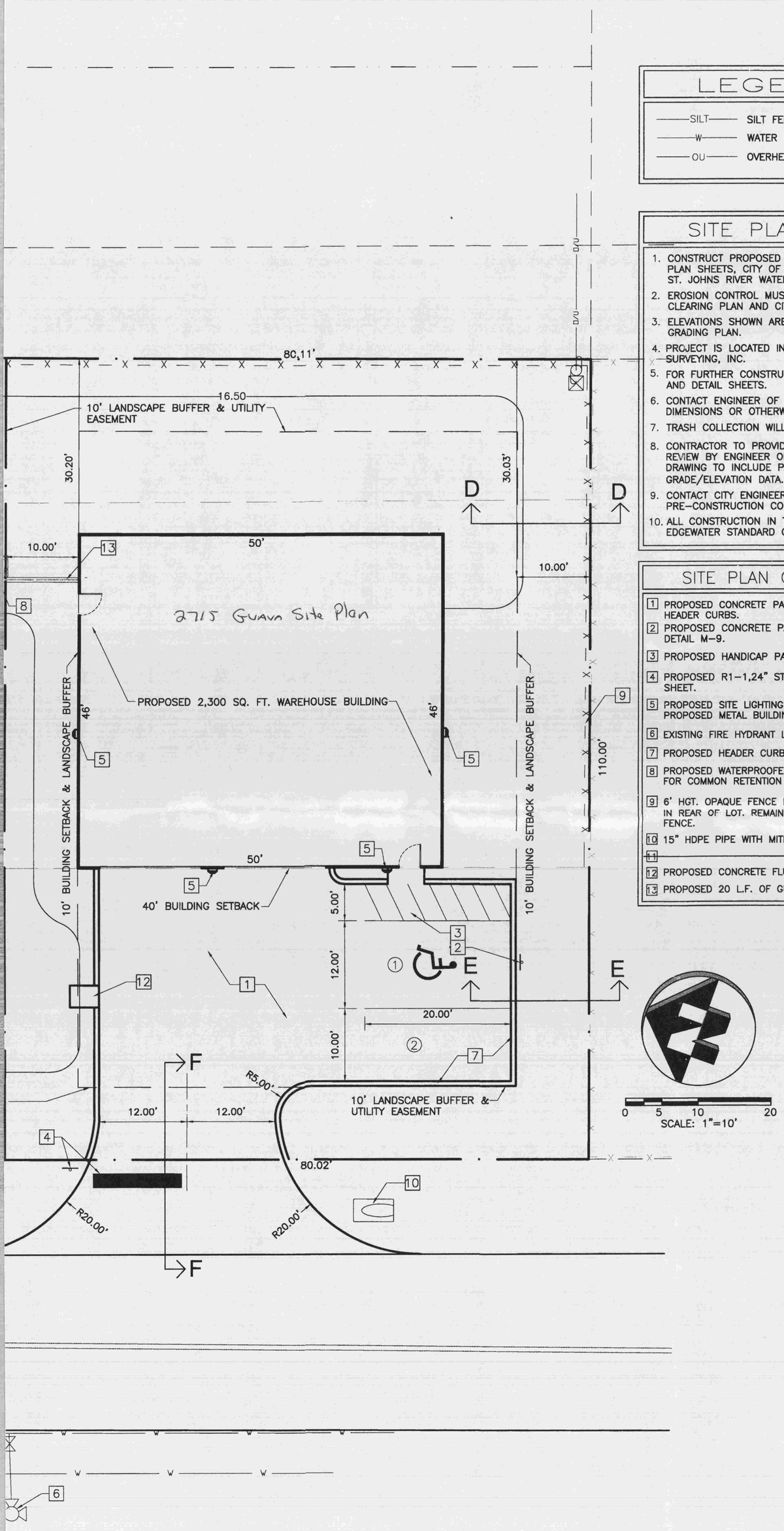

LEGEND

SILT	SILT FENCE	S	SEWER LINES
W	WATER LINES		PROPERTY LINES
OU	OVERHEAD ELECTRIC		SITE LIGHTING

SITE PLAN GENERAL NOTES

1. CONSTRUCT PROPOSED PARKING, DRIVES AND RETENTION SYSTEM PER THESE PLAN SHEETS, CITY OF EDGEWATER LAND DEVELOPMENT REGULATIONS, AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
2. EROSION CONTROL MUST BE MAINTAINED THROUGHOUT CONSTRUCTION, SEE CLEARING PLAN AND CITY STANDARDS. SEE CITY DETAILS R-25.
3. ELEVATIONS SHOWN ARE GIVEN IN N.A.V.D. 1988 DATUM, SEE PAVING AND GRADING PLAN.
4. PROJECT IS LOCATED IN FLOOD ZONE X & A, PER SURVEY BY CORY SURVEYING, INC.
5. FOR FURTHER CONSTRUCTION DETAILS SEE ALSO PAVING/GRADING/STORMWATER AND DETAIL SHEETS.
6. CONTACT ENGINEER OF RECORD IMMEDIATELY IF ANY DESCREPANCIES IN DIMENSIONS OR OTHERWISE HAS OCCURED IN THESE PLANS.
7. TRASH COLLECTION WILL BE PER ROLL OUT TOTES.
8. CONTRACTOR TO PROVIDE AS-BUILT INFORMATION OF ALL SITE WORK FOR REVIEW BY ENGINEER OF RECORD AND SUBMITTAL TO CITY. AS-BUILT DRAWING TO INCLUDE PAVING, CURBS, STORMWATER INLET & PIPES, AND GRADE/ELEVATION DATA. SEE CITY DETAILS M-11 AMD M-12.
9. CONTACT CITY ENGINEER PRIOR TO CONSTRUCTION TO SET UP PRE-CONSTRUCTION CONFERENCE.
10. ALL CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CITY OF EDGEWATER STANDARD CONSTRUCTION DETAILS.

SITE PLAN CONSTRUCTION NOTES

1. PROPOSED CONCRETE PAVING PARKING AREA AND DRIVE AISLES WITH 8" HEADER CURBS.
2. PROPOSED CONCRETE PAVED A.D.A SPACE AND A.D.A STRIPING, SEE CITY DETAIL M-9.
3. PROPOSED HANDICAP PARKING SIGN, SEE CITY DETAIL M-10.
4. PROPOSED R1-1,24" STOP SIGN AND 24" STOP BAR. SEE DETAIL THIS SHEET.
5. PROPOSED SITE LIGHTING TO BE WALL PACK LIGHTS MOUNTED ON THE PROPOSED METAL BUILDING.
6. EXISTING FIRE HYDRANT LOCATED DIRECTLY ACROSS GUAVA DRIVE.
7. PROPOSED HEADER CURB, SEE CITY DETAIL R-9.
8. PROPOSED WATERPROOFED RETAINING WALL BETWEEN BUILDINGS TO PROVIDE FOR COMMON RETENTION AREAS.
9. 6' HGT. OPAQUE FENCE PER CITY OF EDGEWATER VARIANCE #VA-21-01900015 IN REAR OF LOT. REMAINING SIDES OF LOT TO HAVE 5' GALVANIZED CHAIN LINK FENCE.
10. 15" HDPE PIPE WITH MITERED ENDS.
11.
12. PROPOSED CONCRETE FLUME.
13. PROPOSED 20 L.F. OF GUIDERAIL. SEE DETAIL SHEET C-7.

"PERMIT APPLICATION SET"

©ANDERSON - DIXON, LLC. These documents and their contents are the property of ANDERSON - DIXON, LLC and are issued only for the specific project noted on these drawings. Any reproductions of these documents without the expressed written consent of ANDERSON - DIXON, LLC is prohibited by law.

DATE: 09-20-21

ANDERSON DIXON
ENGINEERING • PLANNING • PERMITTING
PHONE: (386) 428-5834 - FAX: (386) 409-3781

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
32168 (386) 428-5834

RICHARD J. DIXON LICENSE No. 47544 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Richard J Dixon
DN: c=US, o=ANDERSON-DIXON LLC, ou=A01410C000 0176D46DA9AF 00D89D, cn=Richard J Dixon
Date: 2022.04.19 13:16 -04'00'

SITE & DIMENSION PLAN FOR:

PRIORITY STORAGE

GUAVA DRIVE
EDGEWATER, FLORIDA

REV.	DATE:	NOTES:
1	01-25-22	R.A.I. #1 - CITY COMMENTS
2	04-18-22	R.A.I. #3 - CITY COMMENTS

DRAFTER: DBA
CHECKED BY: RD
CLIENT: CHUCK MORTON
EDGEWATER, FL.
PROJECT NO. 21-1329

SHEET NO.
C-2