

ENGINEERING PLANS FOR 511 N. RIDGEWOOD AVENUE

EDGEWATER, FLORIDA

DECEMBER, 2024

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PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT IS TO CONSTRUCT A 4,113 S.F. BUILDING AND TWO FUTURE 1,000 S.F. BUILDINGS ALONG WITH UTILITIES, STORM DRAINAGE AND RELATED SITE IMPROVEMENTS.

UTILITY NOTES:

- THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO STARTING CONSTRUCTION.
- ALL CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST AWWA STANDARD, APPROVED DEP PERMITS, AND LOCAL GOVERNMENT STANDARD PROVIDING THE UTILITY SERVICE. CONTRACTOR SHALL CALL 1-800-SUNSHINE (1-800-432-4770) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE LOCAL GOVERNMENT PROVIDING UTILITY SERVICE SHALL BE CONTACTED 48 HOURS IN ADVANCE OF INITIATING CONSTRUCTION ON ANY EXISTING OR PROPOSED UTILITIES.
- ALL SERVICE LATERALS TO BUILDINGS SHALL BE CLEARLY MARKED AT THE SURFACE DURING CONSTRUCTION.
- ALL UNDERGROUND UTILITIES SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER. IN ACCORDANCE WITH THE APPROVED PERMITS.
- WHEN TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH THE CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR SEC. 1926.650. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW. A TRENCH SAFETY SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR.
- PIPE COLOR: ALL WATER MAIN PIPING SHALL BE BLUE IN COLOR. ALL SEWER PIPING (GRAVITY & FORCE MAIN) SHALL BE GREEN IN COLOR. ALL REUSE MAINS SHALL BE PURPLE IN COLOR.
- WATER SERVICES 3/4" TO 2-1/2" SHALL BE POLYETHYLENE SERVICE TUBING AND HAVE A RECOMMENDED WATER PRESSURE RATING OF 200 PSI. SERVICE SHALL HAVE A COPPER TUBE OUTSIDE DIAMETER PER ASTM D-2737 AND BE MANUFACTURED FROM VIRGIN RESIN MEETING THE REQUIREMENTS OF ASTM D-1248 AND SHALL HAVE A STANDARD DIMENSION RATION OF 9 (SDR9) AND A PLASTIC PIPE INSTITUTE RATING OF PE-3408.
- WATER MAINS 4 INCHES AND LARGER SHALL CONFORM TO THE AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PIPE AS OUTLINED IN THE AWWA C900 FOR CLASS 150, DR 18. ALL ASTM STANDARD REFERENCES INCLUDED AS PART OF THE AWWA C900 STANDARD SHALL APPLY. IN ANY CASE OF CONFLICT, THE REQUIREMENTS OF THE AWWA C900 STANDARD SHALL PREVAIL.
- DUCTILE IRON PIPE SHALL BE CLASS 150 CEMENT LINED MEETING AWWA STANDARD A21.50, A21.51 AND A21.4.
- ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED AND BACTERIOLOGICAL TESTED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA C 900 AND C 651 AND RULE 62-555.345 F.A.C.
- DETECTION TAPE (IF REQUIRED) ON WATER AND SEWER MAINS, SHALL BE MAGNETIC AND LOCATED 18" BELOW GRADE.
- UNDERGROUND WATER MAINS SHALL BE SEPARATED HORIZONTALLY AND VERTICALLY FROM SANITARY SEWER MAINS, STORM SEWERS, WASTEWATER, STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, ON-SITE SEWAGE TREATMENT, DISPOSAL SYSTEMS, SANITARY AND STORM SEWER MANHOLES PER F.S. 62-555.314(1) AND (2). UNDERGROUND WATER MAIN JOINTS SHALL BE SEPARATED FROM OTHER PIPELINE JOINTS PER F.S. 62-555.314(2)(C). UNDERGROUND WATER MAINS SHALL BE SEPARATED FROM SANITARY OR STORM SEWER MANHOLES PER F.S. 62-555.314(3). UNDERGROUND WATER MAINS LAD LESS THAN THREE(3) FEET HORIZONTALLY AND CROSSING ANOTHER PIPELINE WHERE THE MINIMUM VERTICAL SEPARATION OR MINIMUM JOINT SEPARATION IS LESS THAN THAT SPECIFIED SHALL COMPLY WITH THE EXCEPTION SPECIFIED IN F.S. 62-555.314(5).
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ALL SEWER CLEANOUTS IN TRAFFIC AREAS SHALL BE FLUSH WITH THE PAVEMENT. THESE SEWER CLEANOUTS SHALL HAVE BRASS CAPS W/ COUNTER SUNK SQUARE PLUGS.
- PVC GRAVITY SEWER SHALL BE SDR 35. JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. ALL PVC SEWER SHALL BEAR THE "NSF-DW SEAL".
- ELECTRICAL POWER SERVICE SHALL BE UNDERGROUND MEETING THE SPECIFICATIONS OF FPL&L OR THE GOVERNING UTILITY COMPANY.
- FIRE HYDRANT PLACEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE GOVERNING MUNICIPAL REQUIREMENTS.

CURBING NOTES:

- TERMINATING CURBS SHALL HAVE TRANSITIONS FROM 6" TO 0" OVER A LENGTH OF 2 FEET.
- WHERE TERMINATING CURBS AND SIDEWALKS MEET, THE CURB SHALL TRANSITION OVER 2 FEET TO MATCH THE FINISHED ELEVATION OF THE SIDEWALK.
- CONTRACTOR TO USE INTEGRAL CURB WITH CONCRETE PAVING SPECIFICATION OR FOOT TYPE "D" CURB WITH ASPHALT PAVING SPECIFICATION.

DEWATERING NOTES:

- CONTRACTOR SHALL PERFORM DEWATERING ACTIVITIES IN STRICT ACCORDANCE WITH THE LATEST SURVIMD REQUIREMENTS, AND WITHIN PUMPING RATE THRESHOLDS ALLOWED BY SURVIMD WITHOUT REQUIRING A CONSUMPTIVE USE PERMIT.
- ALL WATER SHALL BE PUMPED TO TEMPORARY STILLING BASINS FOR SEDIMENTATION/TURBIDITY CONTROL. STILLING BASINS SHALL HAVE FILTER CLOTH AND HAY BALES IN PLACE ALONG DOWNSTREAM LIMITS PRIOR TO DEWATERING NATURING ACTIVITIES.
- DEWATERING ACTIVITIES SHALL NOT EXCEED 100,000 GPD ON AN ANNUAL AVERAGE BASIS.
- CITY MAINTAINED STORMWATER CONVEYANCE STRUCTURES WITHIN THE RIGHT-OF-WAYS SHALL NOT BE USED FOR DEWATERING WITHOUT A CITY OF DAYTONA BEACH DEWATERING PERMIT.

EARTHWORK AND EMBANKMENT NOTES:

- ALL EARTHWORK AND RELATED OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 120 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS.
- EMBANKMENTS, BERMS, AND OTHER EARTHEN STRUCTURES SHALL BE CONSTRUCTED OF MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS, BRUSH, ROCK, RUBBISH, OR OTHER MATERIAL DESIGNATED AS UNDESIRABLE.
- EMBANKMENTS, BERMS, AND OTHER EARTHEN STRUCTURES SHALL BE COMPACTED IN SIX (6) INCH LIFTS TO A DENSITY OF 96% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR.
- IN FINAL SHAPING OF EARTHWORK, A TOLERANCE OF 0.25 FEET ABOVE OR BELOW THE DESIGN ELEVATIONS WILL BE ALLOWED, EXCEPT AS NOTED UNDER SECTION 120-12.1 (1 THROUGH 5) OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- NO CONSTRUCTION IS PERMITTED BEYOND THE LIMITS OF THE PROJECT BOUNDARY.

ADDRESS NOTES:

- ADDRESS NUMBERS SHALL BE ARABIC NUMERALS. NUMBERS SHALL BE IN A COLOR CONTRASTING WITH THE STRUCTURE OR BACKGROUND SURFACE, AND NOT BE LESS THAN SIX (6) INCHES IN HEIGHT.
- THE ADDRESS NUMBER SHALL BE AFFIXED HORIZONTALLY IN A CONSPICUOUS PLACE ON THE BUILDING SO THAT THE NUMBER IS CLEARLY LEGIBLE FROM THE STREET.

VICINITY MAP:



ZONING MAP:



FEMA MAP:



LEGAL DESCRIPTION:

A PORTION OF LOT 4, OF THE SHEPPARD AND SANCHEZ GRANT, ACCORDING TO MAP RECORDED IN MAP BOOK 14, PAGE 99, AND ALSO IN MAP BOOK 3, PAGE 48, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 4 AND THE EASTERLY R/W LINE OF U.S. HIGHWAY NO. 1, A 100 FOOT R/W AS NOW LAID OUT; THENCE N71°02'51"E ALONG THE SAID NORTHERLY LINE OF LOT 4, A DISTANCE OF 231.83 FEET; THENCE S22°24'37"E, A DISTANCE OF 201.94 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK A, EAST YELKCA TERRACE AS PER MAP RECORDED IN MAP BOOK 7, PAGE 36, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; SAID POINT BEING ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE S74°05'59"W, ALONG THE SOUTHERLY LINE OF LOT 4, A DISTANCE OF 232.25 FEET TO THE EASTERLY R/W OF U.S. HIGHWAY NO. 1; THENCE N22°35'41"W, ALONG SAID EASTERLY R/W, A DISTANCE OF 208.59 FEET TO THE POINT OF BEGINNING.

NOTE:

ALL DESIGN AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH FBC 8TH EDITION (2023) WITH SUPPLEMENTS FOR MINIMUM 140 MPH WIND LOADS.

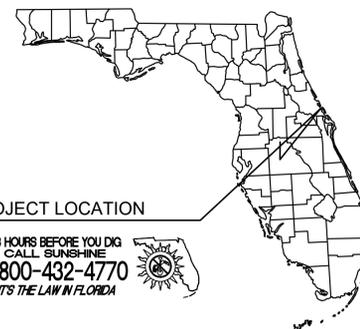
SITE DATA:

ZONING: B-3 HIGHWAY COMMERCIAL FUTURE LAND USE: COMMERCIAL			
PARKING SPECIFICATIONS:			
6,113 S.F. (4 sp/1000 sf) = 24.45 SPACES			
TOTAL PARKING REQUIRED = 25 SPACES (24 REG. 1 H.C.)			
TOTAL PARKING PROVIDED = 27 SPACES (25 REG. 2 H.C.)			
LOT SPECIFICATIONS:			
TOTAL PROJECT AREA: 49,614.49 S.F. = 1.14 Ac.			
TOTAL WETLAND AREA: 0 S.F. = 0 Ac.			
DESCRIPTION EXISTING			
BUILDING:	S.F.	Ac.	%
PVMT/CONC:	301.60	0.01	0.6
TOTAL IMPERVIOUS AREA:	6,780.61	0.16	13.7
TOTAL PERVIOUS AREA:	42,833.88	0.99	86.3
TOTAL AREA:	49,614.49	1.14	100.0
DESCRIPTION PROPOSED			
BUILDING:	S.F.	Ac.	%
ASPHALT PARKING:	13,294.38	0.31	26.8
CONCRETE:	1,912.78	0.04	3.9
TOTAL IMPERVIOUS AREA:	15,207.16	0.44	39.0
TOTAL PERVIOUS AREA:	22,185.62	0.51	44.7
STORMWATER AREA:	8,093.01	0.18	16.3
TOTAL AREA:	49,614.49	1.14	100.0
DESCRIPTION FUTURE			
BUILDINGS:	S.F.	Ac.	%
ASPHALT PARKING:	2,000.00	0.04	4.0
CONCRETE:	5,209.37	0.12	10.5
TOTAL IMPERVIOUS AREA:	8,013.03	0.20	16.1
TOTAL PERVIOUS AREA:	8,010.40	0.18	16.1
DESCRIPTION BUILD OUT			
BUILDING:	S.F.	Ac.	%
ASPHALT PARKING:	6,128.70	0.14	12.3
CONCRETE:	18,503.75	0.43	37.3
TOTAL IMPERVIOUS AREA:	27,346.26	0.63	55.1
TOTAL PERVIOUS AREA:	14,175.22	0.33	28.6
STORMWATER AREA:	8,093.01	0.18	16.3
TOTAL AREA:	49,614.49	1.14	100.0
SETBACKS:			
MIN. FRONT = 40'			
MIN. SIDE = 25'			
MIN. REAR = 30'			
MAX. BUILDING HEIGHT = 45'			
MAX. BLDG. COVERAGE = 30%			
MAX. LOT COVERAGE = 75%			
NOTES:			
1. USDA NRCS SOIL TYPE: 4. ASTATULA FINE SAND, HYDROLOGIC GROUP "A" USDA NATURAL RESOURCES CONSERVATION SERVICE, VOLUSIA COUNTY			
2. PARCEL LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE 500 YR FLOOD PLAIN) AS SCALED FROM FLOOD INSURANCE RATE MAP VOLUSIA COUNTY, FLORIDA PANEL # 543 OF 820 MAP # 12127C0543J, DATED SEPTEMBER 29, 2017			
3. TAX PARCEL NUMBER(S): 7450-01-00-0040			
4. SITE ADDRESS: 511 N. RIDGEWOOD AVE, EDGEWATER, FL 32132			

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEYS PERFORMED BY DANIEL W. CORY SURVEYOR, LLC JOB NO. 23-09-027, DATED 11/01/23. ELEVATIONS ARE BASED ON N.A.V.D. DATUM OF 1988.
- AREAS WITHIN THE PUBLIC RIGHT-OF-WAY AND OFF SITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEARED OF ALL DEBRIS, REGRADED AND SODED W/ BAHIA SO AS TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE.
- ALL MATERIALS (PIPES, STRUCTURES, ETC.) AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION", THE "FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS", AND THE "FLORIDA BUILDING CODE" 8TH EDITION (2023).
- SIDEWALK SPECIFICATIONS:
4" FOOT CLASS 1 PORTLAND CEMENT CONCRETE (2500 PSI @ 28 DAYS) W/ 6" CLEAN STABILIZED SAND SUBGRADE (MIN. 95% COMPACTION PER AASHTO T-99)
6" THICK @ DRIVEWAYS (3000 PSI @ 28 DAYS) W/ 12" SUBGRADE IN 8" LIFTS. EXPANSION AND CONTRACTION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT RECOMMENDATIONS.
- PAVEMENT SPECIFICATIONS: (ASPHALT / CONCRETE)
CONCRETE: 6" FDOT CLASS 1 PORTLAND CEMENT CONCRETE (3000 PSI @ 28 DAYS MAX. 5" SLUMP) 10" CLEAN STABILIZED SAND SUBGRADE (MIN. 98% COMPACTION, AASHTO T-180) EXPANSION AND CONTRACTION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH PCA RECOMMENDATION
ASPHALT: 1 1/2" TYPE S-II ASPHALTIC CONCRETE STRUCTURE COURSE (MIN. 98% COMPACTION, NUCLEAR DENSITY BACK SCATTER METHOD), 6" LIMEROCK BASE (LBR 100 MIN. 98% COMPACTION, AASHTO T-180) 6" STABILIZED SUBGRADE (LBR 40 MIN. 98% COMPACTION, AASHTO T-180)
- CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION CONTAINING AT A MINIMUM: BUILDING LOCATION, TYPICAL PARKING STALL WIDTHS AND LENGTHS, PAVEMENT AND SIDEWALK WIDTHS, CROSS SLOPES AND DRAINAGE DIRECTIONS, BUILDING FINISHED FLOOR ELEVATION, PAVEMENT, SIDEWALK AND STORMWATER AREA SPOT GRADES, UTILITY LOCATIONS AND TOP OF PIPE GRADES. ADDITIONAL INFORMATION MAY BE NEEDED FOR CITY. A CERTIFICATION TO THIS EFFECT SIGNED AND SEALED BY A P.L.S. SHALL GO TO THE OWNER (OWNERS BANK IF REQUIRED), CITY AND ENGINEER.
- ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- PAVEMENT SHALL BE PAINT STRIPPED AND WHEEL STOPPED AS SHOWN. WHERE NOTED, THERMOPLASTIC WITH GLASS SPHERES STRIPING SHALL BE USED. RIGHT-OF-WAY PAINT STRIPING SHALL BE THERMOPLASTIC WITH GLASS SPHERES IN ACCORDANCE WITH F.D.O.T. INDEX #711-001. RIGHT-OF-WAY REFLECTIVE PAVEMENT MARKERS (RPMs) SHALL BE INSTALLED (WHEN REQUIRED) IN ACCORDANCE WITH F.D.O.T. INDEX #706-001.
- OWNER/DEVELOPER: TODD E. PERRY
341 N. RIDGEWOOD AVE.
EDGEWATER, FL 32132
TELEPHONE: (386) 428-0785
- CIVIL ENGINEERING: THE PERFORMANCE GROUP, INC.
JOSEPH HOPKINS, P.E.
100 MARINA POINT DR.
DAYTONA BEACH, FL 32114
TELEPHONE: (386) 239-7166
- SURVEYOR: DANIEL W. CORY SURVEYOR, LLC
JEFFREY W. CORY, PSM
300 CANAL STREET
NEW SMYRNA BEACH, FL 32168
TELEPHONE: (386) 427-9575
- ARCHITECT: TOM DESIMONE, AIA
226 FAIRGREEN AVE
NEW SMYRNA BEACH, FL 32168
TELEPHONE: (386) 871-4682
- LANDSCAPE ARCHITECT: THE STERN DESIGN GROUP, P.A.
JAN STERN, R.L.A.
1685 PROMENADE CIRCLE
PORT ORANGE, FL 32129
TELEPHONE: (386) 788-3788
- WATER SEWER: CITY OF EDGEWATER
104 N. RIVERSIDE DR.
EDGEWATER, FL 32132
TELEPHONE: (386) 427-2400, EXT 4000
- ELECTRIC: FLORIDA POWER & LIGHT CO.
3000 SPRUCE CREEK ROAD PORT
ORANGE, FL 32127
386-322-3414
- TELEPHONE: BELLSOUTH
900 N. NOVA ROAD
DAYTONA BEACH, FL 32117
386-254-8003
- GAS: TECO PEOPLES GAS
1722 RIDGEWOOD AVE.
HOLLY HILL, FL 32117
386-671-2220
- CABLE: BRIGHT HOUSE NETWORK
205 DUNLAWTON AVE.
PORT ORANGE, FL 32127
386-760-9950

CITY OF EDGEWATER VOLUSIA COUNTY, FLORIDA



NO.	DATE	PLAN REVISION	APPROVED
1	4/28/25	REVISED PER CITY COMMENTS DATED 4/24/25	JHH
2	8/28/25	REVISED PER CITY COMMENTS DATED 8/4/25	JHH
3	12/08/25	REVISED PER CITY COMMENTS DATED 11/14/25	JHH

511 N. RIDGEWOOD #1013

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

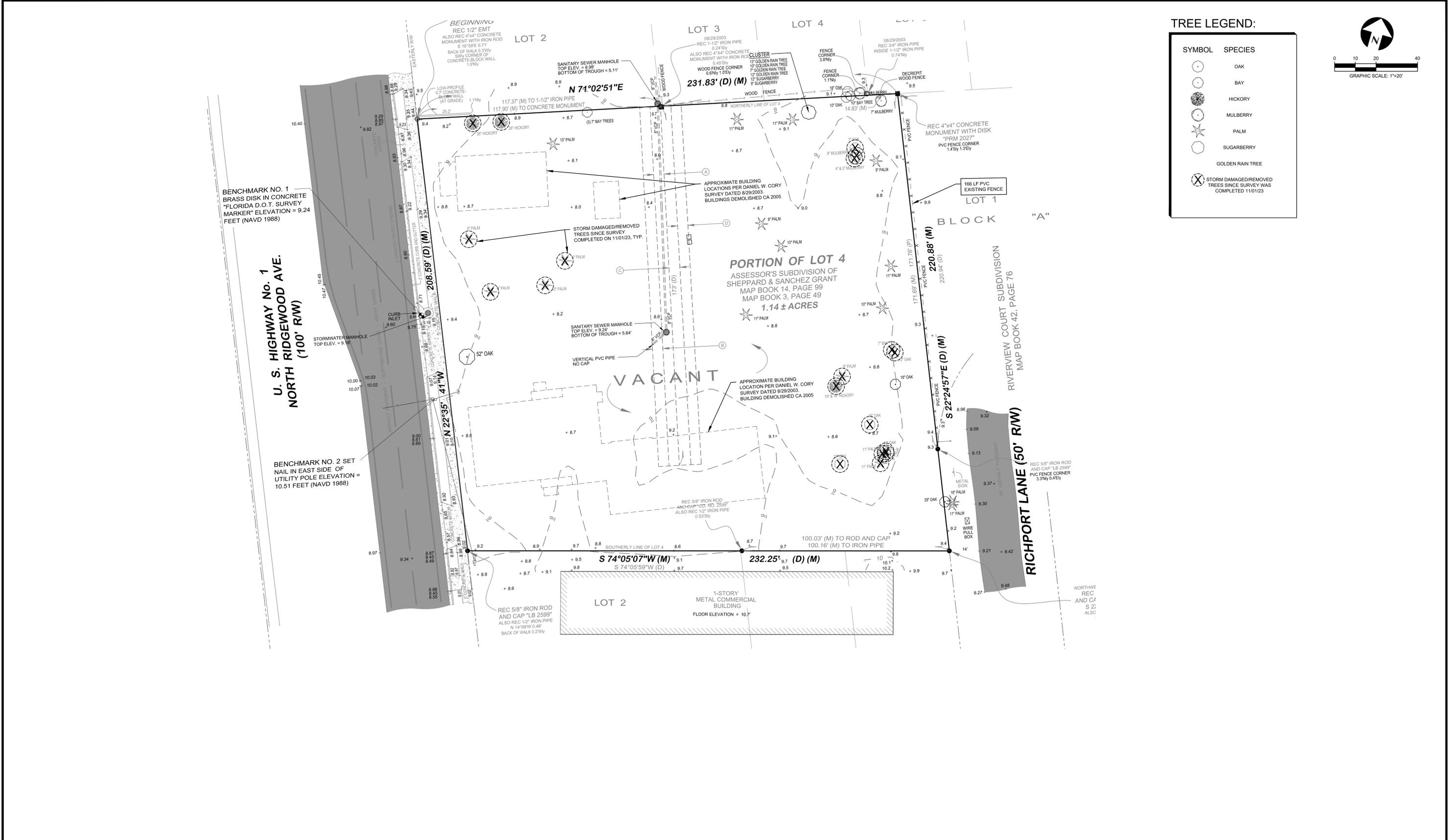
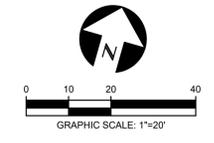


100 MARINA POINT DR., DAYTONA BEACH, FL 32114
PHONE: (386) 239-7166 FAX: (386) 239-7120

P.E. LIC. 48059
BUS. CERT. LIC. 7175

TREE LEGEND:

SYMBOL	SPECIES
	OAK
	BAY
	HICKORY
	MULBERRY
	PALM
	SUGARBERRY
	GOLDEN RAIN TREE
	STORM DAMAGED/REMOVED TREES SINCE SURVEY WAS COMPLETED 11/01/23



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1	4/28/25	JHH	REVISED PER CITY COMMENTS DATED 4/24/25
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EXISTING CONDITIONS PLAN

511 N. RIDGEWOOD AVE. EDGEWATER, FL

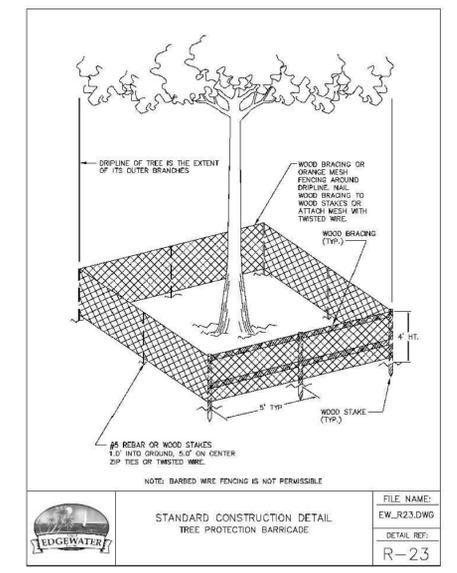
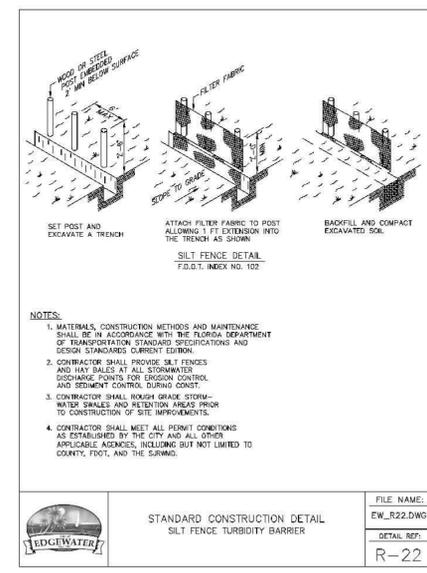
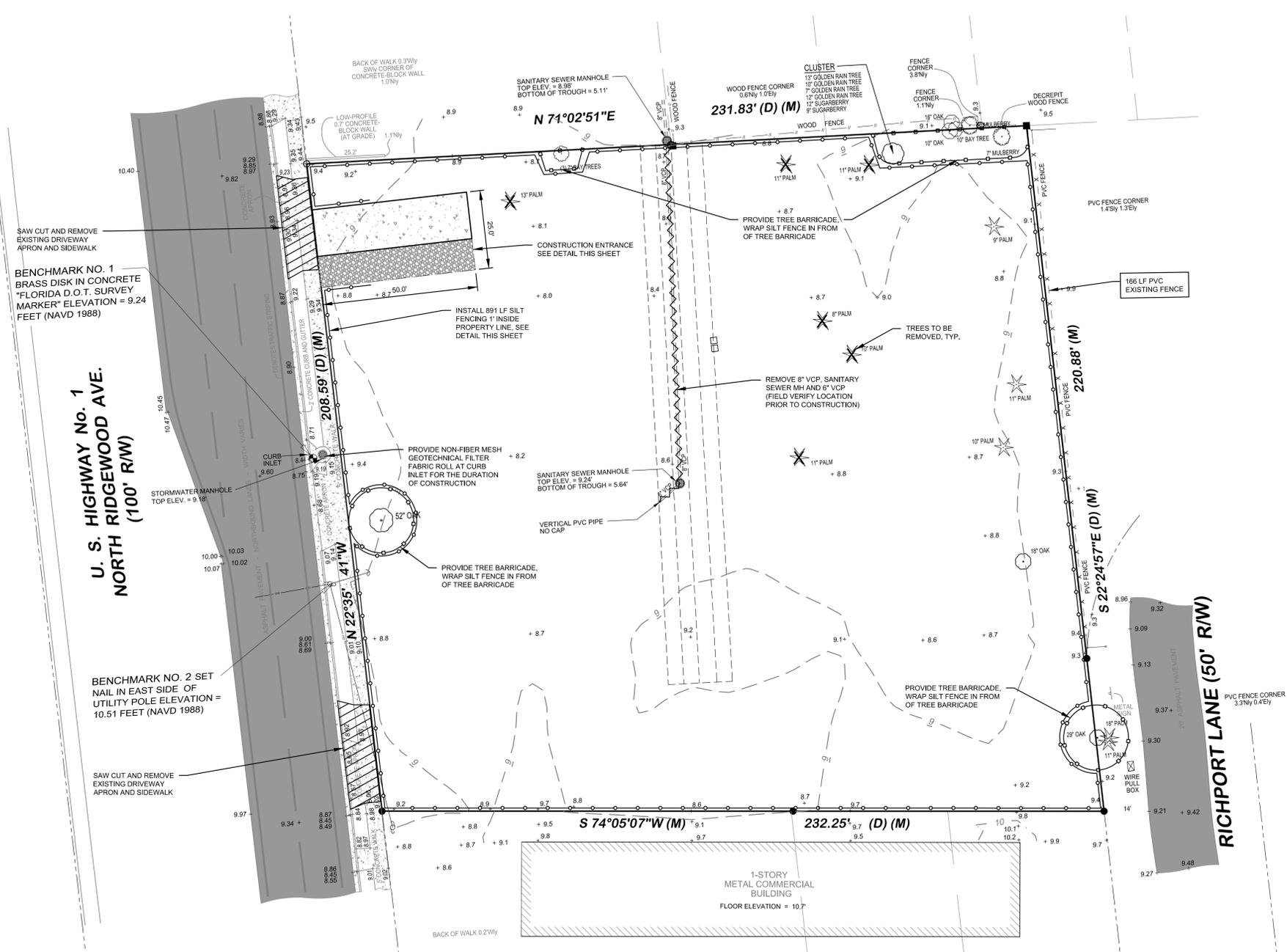
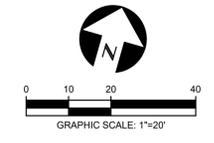
NORELEASED FOR CONSTRUCTION

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
LICENSED BUSINESS CERTIFICATION NO. 7175
100 MARINA POINT DR. DAYTONA BEACH, FL 32114
PHONE: (386)239-7166 FAX: (386)239-7120

SCALE:	1"=20'
DESIGNED:	JHH
DRAWN:	KMP
DATE:	12/4/24
PROJECT NO.	1013
1013-SITE PLAN	
SHEET	C2 OF 7



TREE LEGEND: (AFTER SURVEY WAS COMPLETED 11/01/23)

SYMBOL	SPECIES	AMOUNT	SPECIMEN	HISTORIC	REMOVED	RETAINED
	OAK	4	2	1	-	4
	BAY	4	-	-	-	4
	MULBERRY	2	-	-	-	2
	PALM	9	-	-	6	3
	SUGARBERRY	2	1	-	-	2
	GOLDEN RAIN TREE	4	-	-	-	4
X	TREES TO BE REMOVED	6	-	-	6	
	TREES TO REMAIN	19	3	1		

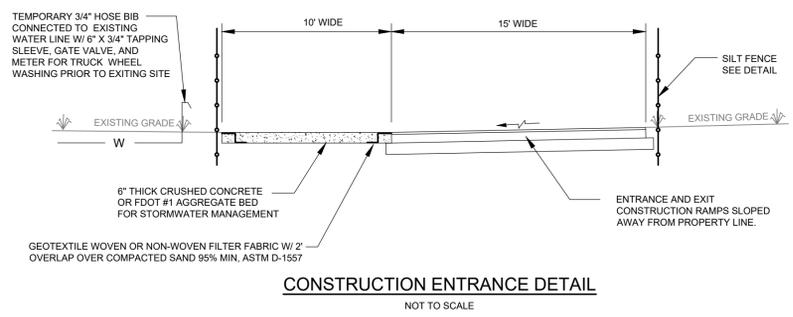
NOTE: THREE SPECIMEN TREES ARE TO BE RETAINED. TREES INCLUDE HISTORIC 52" OAK & 29" OAK, AND 12" SUGARBERRY.

EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL CONDUCT ALL ACTIVITIES WITHIN THE LIMITS OF THE PERMITTED CONSTRUCTION AREA OR PROPERTY BOUNDARY, AS APPLICABLE.
- PRIOR TO INITIATING CONSTRUCTION ON SITE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED. THIS SHALL INCLUDE ANY SILT SCREENING, HAY BALES OR OTHER EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS, DESCRIBED IN THE SITE PERMITS OR OTHERWISE REQUIRED DUE TO SITE CONSTRUCTION ACTIVITIES.
- A PRE-CONSTRUCTION EROSION CONTROL INSPECTION SHALL BE SCHEDULED WITH THE COBALT UTILITIES ENGINEERING DEPARTMENT OR PERMITS AND LICENSING IMMEDIATELY FOLLOWING INSTALLATION OF EROSION CONTROL MEASURES.
- STORM WATER PONDS AND ANY REQUIRED CONVEYANCE FACILITIES SHALL BE CONSTRUCTED IMMEDIATELY AFTER CLEARING AND ROUGH GRADING IS COMPLETED.
- PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED WITHIN 7 DAYS OF ESTABLISHING FINISHED GRADES. OTHER FORMS OF EROSION CONTROL MAY BE APPROVED BY THE ENGINEER OR BY OTHER PERMIT CONDITIONS.
- ALL FORMS OF EROSION CONTROL SHALL BE REMOVED AFTER CONSTRUCTION AND PRIOR TO FINAL INSPECTION.

DEMOLITION NOTES:

- CONTRACTOR SHALL CALL 1-800-SUNSHINE (1-800-432-4770) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- AREAS OF THE SITE WITHIN THE DEMOLITION LIMITS SHALL BE CLEARED OF ALL EXISTING PHYSICAL IMPROVEMENTS TO WITHIN TWO (2) FEET OF EXISTING GRADE. FOOTINGS, UNDERGROUND PIPING & RELATED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY. CARE SHALL BE TAKEN TO PRESERVE ALL EXISTING UTILITIES AND TO PRESERVE EXISTING STRUCTURES CONTIGUOUS TO THE LIMITS OF DEMOLITION. UTILITY LOCATES SHALL BE OBTAINED PRIOR TO INITIATING ANY DEMOLITION.
- ALL DEMOLISHED MATERIALS SHALL BE COLLECTED AND DISPOSED IN AN APPROVED MANNER. THE COST OF DEMOLITION AND DISPOSAL OF DEMOLISHED MATERIALS SHALL BE PAID BY THE CONTRACTOR.
- AFTER DEMOLITION IS COMPLETED, THE SITE SHALL BE FILLED TO THE PROPOSED SUB GRADE ELEVATION SPECIFIED ON THE PAVING AND DRAINAGE PLANS. FILL SHALL BE PLACED IN SIX (6) LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY USING THE AASHTO T-160 TEST METHOD. ISOLATED VOIDS SHALL BE FILLED AND COMPACTED IN THE SAME MANNER.
- PRIOR TO AND DURING DEMOLITION OPERATIONS, THE CONTRACTOR SHALL MINIMIZE THE POTENTIAL FOR AIRBORNE DISPERSION OF DEMOLISHED MATERIALS, DUST, SAND AND THE LIKE.
- ALL EXISTING SURFACE IMPROVEMENTS AND UNDERGROUND STORM DRAINAGE FOUNDATIONS SHALL BE REMOVED WITHIN THE PROJECT BOUNDARY LIMITS.



NO.	DATE	APPR.	REVISION
1	4/28/25	JHH	REVISED PER CITY COMMENTS DATED 4/24/25
2	8/28/25	JHH	REVISED PER CITY COMMENTS DATED 4/24/25
3	12/08/25	JHH	REVISED PER CITY COMMENTS DATED 11/14/25

DEMOLITION PLAN

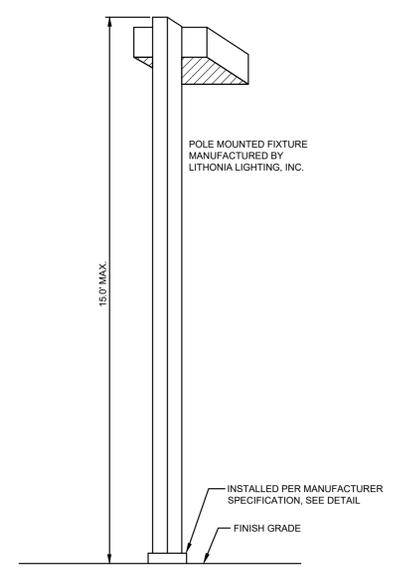
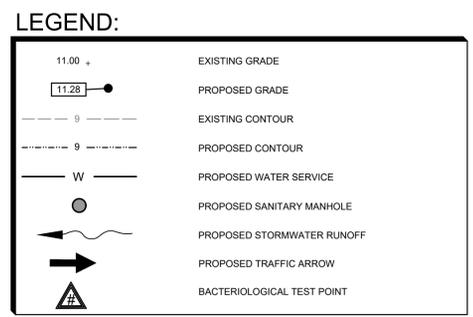
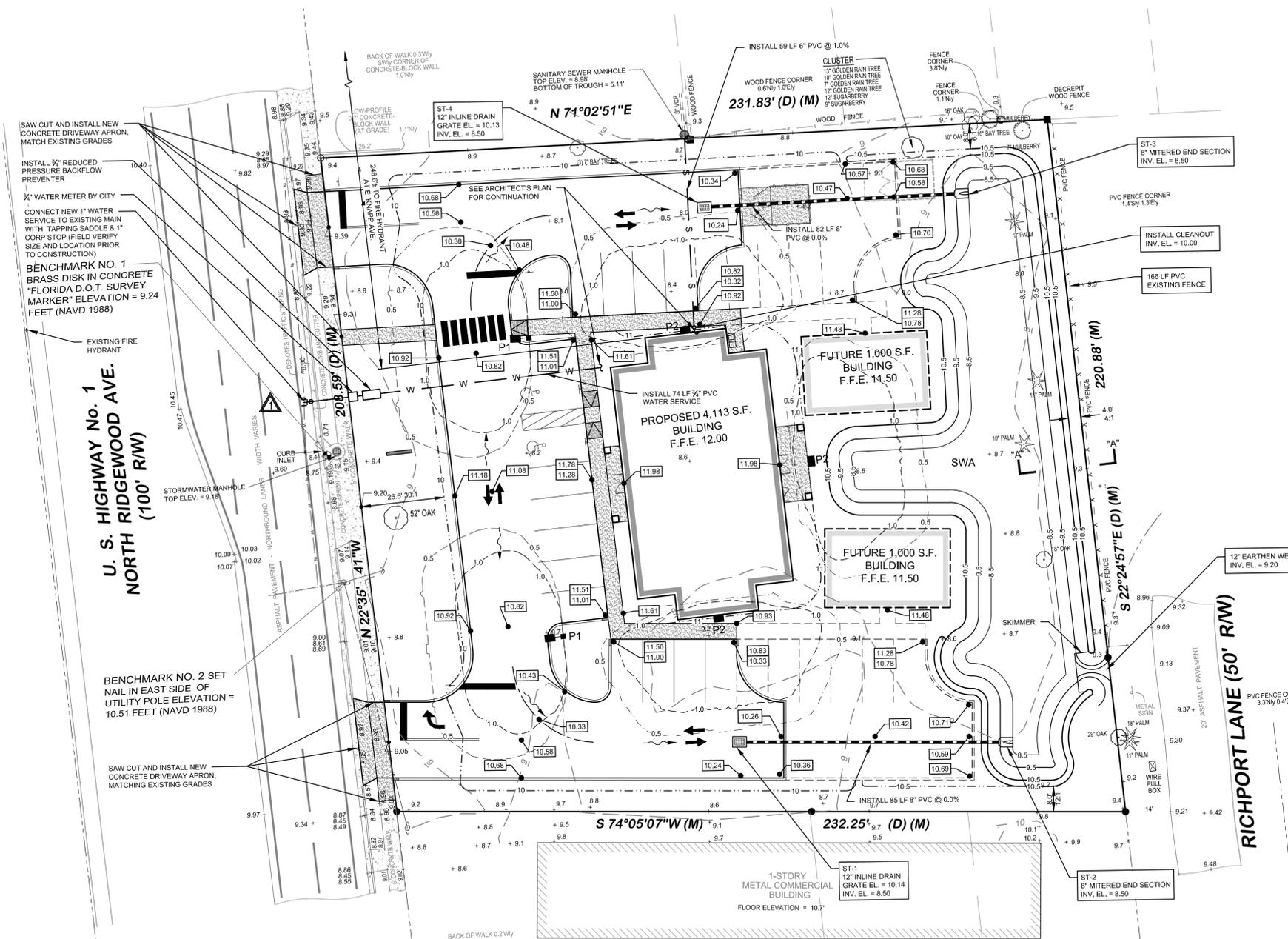
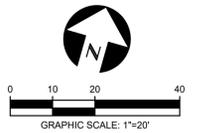
511 N. RIDGEWOOD AVE. EDGEWATER, FL

NORELEASED FOR CONSTRUCTION

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

JOSEPH H. HOPKINS, P.E. NO. 48059
LICENSED BUSINESS CERTIFICATION NO. 7175
100 MARINA POINT DR. DAYTONA BEACH, FL 32114
PHONE: (386)239-7166 FAX: (386)239-7120

SCALE:	1"=20'
DESIGNED:	JHH
DRAWN:	KMP
DATE:	12/4/24
PROJECT NO.	1013
1013-SITE PLAN	
SHEET	C3 OF 7



Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

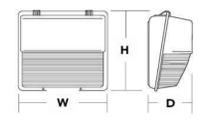
PARKING LOT LIGHT DETAIL

POLE MOUNTED FIXTURES (P1)



TW H LED LED Wall Luminaire

Specifications
Width: 16-1/4" (41.3 cm)
Height: 15-3/4" (40.0 cm)
Depth: 8" (20.3 cm)
Weight: 28 lbs (12.7 kg)



Introduction
The TW H LED offers a classic appearance and is powered by advanced LEDs.

The new TW H LED luminaire is powerful yet energy efficient, capable of replacing up to a 400W metal halide luminaire while saving up to 83% in energy costs. Offering an expected service life of more than 20 years, the TW H LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

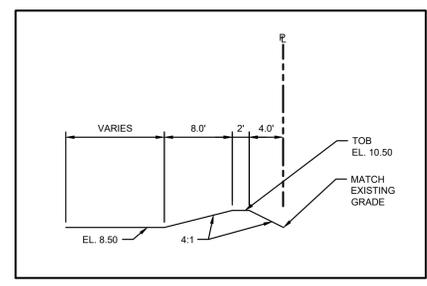
The new TW H LED features an Adjustable Light Output (ALO), that allows the contractor to set the light output, during installation, to a level perfectly suited for the job site. The feature allows one luminaire to replace anywhere from 70W to all the way up to 400W metal halide luminaire.

WALL MOUNTED FIXTURES (P2)

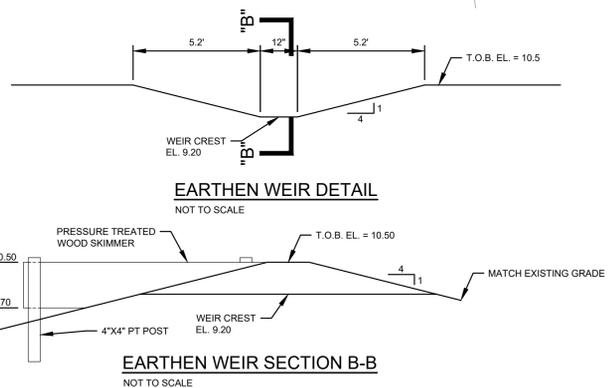
SITE LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION
P1	LITHONIA LIGHTING CATALOG # DSX1 LED P1 27K 80CRI BLC4, MOUNTED ON A 15' POLE, CURRENT DRIVE 1000mA, SYSTEM WATTS 59.1W, 30 LEDs = 4,841.3 LUMENS
P2	LITHONIA LIGHTING CATALOG # TW H LED 30C 1000 40K T3M MVOLT DOBXD, WALL MOUNTED AT 10' HIGH, DRIVE CURRENT @ 1000mA, SYSTEM WATTS 76W, 30 LEDs = 8,375.5 LUMENS

POLE FOUNDATIONS TO BE IN ACCORDANCE WITH MFR. SPECIFICATIONS.



SECTION A-A
SCALE: 1"=10'



EARTHEN WEIR SECTION B-B
NOT TO SCALE

EARTHWORK AND EMBANKMENT NOTES:

- ALL EARTHWORK AND RELATED OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 120 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS.
- EMBANKMENTS, BERMS, AND OTHER EARTHEN STRUCTURES SHALL BE CONSTRUCTED OF MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS, BRUSH, ROCK, RUBBISH, OR OTHER MATERIAL DESIGNATED AS UNDESIRABLE.
- EMBANKMENTS, BERMS, AND OTHER EARTHEN STRUCTURES SHALL BE COMPACTED IN SIX (6) INCH LIFTS TO A DENSITY OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR.
- IN FINAL SHAPING OF EARTHWORK, A TOLERANCE OF 0.25 FEET ABOVE OR BELOW THE DESIGN ELEVATIONS WILL BE ALLOWED, EXCEPT AS NOTED UNDER SECTION 120-12.1 (1 THROUGH 5) OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- NO CONSTRUCTION IS PERMITTED BEYOND THE LIMITS OF THE PROJECT BOUNDARY.

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PAVING, DRAINAGE AND UTILITY PLAN

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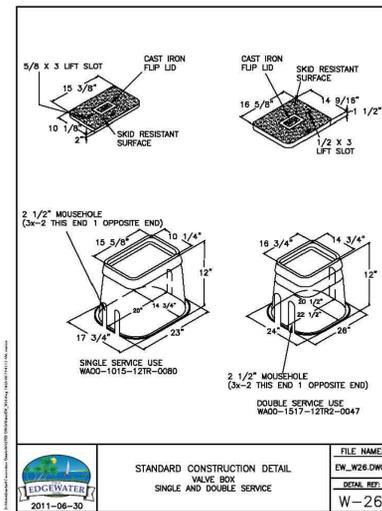
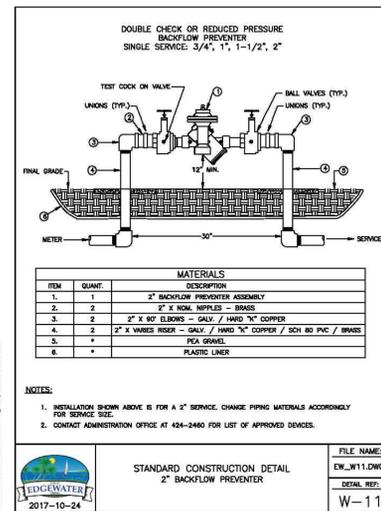
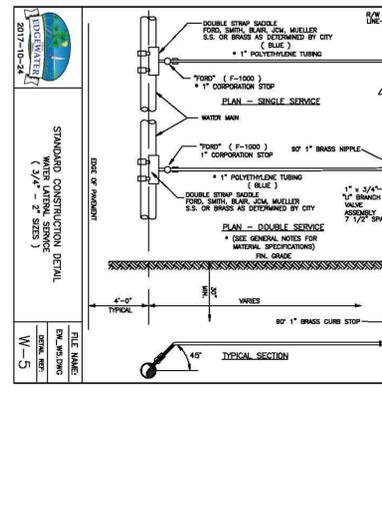
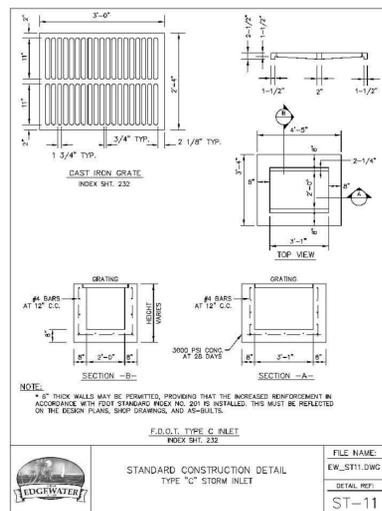
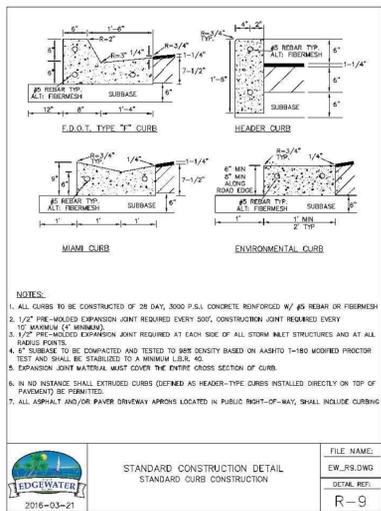
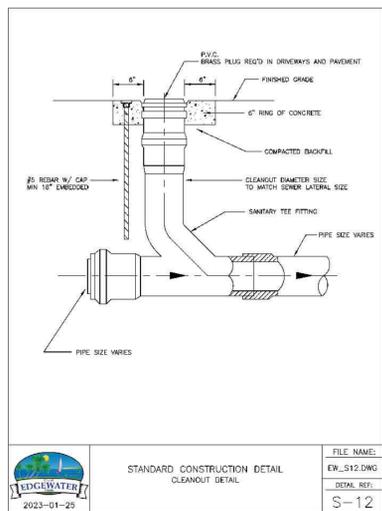
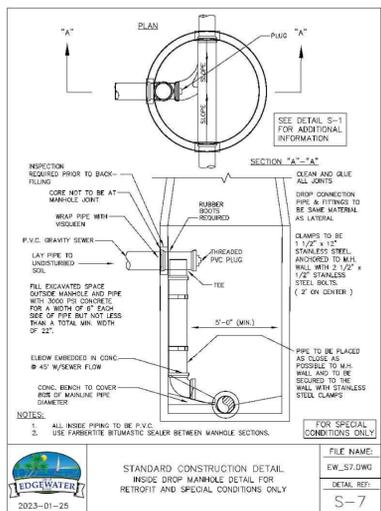
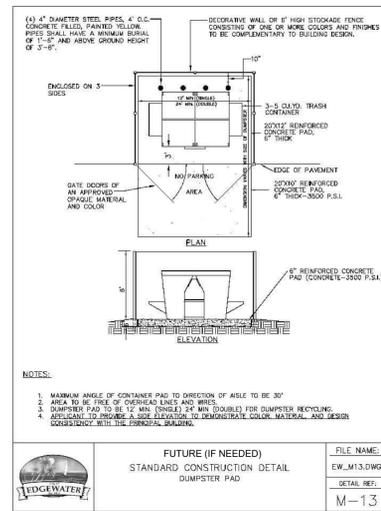
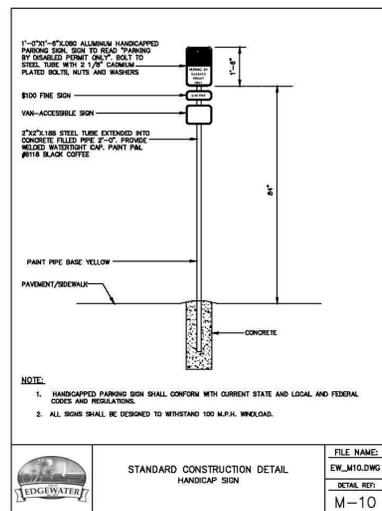
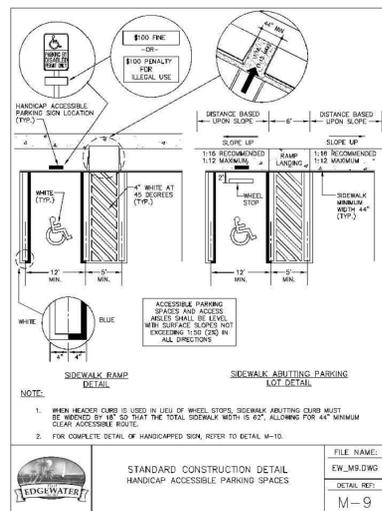
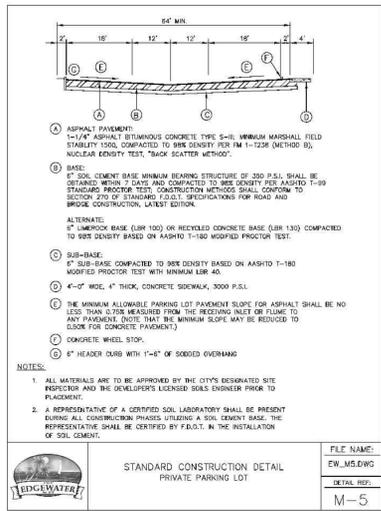
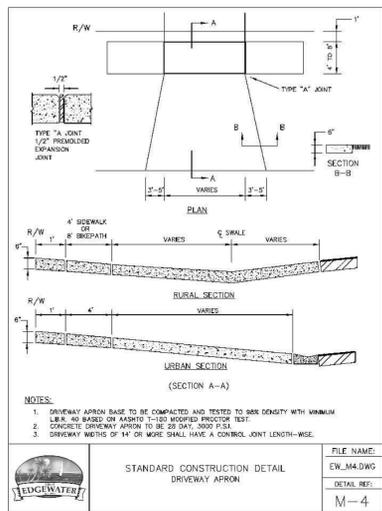
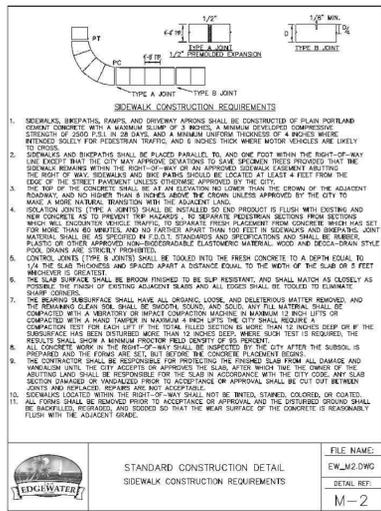
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P.E. LIC. 48059
BUS. CERT. LIC. 7175

SCALE:	1"=20'
DESIGNED:	JHH
DRAWN:	KMP
DATE:	12/4/24
PROJECT NO.	1013
1013-SITE PLAN	
SHEET	C5 OF 7



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CITY CONSTRUCTION DETAILS

511 N. RIDGEWOOD AVE. EDGEWATER, FL

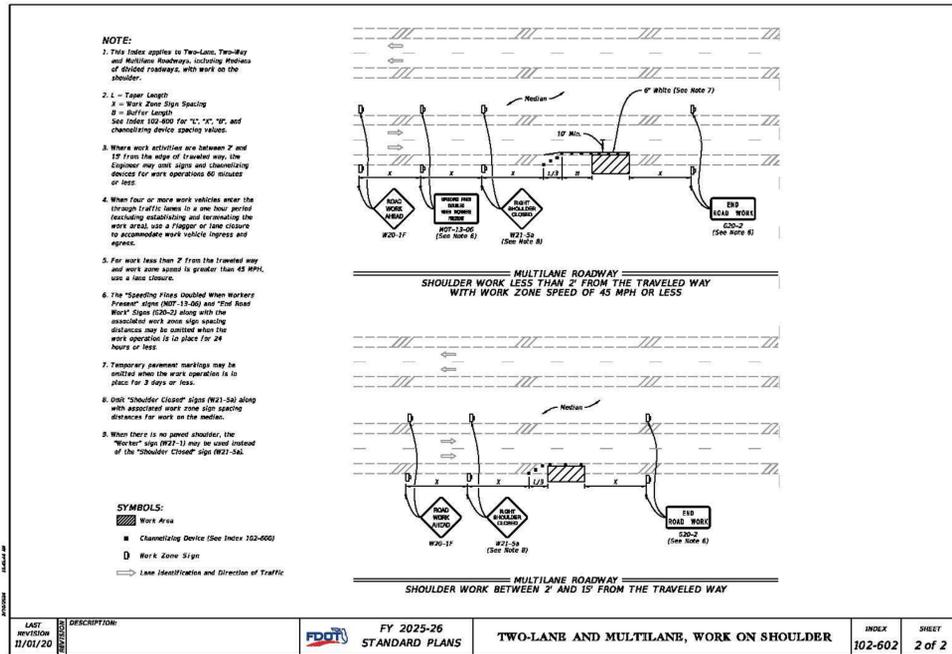
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SCALE:	NONE
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1013-SITE PLAN	
SHEET	C6 OF 7

P.E. LIC. 48059
BUS. CERT. LIC. 7175



SIDEWALK CLOSURE MAP

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MAINTENANCE OF TRAFFIC PLAN

511 N. RIDGEWOOD AVE. EDGEWATER, FL

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SCALE:	NONE
DESIGNED:	JHH
DRAWN:	KMP
DATE:	5/20/25
PROJECT NO.	1013
1013-SITE PLAN	
SHEET	C7 OF 7