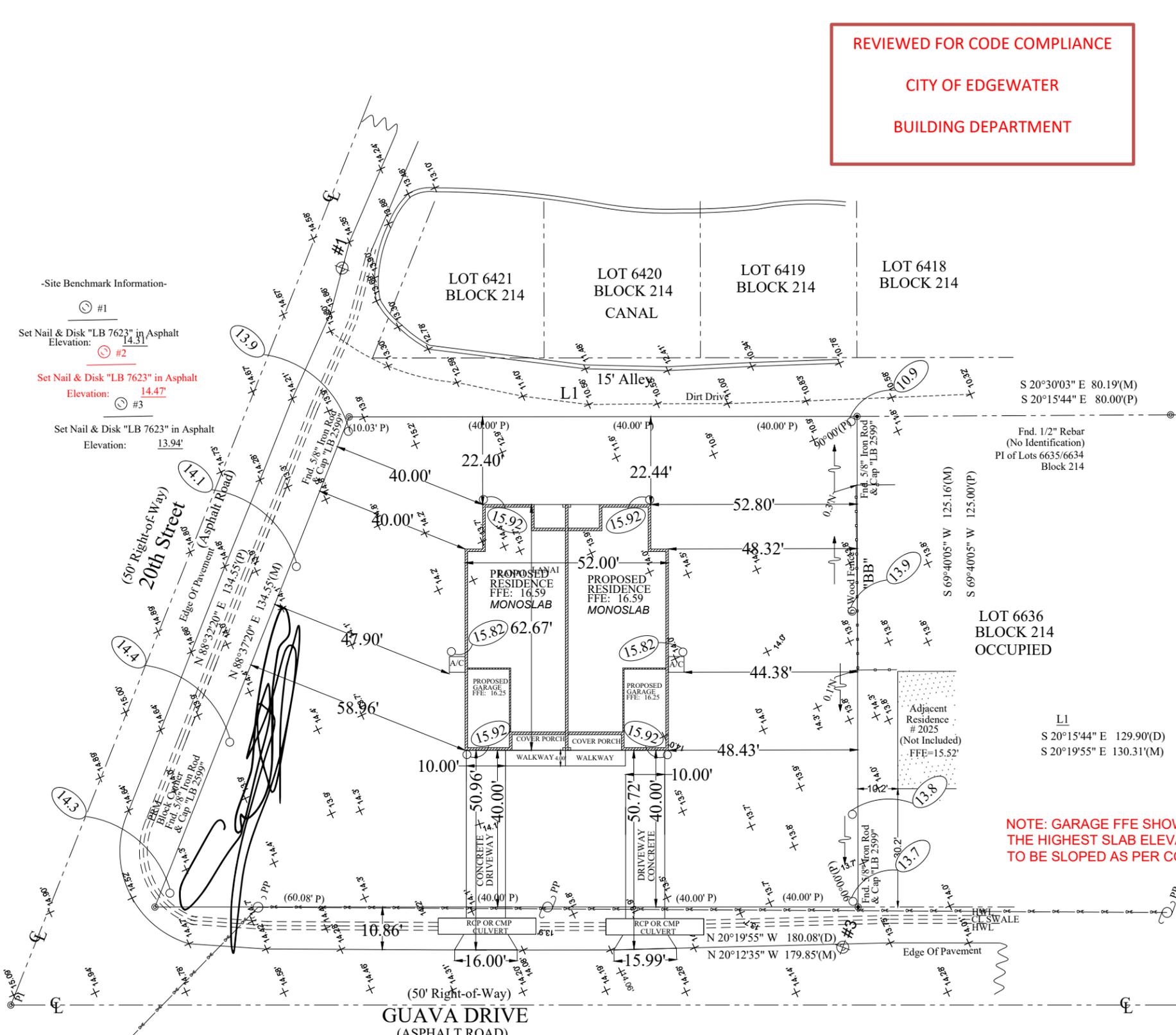


REVIEWED FOR CODE COMPLIANCE
CITY OF EDGEWATER
BUILDING DEPARTMENT



-Site Benchmark Information-

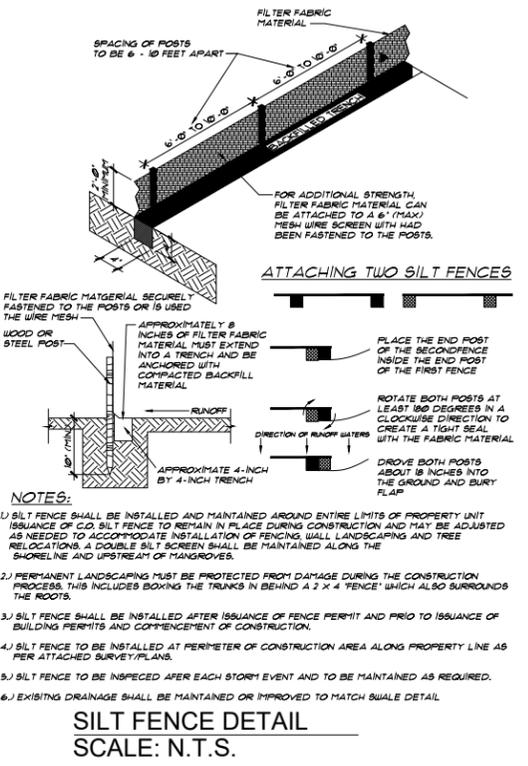
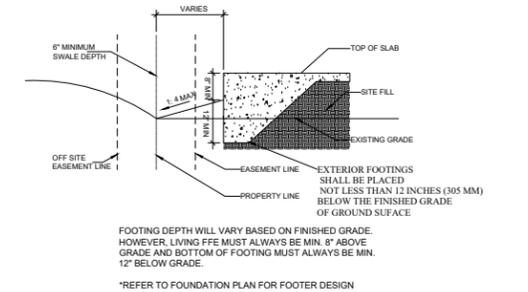
#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 14.31

#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 14.47

#3
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 13.94

NOTE: GARAGE FFE SHOWN IS AT THE HIGHEST SLAB ELEVATION. SLAB TO BE SLOPED AS PER CODE.

ELEVATION NOTE
ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88 DATUM)



SITE PLAN NOTES

- CONTRACTOR TO VERIFY HOUSE PLANS WITH SITE PLAN. CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS, SETBACKS, AND ELEVATIONS PRIOR TO PERMITTING & CONSTRUCTION AND NOTIFY FL ENGINEERING IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR TO INSTALL REQUIRED EROSION CONTROL BARRIERS, TREE PROTECTION, ETC. PRIOR TO CONSTRUCTION PER CODE OF THE APPLICABLE JURISDICTION.
- SLOPE REQUIREMENTS: 40:1 MINIMUM OVER ENTIRE PROPERTY, 4:1 FROM STRUCTURE TO PROPERTY LINE UNLESS OTHERWISE NOTED. LOTS SHALL BE GRADED TO DIRECT SURFACE WATER AWAY FROM FOUNDATION, MINIMUM 6" OF FALL WITHIN THE FIRST 10 FEET.
- FOUNDATION TYPE SHOWN REQUIRED PER SITE PLAN. REFER TO HOUSE FOUNDATION PLAN FOR FOUNDATION DETAILS.
- FBC R403.1.4 EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE
- DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.
- GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN FIVE (5) FEET. WHEN A STRUCTURE IS LESS THAN TEN FEET TO A LOT LINE, THE EAVE WILL BE REQUIRED TO INCLUDE A GUTTER AND DOWNSPOUT. DOWNSPOUT TO DIRECT FLOW WITH THE DRAINAGE PLAN AND NOT TOWARD ADJACENT LOT(S).
- FLOOD ZONE AND BASE FLOOD ELEVATION PROVIDED BY OTHERS.
- FINISHED FLOOR ELEVATION DOES NOT ACCOUNT FOR RECESSED SHOWERS.
- UPON SUBMITTAL OF DRAWINGS &/OR LETTER TO LOCAL GOVERNMENT AGENCY, THE OWNER &/OR CONTRACTOR AGREES THEY HAVE REVIEWED THE WORK PREPARED BY FLORIDA ENGINEERING, LLC. AND ARE IN AGREEMENT WITH THE WORK. ANY CHANGES AFTER SUBMITTAL OF PLANS, REGARDLESS OF REASON, MAY RESULT IN ADDITIONAL CHARGES WHICH WILL BE DETERMINED BY FLORIDA ENGINEERING, LLC

IMPERVIOUS AREA CALCS.	SYMBOL LEGEND
HOUSE SQ FT: 3157 SQ FT	D.U.E. - DRAINAGE & UTILITY EASEMENT
DRIVEWAY: 510 SQ FT	### - ELEVATION PROPOSED
WALKWAY: 123 SQ FT	X### - DENOTES EXISTING ELEVATION
POOL AREA: 0 SQ FT	→ - FLOW DIRECTION
PADS: 32 SQ FT	
TOTAL: 3822 SQ FT	
LOT SQ FT: 19374 SQ FT	
IMPERV. AREA: 20%	

LOT(S): 6637 TO 6640
BLOCK: 214
SUBDIVISION: FLORIDA SHORES NO 7
PROPERTY ID / STRAP #: 840201066370
FLOOD ZONE: N/A

CONTRACTOR:
VAZQUEZ CONST. & DEVELOPMENT

PROJECT ADDRESS:
75 FAST OFFER LLC
2003 GUAVA DR
EDGEWATER, FL, 32141

DRAWN BY: CP
DESIGN DATE: 01/19/2023

PAGE: 1

FLORIDA ENGINEERING LLC
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(941) 391-5980
www.flengineeringllc.com

Kashish Harish Vig, P.E. #93529
DATE: 03/02/2023

