

# INCERTEC, EDGEWATER, FLORIDA

## BUILDING ADDITION

SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST

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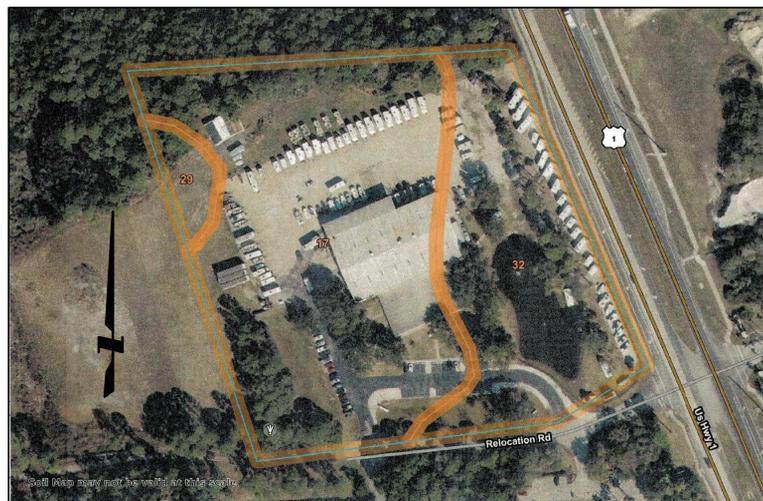
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 300 CANAL STREET  
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 GEORGE KENNEDY  
 TERRA-SCAPE ENTERPRISES  
 309 BASE LEG DRIVE  
 EDGEWATER, FLORIDA 32132  
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 EMAIL: gkennedy@terra-escape.net

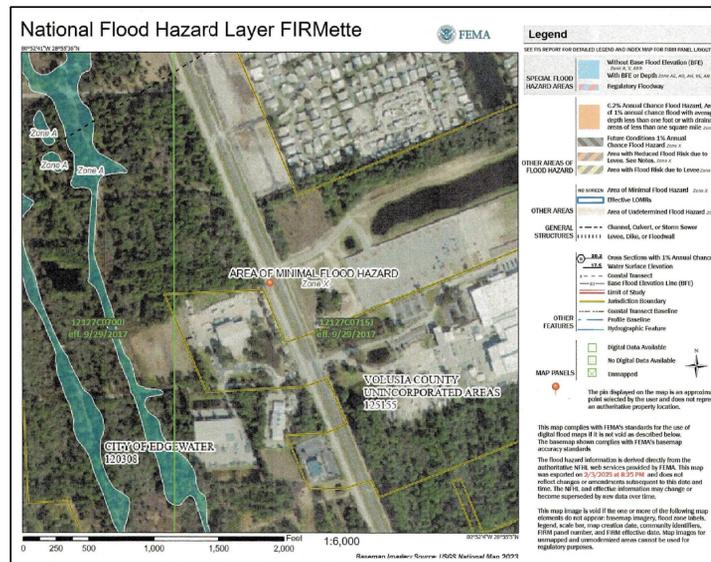


AERIAL LOCATION MAP  
 NO SCALE

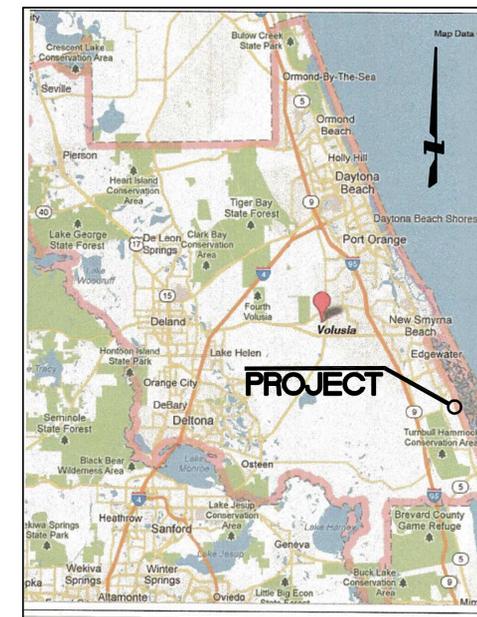


SOILS MAP

- 17 ~ Daytona sand 0 to 5 percent slopes
- 29 ~ Immokalee sand
- 32 ~ Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes



FEMA MAP  
 NO SCALE



VICINITY MAP  
 NO SCALE

- SHEET**
- C-1 COVER SHEET
  - S-1 SURVEY
  - S-2 EXISTING CONDITIONS / SURVEY
  - S-3 EXISTING CONDITIONS / SURVEY
  - D-1 SITE PLAN
  - D-2 UTILITY PLAN
  - D-3 DETAIL SHEET
  - D-4 PAVING AND DRAINAGE PLAN
  - D-5 SECTIONS
  - D-6 EROSION PLAN
  - D-7 DEMO PLAN
  - D-8-D-11 DETAILS

DATE	DATE	JOB NO.	F.B. NO.	SCALE	AS SHOWN	REVISION	DRAWN	APPR.	SUBMITTAL DATE
		28939							



**Honeycutt & Associates, Inc.**  
 ENGINEERS • SURVEYORS • PLANNERS  
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 Certificate of Authorization EB-0007623



COVER SHEET  
 INCERTEC EDGEWATER BUILDING, LLC  
 4100 SOUTH RIDGEWOOD AVENUE  
 VOLUSIA COUNTY  
 CITY OF EDGEWATER  
 FLORIDA

SHEET NO: C-1  
 CAD FILE: S RIDGEWOOD AVE  
 FILE NO SEC 24 T18S R34E

# ALTA/NSPS LAND TITLE SURVEY

U.S. LOT 4  
SECTION 13  
TOWNSHIP 18 SOUTH  
RANGE 34 EAST

PARCEL ID: 84130000090  
OWNER: SOUTH RIDGEWOOD AVENUE, LLC

N 87°38'08"E 666.62' (M) N 87°37'43"E 666.92' (D)

**PART OF U.S. LOT 1**  
SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST  
**9.16 ± ACRES**  
**(399,175 ± SQUARE FEET)**

PART OF  
U.S. LOT 1  
(NOT INCLUDED)

## DESCRIPTION:

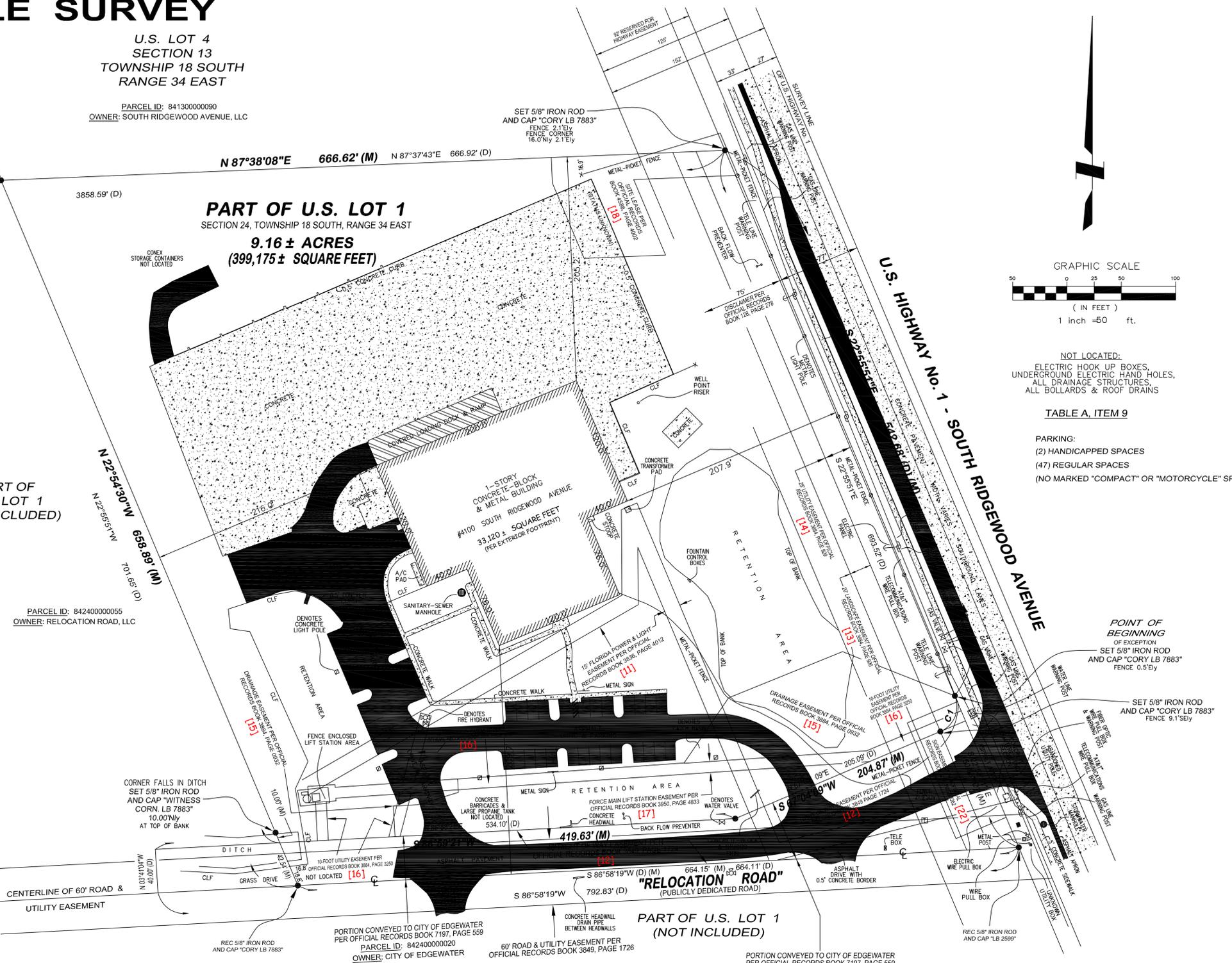
A part of U.S. Lot 1, Section 24, Township 18 South, Range 34 East, being more particularly described as follows: commence at the Northwest corner of said section 24, Township 18 South, Range 34 East; thence North 87° 37' 43" East along the North line of said section 24 a distance of 3,191.66 feet for the Point of Beginning; thence continue North 87° 37' 43" East a distance of 666.92 feet to a point, said point being 77 feet Westerly of and measured at right angles to the survey line of U.S. highway no. 1 per Book 128, Page 278 of official records; thence South 22° 55' 51" East along a line that is 77 feet Westerly of and parallel with said survey line of U.S. highway no. 1 a distance of 693.52 feet to the centerline of a 60-foot road and utility easement; thence South 88° 58' 19" West along the said centerline a distance of 664.11 feet thence North 22° 55' 51" West a distance of 701.65 feet to the Point of Beginning.

Less and except any portion thereof, conveyed to the City of Edgewater, a Florida municipal corporation, by virtue of that certain county deed, recorded in Book 7197, Page 559 of official records, of the public records of Volusia County, Florida.

## SURVEY REPORT:

- Description per Title Commitment No. NCS-1237753-MPLS issued by First American Title Insurance Company, dated October 07, 2024.
- Bearings refer to description and based on the easterly line of the subject parcel as being South 22° 55' 51" West.
- Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
- This map of survey and report prepared exclusively with the benefit of provided said Title Commitment No. NCS-1237753-MPLS.
- The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
- Dimensions indicated hereon are in U.S. standard feet and decimals thereof, unless otherwise noted.
- Features shown by symbol as indicated are not to scale.
- Drawing distance between features and property line may be exaggerated for clarity.
- Ownership of fences shown hereon is not addressed by this survey.
- Unless otherwise noted, the monumentation has no identification number or name.
- The address of the subject parcel is 4100 South Ridgewood Avenue, Edgewater, FL 32414. [Table A, Item 2]
- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency on Flood Insurance Rate Map Panel No. 0700 & 0715, with a date of identification of 09/29/2017, for Community (City of Edgewater) Number 120308, in Volusia County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is situated. [Table A, Item 3]
- Gross Land area: 9.16± acres (399,175± square feet) [Table A, Item 4]
- Elevations indicated hereon are in feet and decimals referenced to North American Vertical Datum 1988 and are based on United States Coastal and Geodetic Survey monument R 404, published elevation 14.43 feet. The intended topographic features located and shown on this survey are the spot elevations. The contours are approximate and were interpolated from the spot elevations shown hereon. [Table A, Item 5]
- An un-dated "Zoning Verification" letter prepared by Ryan L. Solstice was provided. The letter only states that the subject parcel is zoned "I-2 Heavy Industrial". Setback requirements, height & floor space area restrictions and parking requirements were not provided. [Table A, Item 6]
- No plans and/or reports for underground utilities was provided by the client. "Call Sunshine" request for utility locates was requested by the client (Ticket # 331406238 and #509512875). The markings observed in the field during the preparation of the survey were located and mapped. Information for underground utilities in our files for prior surveys is shown hereon as noted. [Table A, Item 11(a) and 11(b)]
- There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the field work. [Table A, Item 16]
- According to November 26, 2024 e-mail from Nicholas Campanile, District Surveyor, Florida Surveyor and Mapper, District 5, there are no proposed changes in street right of way lines of U.S. Highway No. 1. [Table A, Item 17]
- There are no plottable offsite easements disclosed in said Title Commitment No. NCS-1237753-MPLS. [Table A, Item 18]
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exception 10 does not affect the subject parcel.
- Subject to 15-foot Florida Power and Light Company Easement per Official Records Book 3836, Page 4012 of the Public Records of Volusia County, Florida. [11]
- Subject to Road, sidewalk and/or bicycle path and Utility Easement per Official Records Book 3849, Page 1724 of the Public Records of Volusia County, Florida. [12]
- Subject to 20-foot Landscape Easement per Official Records Book 3884, Page 0926 of the Public Records of Volusia County, Florida. [13]
- Subject to 25-foot Utility Easement per Official Records Book 3884, Page 929 of the Public Records of Volusia County, Florida. [14]
- Subject to Drainage Easement per Official Records Book 3884, Page 932 of the Public Records of Volusia County, Florida. [15]
- Subject to 10-foot Utility Easement per Official Records Book 3884, Page 929 of the Public Records of Volusia County, Florida. [16]
- Subject to Force Main & Lift Station Easement per Official Records Book 3950, Page 4833 of the Public Records of Volusia County, Florida. [17]
- Subject to Site Lease per Official Records Book 4588, Page 4002 of the Public Records of Volusia County, Florida. Status of lease unknown. [18]
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exceptions 19, 20 and 21 are Annexation Resolutions and not a survey matter.
- Subject to Sign Utility Easement per Official Records Book 5228, Page 3362 of the Public Records of Volusia County, Florida. [22]
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exception 23 is an Annexation Resolution and not a survey matter.
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exceptions 24, 25 and 26 do not affect the subject parcel.
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exception 27 is an Option Agreement and not a survey matter.
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exception 28 is an Annexation Resolution and not a survey matter.
- Title Commitment No. NCS-1237753-MPLS Schedule B, Part II Exceptions 29, 30 and 31 are Zoning Resolutions and not a survey matter.
- No unrecorded documents affecting the property being surveyed and containing information to which the survey would make reference was provided to the surveyor.
- Additions or deletions to this survey map or report by other than the signing party or parties is prohibited without written consent of the signing party or parties per F.A.C. Rule 5J-17.05(3)(b)(6).
- The survey map and report or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

PARCEL ID: 84240000055  
OWNER: RELOCATION ROAD, LLC



Curve	Radius	Length	Central Angle	Chord	Chord Bearing
C1	25.00'	39.27'	90°00'00"	35.36'	S 22°04'09" W (M)
	25.00'	39.27'	90°00'00"		(D)

TYPE	SURVEY DATE	WORK ORDER #	P.C.	CALC.	DRAFT	CHECKED
BOUNDARY SURVEY	08/22/2014	14-07-025	C.R.H.	J.W.C.	B.T.C.	J.W.C.
ALTA/NSPS SURVEY	11/21/2024	24-11-007	J.W.C.	J.W.C.	B.T.C.	J.W.C.
ALTA/NSPS SURVEY	12/06/2024	24-11-007	J.W.C.	J.W.C.	BTC/JWC	J.W.C.
TYPE	DATE	WORK ORDER #	---	CALC.	DRAFT	CHECKED

### LEGEND & ABBREVIATIONS

● = DENOTES 5/8" IRON ROD W/ CAP "CORY LB 7883" UNLESS OTHERWISE NOTED	△ = DELTA	(P) = PLAT	P.R.M. = PERMANENT REFERENCE MONUMENT
○ = DENOTES BOUNDARY UNLESS OTHERWISE NOTED	R = RADIUS OR RANGE	(D) = DESCRIPTION	P.C.P. = PERMANENT CONTROL POINT
□ = DENOTES CONCRETE MONUMENT UNLESS OTHERWISE NOTED	L = ARC LENGTH	(C) = CALCULATED	○ = POWER POLE
EMT = ELECTRICAL METAL TUBING FOUND OR RECOVERED	C = CHORD BEARING	(PR) = (PER) OFFICIAL RECORD BOOK	○ = OVERHEAD UTILITIES
NV = NORTHING COORDINATE VALUE	T = TANGENT OR TOWNSHIP	(G) = GRID	○ = AIR CONDITIONER
EV = EASTING COORDINATE VALUE	(R) = RADIAL	(O) = OFFICIAL RECORD BOOK	○ = CHAIN-LINK FENCE
F.I.R.M. = PROFESSIONAL SURVEYOR AND MAPPER	(NB) = NON-BANGAL	(M.B.) = MAP BOOK	○ = BARBED WIRE FENCE
F.S.M. = FLOOD INSURANCE RATE MAP	(NT) = NON-TANGENT	P.O.B. = POINT OF BEGINNING OR PARTY CHIEF	○ = RIGHT-OF-WAY
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988)	PC = POINT OF CURVATURE OR PARTY CHIEF	P.O.C. = POINT OF COMMENCEMENT	○ = CENTER LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)	PT = POINT OF TANGENCY	□ = TELECOMMUNICATIONS (TELE) RISER	○ = CONCRETE (CONC)
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE		□ = WATER METER	○ = CONCRETE STOOP
U.S.C.G.S. = UNITED STATES COAST & GEODETIC SURVEY		□ = HANDECAP PARKING SPACE	
		F.F. = FINISHED FLOOR ELEVATION	
		R.C.P. = REINFORCED CONCRETE PIPE	
		C.M.P. = CORRUGATED METAL PIPE	
		C.P.P. = CORRUGATED PLASTIC PIPE	
		± = EXISTING ELEVATION (ELEV)	

### CERTIFICATE OF AUTHORIZATION NUMBER LB 7883

To: INCERTEC EDGEWATER BUILDING, LLC  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for the ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA & NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), 11(b), 13, 16, 17, 18 and 19 on Table A thereof. The field work was completed on 12/06/2024. Date of Plat or Map: 12/17/2024

**JEFFREY W. CORY P.S.M. NO. 4139**  
email: jeff@cornsurveyor.com

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE(S) "X"  
THIS LOCATION IS DETERMINED FROM F.I.R.M. COMMUNITY PANEL 120308 0700/0715 J MAP REVISED 09/29/2017

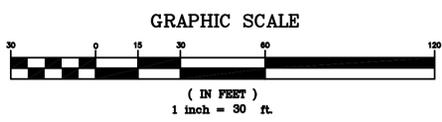
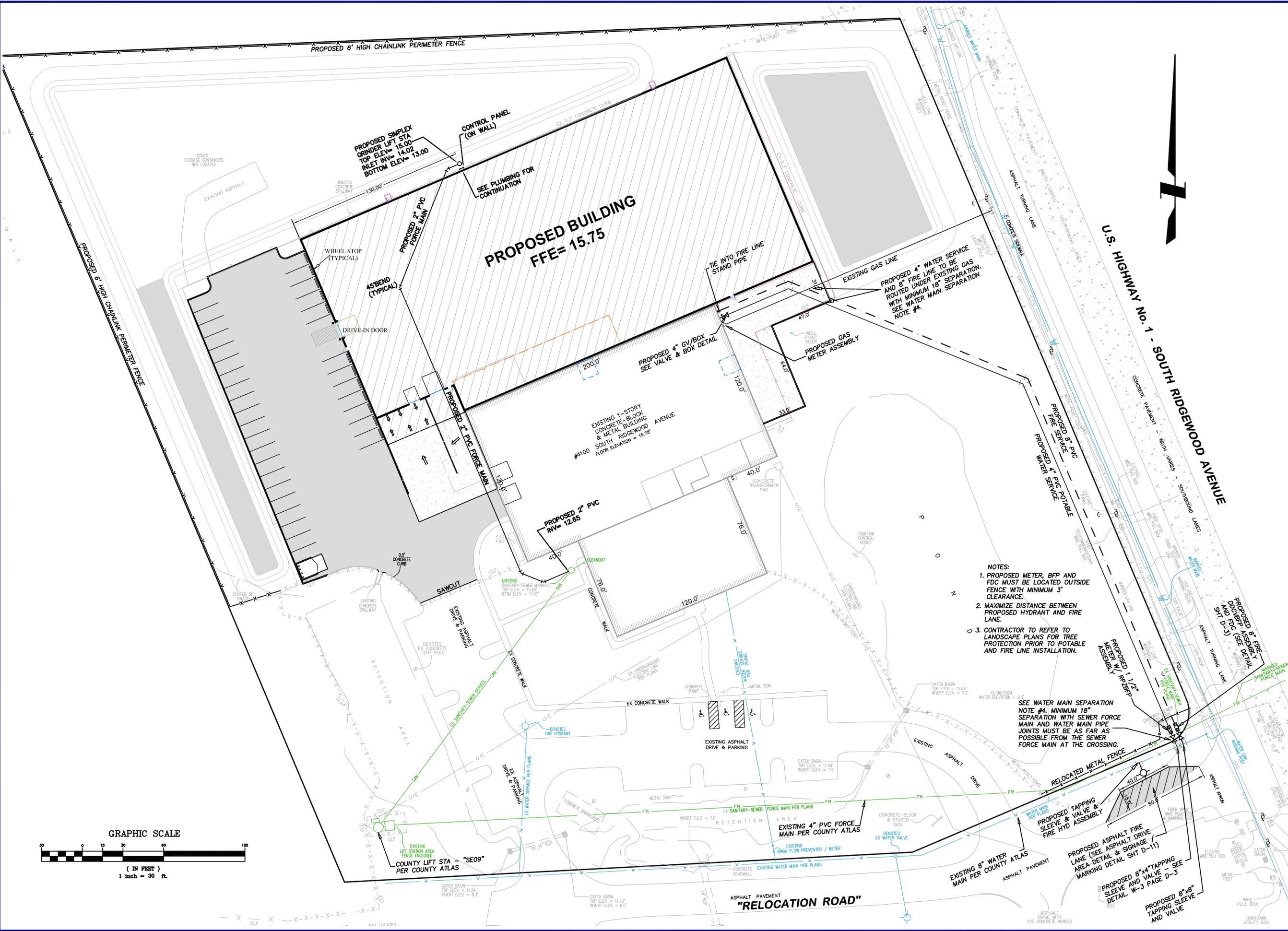
**DANIEL W. CORY**  
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300 CANAL STREET  
NEW SMYRNA BEACH, FLORIDA 32168  
(386) 427-9575  
FAX (386) 427-1783  
web site: corysurveyor.com

PREPARED FOR: INCERTEC EDGEWATER BUILDING, LLC  
SCALE 1" = 50' FILE # 4033-A









- NOTES:
1. PROPOSED METER, BFP AND FDC MUST BE LOCATED OUTSIDE FENCE WITH MINIMUM 3' CLEARANCE.
  2. MAXIMIZE DISTANCE BETWEEN PROPOSED HYDRANT AND FIRE LANE.
  3. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR TREE PROTECTION PRIOR TO POTABLE AND FIRE LINE INSTALLATION.

SEE WATER MAIN SEPARATION NOTE #4. MINIMUM 18" SEPARATION WITH SEWER FORCE MAIN AND WATER MAIN PIPE JOINTS MUST BE AS FAR AS POSSIBLE FROM THE SEWER FORCE MAIN AT THE CROSSING.

PROPOSED TAPPING AND SLEEVE & VALVE FIRE HYD ASSEMBLY

PROPOSED ASPHALT FIRE LANE (SEE ASPHALT DRIVE AREA DETAIL & SIGNAGE MARKING DETAIL SHT D-11)

PROPOSED 8"x4" TAPPING SLEEVE AND VALVE - SEE DETAIL W-3 PAGE D-3

PROPOSED 8"x8" TAPPING SLEEVE AND VALVE

**UTILITY PLAN**

**INCERTEC EDGEWATER BUILDING, LLC**  
4100 SOUTH RIDGEWOOD AVENUE

**CITY OF EDGEWATER**  
VOLUSIA COUNTY

**FLORIDA**

**Honeycutt & Associates, Inc.**  
ENGINEERS-PLANNERS  
3700 South Washington Avenue  
Titusville, Florida 32780  
(321) 267-6233 Fax (321) 269-7847  
Certificate of Authorization EB-0007623

**HA**

**SHEET NO: D-2**  
CADD FILE: INCERTEC  
FILE NO SEC 24 T18S R34E

DATE	DATE	JOB NO.	F.B. NO.	SCALE	DRAWN	APPR.	SUBMITTAL DATE
		26926		AS SHOWN	STG	RMH	
				REVISION			

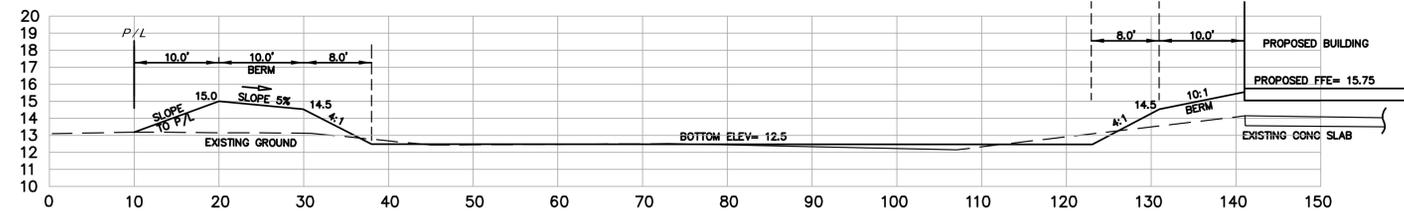
CITY	COUNTY	STATE	DATE



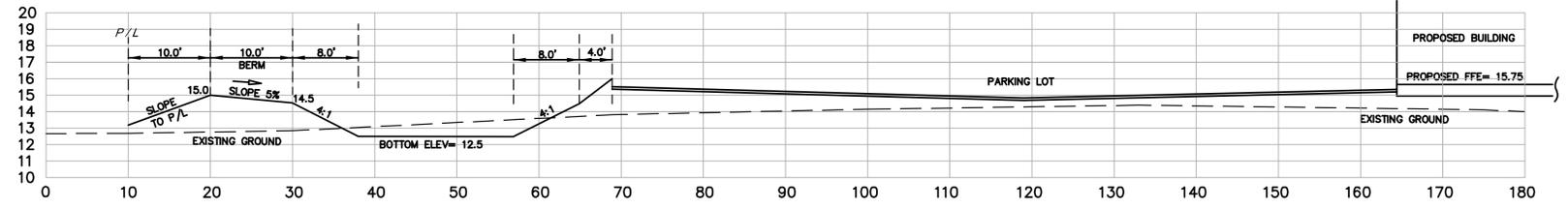
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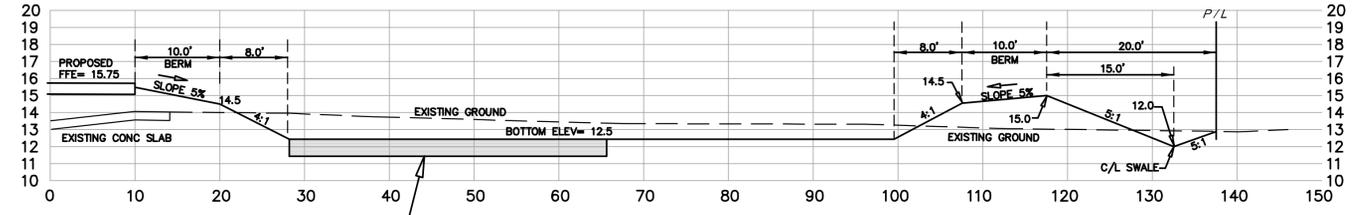




**SECTION A-A**  
 1" = 10' HORIZONTAL  
 1" = 5' VERTICAL



**SECTION B-B**  
 1" = 10' HORIZONTAL  
 1" = 5' VERTICAL



**SECTION C-C**  
 1" = 10' HORIZONTAL  
 1" = 5' VERTICAL

NOTE:  
 EXCAVATE AN ADDITIONAL 1' BELOW EXISTING GRAVEL. BACKFILL WITH CLEAN SAND.

DATE	JOB NO.	F.B. NO.	SCALE AS SHOWN	DRAWN BY	APPR. BY	SUBMITTAL DATE
DATE			REVISION	STG	RMH	
						CITY
						COUNTY
						SUPV
						PROP
						CLIENT
						OTHER
						OTHER
						OTHER



**Honeycutt & Associates, Inc.**  
 ENGINEERS-PLANNERS  
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 Titusville, Florida 32780  
 (321) 267-6233 Fax (321) 269-7847  
 Certificate of Authorization EB-0007623



**SECTIONS**  
 INCERTEC EDGEWATER BUILDING, LLC  
 4100 SOUTH RIDGEWOOD AVENUE  
 VOLUSIA COUNTY  
 CITY OF EDGEWATER  
 FLORIDA

SHEET NO: D-5  
 CADD FILE: INCERTEC  
 FILE NO SEC 24 T18S R34E









**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, FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND THE FOOT 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 III 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 M-7, 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 FOOT 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, AS MEASURED FROM HIGH WATER MARK. DEEPER MAXIMUM DEPTHS MAY BE APPROVED BY THE CITY ENGINEER.

STANDARD CONSTRUCTION DETAIL  
STORM DRAINAGE DESIGN  
AND CONSTRUCTION NOTES

FILE NAME: EW\_ST4.DWG  
DETAIL REF: ST-4

**STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES (CONT'D.)**

- 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 4:1 (HORIZONTAL:VERTICAL). THIS LIMIT SHALL BE APPLIED TO ALL AREAS EXCEPT STORMWATER CONVEYANCE AND TREATMENT SYSTEMS WHICH MAY HAVE A MAXIMUM SLOPE OF 4:1. PERMANENTLY WETTED SOILS 2FT BELOW THE WATER NORMAL WATER TABLE MAY BE SLOPED NO STEEPER THAN 2:1 (H:V).
- ALL DEVELOPMENT SHALL CONTINUE TO ACCOMMODATE EXISTING OFFSITE CONTRIBUTING FLOW AND PASS SUCH QUANTITY TO AN APPROPRIATE DOWNSTREAM PUBLIC CONVEYANCE WITH NO INCREASE IN UPSTREAM STAGE DURING ALL DESIGN STORM EVENTS. ALL FILL SLOPES IN PROXIMITY TO PROPERTY BOUNDARIES SHALL INCLUDE AN INTERCEPTING SWALE AT THE TOE OF SLOPE.
- 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 UPPLAND 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 OVERFLOW. FOR DRY PONDS, THE SKIMMER BOTTOM SHALL BE SET 6" BELOW THE LOWEST OVERFLOW ELEVATION AND 6" ABOVE THE HIGHEST POINT OF OVERFLOW. 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 (CONT'D.)**

- 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 SURVIMD 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.
- ALL STRUCTURES SHALL BE GRADED TO HAVE POSITIVE RUNOFF PATTERNS TOWARD A STORMWATER COLLECTION AND MANAGEMENT SYSTEM. ALL NEW BUILDING SHALL BE TYPE "A" OR TYPE "B" GRADING. TYPES "C" & "D" GRADING SHALL ONLY BE APPROVED FOR RETROFITS. SEE DETAIL ST-14 FOR TYPICAL LOT GRADING.

STANDARD CONSTRUCTION DETAIL  
STORM DRAINAGE DESIGN  
AND CONSTRUCTION NOTES

FILE NAME: EW\_ST6.DWG  
DETAIL REF: ST-6

STANDARD CONSTRUCTION DETAIL  
TYPE "C" STORM INLET

FILE NAME: EW\_ST11.DWG  
DETAIL REF: ST-11

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

FILE NAME: EW\_ST9.DWG  
DETAIL REF: ST-9

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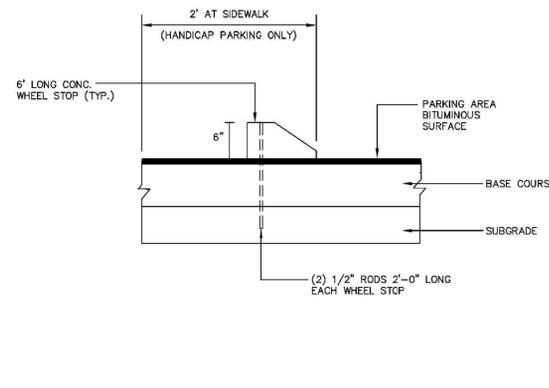
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**INCERTEC EDGEWATER BUILDING, LLC**  
4100 SOUTH RIDGEWOOD AVENUE  
VOLUSIA COUNTY  
CITY OF EDGEWATER  
FLORIDA

DETAILS

SHEET NO D-10  
CADD FILE: INCERTEC  
FILE NO SEC 24 T18S R34E

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2' AT SIDEWALK (HANDICAP PARKING ONLY)

6" LONG CONC. WHEEL STOP (TYP.)

PARKING AREA BITUMINOUS SURFACE

BASE COURSE

SUBGRADE

(2) 1/2" RODS 2'-0" LONG EACH WHEEL STOP

NOTE:  
1. CENTER WHEEL STOP IN EACH STALL

FILE NAME: EW\_M6.DWG  
DETAIL REF: M-6

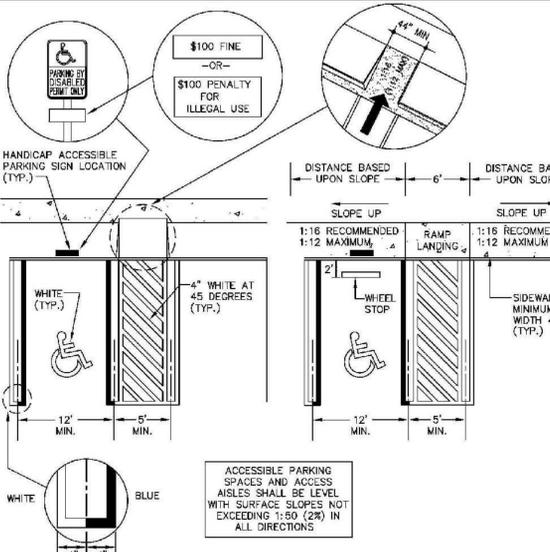
HANDICAP ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT FLORIDA STATUTES, INCLUDING THE FOLLOWING DETAILS:

- ANY COMMERCIAL REAL ESTATE PROPERTY OWNER OFFERING PARKING FOR THE GENERAL PUBLIC SHALL PROVIDE SPECIALLY DESIGNED AND MARKED MOTOR VEHICLE PARKING SPACES FOR THE EXCLUSIVE USE OF PHYSICALLY DISABLED PERSONS WHO HAVE BEEN ISSUED PARKING PERMITS PURSUANT TO STATE LAW.
- DIAGONAL OR PERPENDICULAR PARKING SPACES SHALL BE A MINIMUM OF 12 FEET WIDE (SEE FIGURE 1).
- PARALLEL PARKING SPACES SHALL BE LOCATED EITHER AT THE BEGINNING OR END OF A BLOCK OR ADJACENT TO ALLEY ENTRANCES (SEE FIGURE 2). CURBS ADJACENT TO SUCH SPACES SHALL BE OF A HEIGHT WHICH WILL NOT INTERFERE WITH THE OPENING AND CLOSING OF MOTOR VEHICLE DOORS.
- EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION PARKING BY DISABLED PERMIT ONLY, AND AN ADDITIONAL SIGN STATING THE PENALTY FOR ILLEGAL USE OF THE SPACE (SEE FIGURE 2). SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAP ACCESSIBLE PARKING MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- ALL SPACES SHALL HAVE A SIXTY INCH (60") WIDE ADJACENT ACCESS AISLE (SEE FIGURE 2). PARKING ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE.
- ALL SPACES SHALL HAVE AN ACCESSIBLE CURB-RAMP OR CURB-CUPEL TO ALLOW ACCESS TO THE BUILDING SERVED. IT SHALL BE LOCATED SO THAT USERS WILL NOT BE COMPELLED TO WHEEL BEHIND PARKED VEHICLES.
- THE MINIMUM NUMBER OF SUCH PARKING SPACES SHALL COMPLY WITH THE FOLLOWING TABLE:

TOTAL PARKING IN LOT	REQUIRED NUMBER OF ACCESSIBLE SPACES
UP TO 25.....	1
26 TO 50.....	2
51 TO 75.....	3
76 TO 100.....	4
101 TO 150.....	5
151 TO 200.....	6
201 TO 300.....	7
301 TO 400.....	8
401 TO 500.....	9
501 TO 1000.....	20 PLUS 1 FOR EACH 100 OVER 1000

FIG. 1 (A) PERPENDICULAR (B) DIAGONAL

FILE NAME: EW\_M8.DWG  
DETAIL REF: M-8



\$100 FINE -OR- \$100 PENALTY FOR ILLEGAL USE

HANDICAP ACCESSIBLE PARKING SIGN LOCATION (TYP.)

12' MIN. 5' MIN.

4" WHITE AT 45 DEGREES (TYP.)

WHITE (TYP.)

WHITE BLUE

1:16 RECOMMENDED 1:12 MAXIMUM

RAMP LANDING

1:16 RECOMMENDED 1:12 MAXIMUM

SIDEWALK MINIMUM WIDTH 44" (TYP.)

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:80 (2%) IN ALL DIRECTIONS

NOTE:  
1. WHEN HEADER CURB IS USED IN LIEU OF WHEEL STOPS, SIDEWALK ABUTTING CURB MUST BE WIDENED BY 18" SO THAT THE TOTAL SIDEWALK WIDTH IS 52", ALLOWING FOR 44" MINIMUM CLEAR ACCESSIBLE ROUTE.  
2. FOR COMPLETE DETAIL OF HANDICAPPED SIGN, REFER TO DETAIL M-10.

FILE NAME: EW\_M9.DWG  
DETAIL REF: M-9

1"-0"x11"-6"x.080 ALUMINUM HANDICAPPED PARKING SIGN. SIGN TO READ "PARKING BY DISABLED PERMIT ONLY". BOLT TO STEEL TUBE WITH 2 1/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS

\$100 FINE SIGN

VAN-ACCESSIBLE SIGN

2"x2"x.188 STEEL PIPE EXTENDED INTO CONCRETE FILLED PIPE 2'-0". PROVIDE WELDED WATER-TIGHT CAP. PAINT P&L #6118 BLACK COFFEE

1'-6"

84"

CONCRETE

PAINT PIPE BASE YELLOW

PAVEMENT/SIDEWALK

NOTE:  
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL AND FEDERAL CODES AND REGULATIONS.  
2. ALL SIGNS SHALL BE DESIGNED TO WITHSTAND 100 M.P.H. WINDLOAD.

FILE NAME: EW\_M10.DWG  
DETAIL REF: M-10

(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".

ENCLOSED ON 3 SIDES

12" MIN. (SINGLE) 24" MIN. (DOUBLE)

3-5 CU. YD. TRASH CONTAINER

20'X12' REINFORCED CONCRETE PAD, 6" THICK

EDGE OF PAVEMENT

20'X10' REINFORCED CONCRETE PAD, 6" THICK-3500 P.S.I.

GATE DOORS OF AN APPROVED OPAQUE MATERIAL AND COLOR

NO PARKING AREA

DECORATIVE WALL OR 6' HIGH STOCKADE FENCE CONSISTING OF ONE OR MORE COLORS AND FINISHES TO BE COMPLEMENTARY TO BUILDING DESIGN.

1'-0"

PLAN

ELEVATION

6" REINFORCED CONCRETE PAD (CONCRETE-3500 P.S.I.)

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

FILE NAME: EW\_M13.DWG  
DETAIL REF: M-13

2" FOOT TYPE S-III ASPHALT 98% MIN MARSHAL DENSITY

6" CRUSHED LIMEROCK BASE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180 ASTM D-1557 AND LBR 100

PRIME COAT

ASPHALT DRIVE AREA DETAIL

NOT TO SCALE

NOTE: TRAFFIC AREAS (TRUCK PARKING AND DRIVE AREAS)

1.5" FOOT TYPE S-III ASPHALT 98% MIN MARSHAL DENSITY

6" CRUSHED LIMEROCK BASE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180 ASTM D-1557 AND LBR 100

PRIME COAT

ASPHALT PARKING AREA DETAIL

NOT TO SCALE

PAVEMENT SECTIONS:  
ASPHALT PAVEMENT FOR PARKING AREA  
1.5" S-III ASPHALTIC CONCRETE SURFACE  
PRIME AND TACK COAT PER FDOT STANDARDS  
6" LIMEROCK - LBR 100 98% AASHTO T-180 COMPACTION  
12" TYPE B STABILIZED SUBGRADE - LBR 40  
ASPHALT PAVEMENT DRIVE & TRUCK AREAS  
2" S-III ASPHALTIC CONCRETE SURFACE  
PRIME AND TACK COAT PER FDOT STANDARDS  
8" LIMEROCK - LBR 100 98% AASHTO T-180 COMPACTION  
12" TYPE B STABILIZED SUBGRADE - LBR 40  
PORTLAND CEMENT CONCRETE FOR SIDEWALK  
6" - 3000 PSI PORTLAND CEMENT CONCRETE WITH FIBER MESH  
4" COMPACTED SUBGRADE TO 25% MODIFIED PROCTOR PROVIDE TYPE B SIDEWALK JOINT  
PORTLAND CEMENT CONCRETE FOR PAVEMENT  
7" - 4000 PSI PORTLAND CEMENT CONCRETE WITH FIBER MESH  
6" COMPACTED SUBGRADE TO 98% MODIFIED PROCTOR  
NOTE: CONTRACTOR TO SUBMIT CONCRETE CONTROL JOINT LAYOUT PRIOR TO CONSTRUCTION

FILE NAME: EW\_M8.DWG  
DETAIL REF: M-8

STOP SIGN

STOP SIGN (MUTIC) DESIGNATION (IT-1) SHALL BE HIGH INTENSITY REFLECTIVE SHEETING (RED WHITE LETTERS AND SIGNS)

RURAL CONDITIONS: 0.007" THICK ALUMINUM

URBAN CONDITIONS: 0.007" THICK ALUMINUM

7" MIN. VERTICAL CLEARANCE

SECURE STOP SIGN WITH TWO SETS OF 5/16" X 2 1/2" S.S. BOLTS, 1 1/4" X 5/16" S.S. FENDER WASHERS AND S.S. STOP HEX NUTS HAVING NYLON INSERTS (LOCK NUTS)

2" SQUARE TUBE POST, GALVANIZED STEEL, 14 GAUGE OR 1 1/2" DIA. PRE-PUNCHED HOLES AT 1" CENTERS

7/8" GALVANIZED STEEL ANCHOR PLATE, 1/4" THICK

(2) 3/8" DIA. HOLES

EXISTING GRADE

SECURE ANCHOR PLATES TO POSTS WITH TWO SETS OF 2 1/2" X 2 1/2" S.S. BOLTS, 1 1/4" X 5/16" S.S. FENDER WASHERS, AND 5/16" ELASTIC STOP HEX LOCK NUTS

MIN. DIMENSIONS SHOWN. LARGER SIZE MAY BE ACCEPTED

2" MINIMUM CLEARANCE WHERE LATERAL CLEARANCE IS LIMITED

12 FT. MIN. CLEARANCE OR IF MIN. CLEARANCE FROM OR GREATER PAVED SHOULDER

HORIZONTAL CLEARANCE (WITHOUT CURB AND GUTTER)

HORIZONTAL CLEARANCE (WITH CURB AND GUTTER)

FILE NAME: EW\_M9.DWG  
DETAIL REF: M-9

WOOD OR STEEL POST EMBEDDED 2' MIN. BELOW SURFACE

FILTER FABRIC

ATTACH FILTER FABRIC TO POST ALLOWING 1 FT. EXTENSION INTO THE TRENCH AS SHOWN

BACKFILL AND COMPACT EXCAVATED SOIL

SILT FENCE DETAIL  
F.D.O.T. INDEX NO. 102

NOTES:  
1. MATERIALS, CONSTRUCTION METHODS AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND DESIGN STANDARDS CURRENT EDITION.  
2. CONTRACTOR SHALL PROVIDE SILT FENCES AND HAY BALES AT ALL STORMWATER DISCHARGE POINTS FOR EROSION CONTROL AND SEDIMENT CONTROL DURING CONSTRUCTION.  
3. CONTRACTOR SHALL ROUGH GRADE STORMWATER SWALES AND RETENTION AREAS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.  
4. CONTRACTOR SHALL MEET ALL PERMIT CONDITIONS AS ESTABLISHED BY THE CITY AND ALL OTHER APPLICABLE AGENCIES, INCLUDING BUT NOT LIMITED TO COUNTY, FDOT, AND THE SURVMD.

FILE NAME: EW\_R22.DWG  
DETAIL REF: R-22

DETAILS

INCERTEC EDGEWATER BUILDING, LLC  
4100 SOUTH RIDGEWOOD AVENUE

CITY OF EDGEWATER  
VOLUSIA COUNTY

FLORIDA

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Certificate of Authorization EB-0007623

FILE NAME: EW\_R22.DWG  
DETAIL REF: R-22

SHEET NO D-11  
CADD FILE: INCERTEC  
FILE NO SEC 24 T18S R34E

DATE: 3/4/2026  
JOB NO: 25926  
SCALE: AS SHOWN  
DRAWN: STG  
APPR: RAH  
SUBMITTAL DATE: CITY COUNTY SURVMD FDOT CLIENT OTHER OTHER