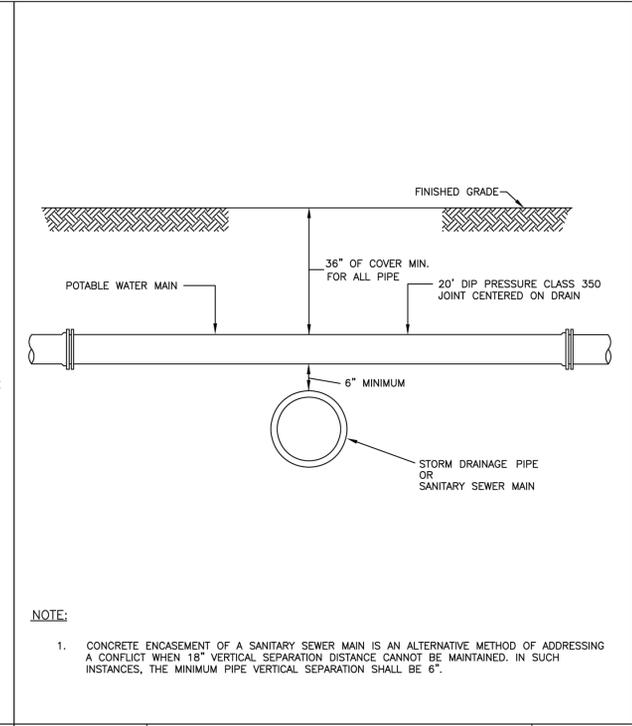
FILE NAME: EW_W6.DWG
 DETAIL REF: W-6
 STANDARD CONSTRUCTION DETAIL
 POTABLE WATER
 BLOW-OFF ASSEMBLY
 2011-06-30



FILE NAME: EW_W7.DWG
 DETAIL REF: W-7
 STANDARD CONSTRUCTION DETAIL
 P.V.C. TO H.D.P.E.
 RESTRAINED JOINT DETAIL
 2017-10-24



FILE NAME: EW_W11.DWG
 DETAIL REF: W-11
 STANDARD CONSTRUCTION DETAIL
 2" BACKFLOW PREVENTER
 2011-06-30



FILE NAME: EW_W14.DWG
 DETAIL REF: W-14
 STANDARD CONSTRUCTION DETAIL
 STORM DRAINAGE PIPE
 OR SANITARY SEWER MAIN CONFLICT
 2011-06-30

Project Name: **SPACE COAST COMMERCE PARK @ PARKTOWNE**
 CITY OF EDGEWATER, FL
 Prepared For: **ONIX MANAGEMENT GROUP, LLC**

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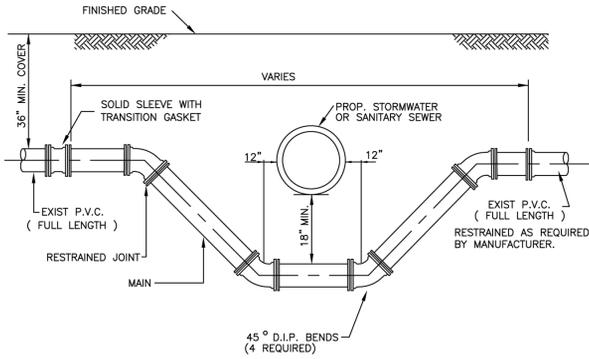
Revision No.	Date	Description

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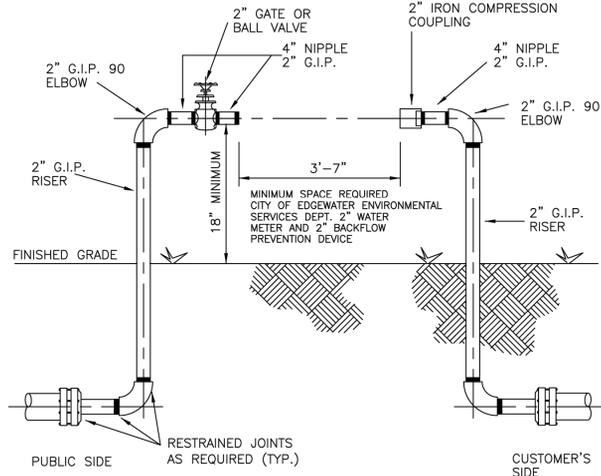
Project No.: 1001-002
 Issued: AUG 21, 2023
 Drawn By: ECC
 Checked By: MJS
 Scale: 1" = N/A
 Sheet Title: **COE WATER DETAILS**
 Sheet Number: **C-29**

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 Emilee Cabrera
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CONCRETE ENCASUREMENT OF SANITARY SEWER IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT WHEN UNABLE TO MAINTAIN 18" VERTICAL SEPARATION DISTANCE. IN SUCH INSTANCES, THE MINIMUM PIPE VERTICAL SEPARATION SHALL BE 6".



- NOTES:**
1. LOWERING OF EXISTING WATER MAIN & FORCE MAIN BY DEFLECTION METHOD ACCEPTABLE IF EXISTING FIELD CONDITIONS PERMIT.
 2. LENGTH OF SECTION BASED ON MINIMUM LENGTH AS DETERMINED BY DIPRA RESTRAINED JOINT MANUAL.
 3. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS.



NOTE:
1. PROVIDE SUPPORT OR PROTECTIVE POSTS.

POTABLE WATER DESIGN AND CONSTRUCTION NOTES

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (424-2460) SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE WATER SYSTEM CONSTRUCTION.
2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID
3. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO 1-180.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. 3" METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE USED ON ALL DUCTILE IRON PIPE, AND 12 GAUGE TRACING WIRE AS WELL.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE 3/4", DOUBLE RESIDENTIAL SERVICES SHALL BE 1", AND COMMERCIAL SERVICES 1-1/2" OR 2". POLYETHYLENE TUBING SHALL BE USED, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: POLYETHYLENE TUBING SHALL BE CTS 3408 HIGH DENSITY TUBING, BLUE IN COLOR, AND RATED FOR A MINIMUM OF 200 P.S.I. WITH SDR OF 9 (CTS). THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY. THE TUBING SHALL HAVE UV PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF A.S.T.M. D1248, D3350, D2239, D2737, N.S.F. 14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY. ACCEPTABLE MANUFACTURERS: ENDOT ENDO PURE OR APPROVED EQUAL.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND AND ANY "U" BRANCHES FOR DOUBLE SERVICES SHALL BE AT GROUND LEVEL. ALL SERVICES SHALL BE LOCKED.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 750 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
 - A. RESILIENT SEAT GATE VALVES 24" DIAMETER AND SMALLER (AWWA C-509)
 - B. BUTTERFLY VALVES GREATER THAN 24" (AWWA C-504)
 - C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE.
12. ALL WATER VALVES SHALL BE ADJUSTED TO FINISHED GRADE WITH CONCRETE COLLARS AND THE CAPS PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
13. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES.
14. TYPICALLY, A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED AT EVERY INTERSECTION. OTHER FIRE HYDRANTS SHALL BE LOCATED SO AS TO PRODUCE A MAXIMUM 375 FEET HOSE LAY ALONG THE STREET FOR ALL RESIDENTIAL BUILDINGS.

POTABLE WATER DESIGN AND CONSTRUCTION NOTES (CONTD.)

15. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE PRIMARY HYDRANT PORT SHOULD ALWAYS FACE THE STREET.
16. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 36 INCHES.
18. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
19. WATER MAINS SHALL BE C-900 PVC OR C-905 CL 150 (COLOR/BLUE) OR D.I.P. PRESSURE CLASS 350 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY.
20. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF HEALTH AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THIS SYSTEM.
21. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE.
22. IN AREAS WHERE RECLAIMED WATER IS NOT AVAILABLE THE CONTRACTOR SHALL BE REQUIRED TO (UPON SATISFACTORY COMPLETION OF THE PRESSURE TEST) TRANSFER THE WATER FROM THE POTABLE WATER LINES TO THE RECLAIMED WATER LINES FOR UTILIZATION IN THEIR PRESSURE TEST.
23. IN AREAS WHERE RECLAIMED WATER IS AVAILABLE, RECLAIMED WATER WILL BE UTILIZED IN THE PRESSURE TESTING OF NEW RECLAIMED WATER LINES.
24. ALL POTABLE WATER MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINT LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE.
25. MEGALUGS, BOLTLESS RESTRAINED JOINTS, GRIPPER GASKETS, OR STAR GRIPS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
26. GRIPPER RING GASKETS BY ROMAC AND OR STAR AU-GRIP MAY BE USED AS APPROPRIATE FOR RESTRAINING PRESSURE PIPE TO FITTINGS, VALVES, ETC.
27. WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 4 HOURS PER AWWA STANDARDS.
28. ALL WATER SERVICES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB AND METAL TABS SET INTO THE PAVEMENT.
29. ALL WATER VALVES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB AND METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED SIMILARLY, AS WELL.
30. WATER SERVICES SHALL BE NORMALLY DOUBLE 1" SERVICES LOCATED AT SIDE LOT LINES. IN INSTANCES WHERE SERVICES NEED TO BE OFFSET, 3/4" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 2.0' FROM SIDE LOT LINES.
31. ALL TAPPING OF MAINS SHALL BE SUPERVISED BY THE CITY SCHEDULING OF THESE CONNECTIONS SHALL REQUIRE A MINIMUM 48 HOUR NOTIFICATION (MEASURED ON NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR. THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 A.M. AND NOON ON THE APPROPRIATE DAY.

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE PIPE OR SANITARY SEWER MAIN CONFLICT

FILE NAME: EW_W15.DWG
DETAIL REF: W-15

STANDARD CONSTRUCTION DETAIL
CONTRACTORS' INSTALLATION REQUIREMENTS FOR A 2" TEMPORARY METER

FILE NAME: EW_W21.DWG
DETAIL REF: W-21

STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_W22.DWG
DETAIL REF: W-22

STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_W23.DWG
DETAIL REF: W-23

POTABLE WATER DESIGN AND CONSTRUCTION NOTES (CONTD.)

32. ALL PROPOSED POTABLE WATER MAINS SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE WHEN APPROPRIATE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER TREATMENT PLANT AT LEAST 48 HOURS PRIOR TO BEGINNING FLUSH OF THE MAINS PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING.
33. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL POTABLE MAINS IN EXCESS OF 8" IN DIAMETER AND PRIMARY DISTRIBUTION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR.
34. WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
35. ALL WORK PERFORMED UPON POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
36. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE PROPOSED LOCATIONS OF ALL WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT, IF NO CURB IS USED).
37. POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF EDGEWATER. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANING OR RELATED USES.
38. ALL H.D.P.E. PIPE UTILIZED FOR WATER, FORCE MAIN AND/OR RECLAIMED WATER MAIN EXTENSIONS SHALL BE S.D.R. 11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
39. LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.
40. ALL VALVES 2" AND LARGER SHALL BE STANDARD 2" BOX VALVES (CORP STOPS ARE NOT ACCEPTABLE).
41. WHERE POTABLE WATER AND SANITARY SEWER MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE OR WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C905 SPECIFICATION) FOR A MINIMUM LENGTH OF (20) FEET, CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF (10) TEN FEET (EDGE TO EDGE) BETWEEN POTABLE WATER MAINS AND SEWER MAINS SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10-FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18" ABOVE THE SEWAGE MAIN. ALTERNATIVELY, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C-905 SPECIFICATION) AND PRESSURE TESTED.

STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND CONSTRUCTION NOTES

FILE NAME: EW_W24.DWG
DETAIL REF: W-24

TECHNICAL SPECIFICATIONS FOR MECHANICAL JOINT DUCTILE IRON PIPE FITTINGS

ALL MECHANICAL JOINT DUCTILE IRON PIPE FITTINGS SHALL BE IN ACCORDANCE WITH ACCEPTABLE STANDARDS AND COMPLY WITH THE FOLLOWING SPECIFICATIONS:

MATERIAL:
A.S.T.M. A536 MINIMUM GRADE 70-50-5 IN ACCORDANCE WITH A.W.W.A. C153 (A.N.S.I. A21.53)

PRESSURE:
CLASS 350 IN ACCORDANCE WITH A.W.W.A. C153 (A.N.S.I. A21.53) 350 PSI WATER WORKING PRESSURE.

TESTING:
IN ACCORDANCE WITH A.W.W.A. C153 (ANSI A21.53). THREE TIMES WATER WORKING PRESSURE (350 PSI). BODY CAPABLE OF WITHSTANDING HYDROSTATIC TEST OF 1050 PSI.

FLOW:
I.D. EQUAL TO I.D. OF CLASS 50/51 DUCTILE IRON PIPE, THUS ALLOWING THE FULL FLOW FEATURE.

LAYING LENGTH:
SHORT BODY (COMPACT)

CEMENT LINING:
IN ACCORDANCE WITH A.W.W.A. C104 (A.N.S.I. A21.4)

MECHANICAL JOINTS:
IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C111/A21.11

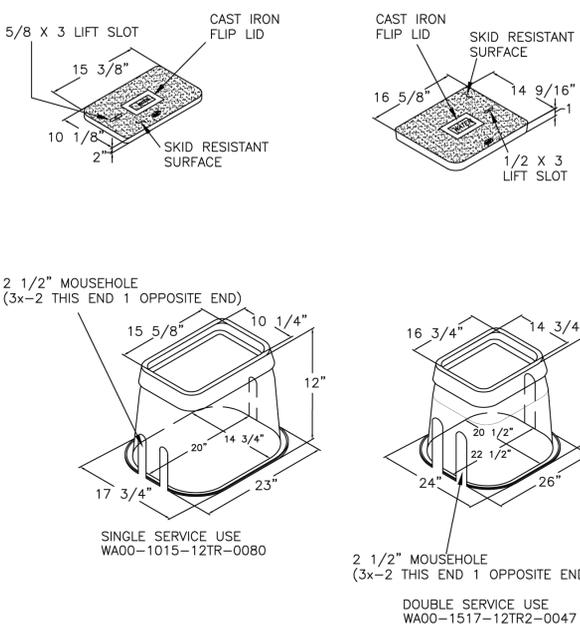
GASKETS:
SBR IN ACCORDANCE WITH A.W.W.A. C111 A.N.S.I. A21.11

TEE HEAD BOLTS:
COR-TEN IN ACCORDANCE WITH A.W.W.A. C111 (A.N.S.I. A21.11)

ACCEPTABLE MANUFACTURERS:
TYLER, CLOW, GRIFFIN, U.S. PIPE, UNION FOUNDRY, AMERICAN CAST IRON OR APPROVED EQUAL

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR MECHANICAL JOINT DUCTILE IRON PIPE FITTINGS

FILE NAME: EW_W25.DWG
DETAIL REF: W-25



STANDARD CONSTRUCTION DETAIL
VALVE BOX SINGLE AND DOUBLE SERVICE

FILE NAME: EW_W26.DWG
DETAIL REF: W-26

SPACE COAST COMMERCE PARK @ PARKTOWNE
CITY OF EDGEWATER, FL

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Revision No.	Date	Description

MICHAEL J. SANDERS, JR., P.E.
License Number 79018

Project No.:	1001-002
Issued:	AUG 21, 2023
Drawn By:	ECC
Checked By:	MJS
Scale:	1" = N/A
Sheet Title:	COE WATER DETAILS
Sheet Number:	C-30