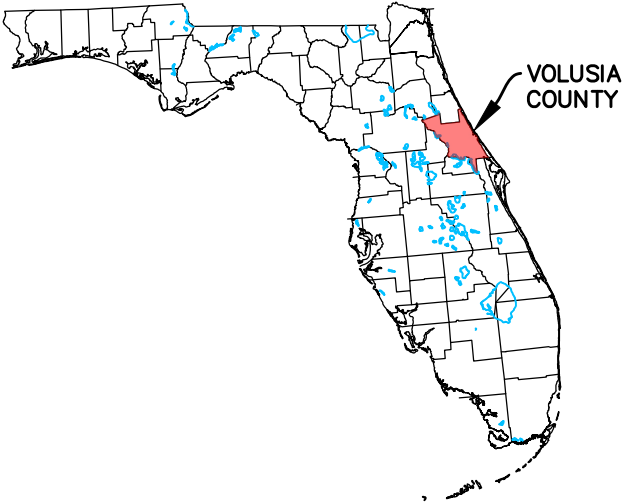


FLORIDA



VOLUSIA
COUNTY

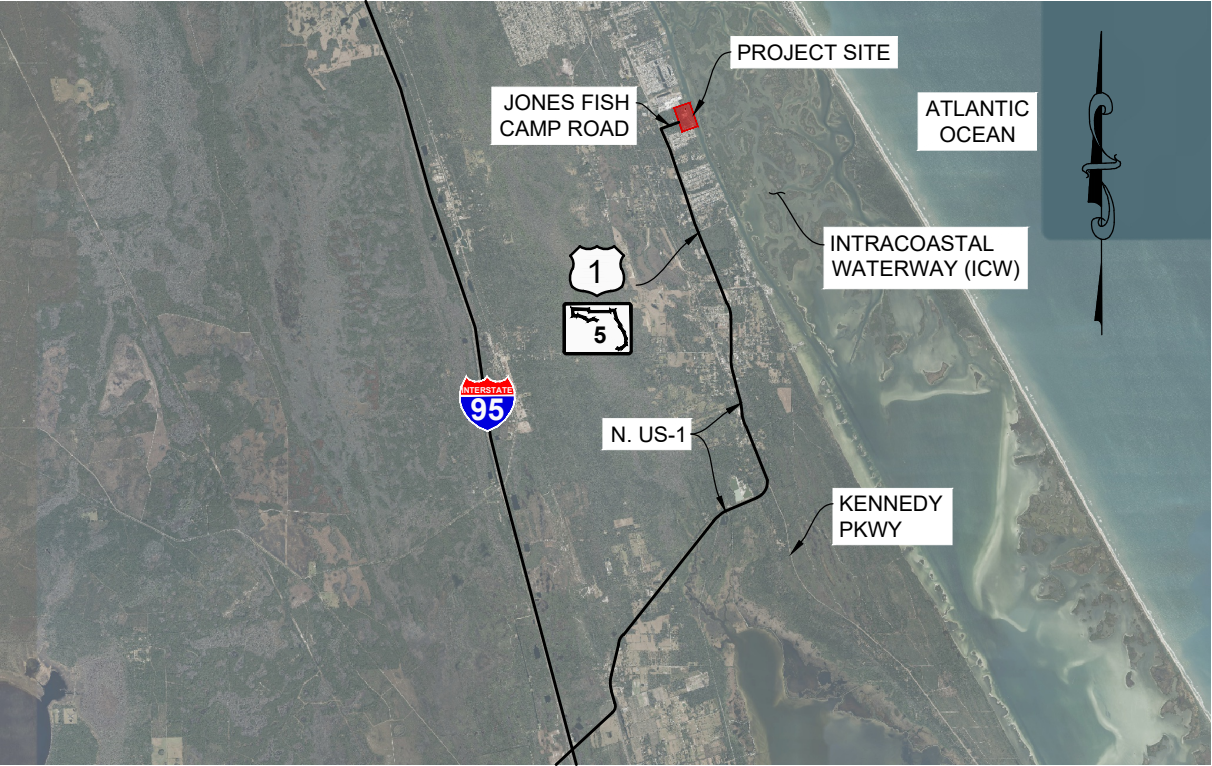
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<u>COVER</u> 01	INDEX & LOCATION MAP DEVELOPMENT PLAN	<u>STRUCTURAL PLANS</u> S-01	RELIEVING PLATFORM PLAN
<u>MARINA PLANS</u> C-01	EXISTING CONDITIONS	S-02	RELIEVING PLATFORM & FINGER PIER PLAN
C-02	GENERAL NOTES	S-03	PARTIAL PLANS
C-03	GENERAL NOTES	S-04	RELIEVING PLATFORM DETAILS
C-04	GENERAL NOTES	S-05	FINGER PIER DETAILS
C-05	ENVIRONMENTAL NOTES	S-06	BULKHEAD DETAILS
C-06	AERIAL	<u>ELECTRICAL PLANS</u> E-01	ELECTRICAL PLAN
C-07	WATERFRONT SITE PLAN	<u>TOPOGRAPHIC SURVEY</u> 1 OF 6	INDEX & LOCATION MAP
C-08	DREDGE PLAN	2 OF 6	TOPOGRAPHIC SURVEY
C-09	DREDGE CROSS-SECTIONS	3 OF 6	TOPOGRAPHIC SURVEY
C-10	DREDGE CROSS-SECTIONS	4 OF 6	TOPOGRAPHIC SURVEY
C-11	DREDGE DISPOSAL PLAN	5 OF 6	TOPOGRAPHIC SURVEY
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CONSTRUCTION DRAWINGS

INDIAN RIVER SHORELINE, LLC
EDGEWATER MARINA
AT JONES FISH CAMP ROAD
MARCH 25, 2026

PROJECT LOCATION MAP
SECTION 38, TOWNSHIP 18, RANGE 35



PROPERTY ADDRESS: 171 JONES FISH CAMP ROAD, EDGEWATER, FL 32141

CLIENT

INDIAN RIVER SHORELINE, LLC
101 CANAL STREET,
NEW SMYRNA BEACH, FL 32168



ALL WORK MUST BE IN ACCORDANCE WITH:

1. FDEP PERMIT No.
2. USACE PERMIT No.
3. FWC PERMIT No.
4. CITY OF EDGEWATER ORDINANCE No.

VERTICAL DATUM HEREIN REFERENCES:
NORTH ATLANTIC VERTICAL DATUM 1988
(NAVD88)

REPRODUCTION SCALE:
THESE PLANS SHALL BE PRINTED IN COLOR AND
ARE SCALED TO ACCURATELY BE REPRODUCED ON
11X17 SIZED SHEETS. ALL OTHER SHEET SIZES ARE
NOT TO SCALE.

Dredging & Marine Consultants
DMC
ENGINEERS • SCIENTISTS
4643 S. Clyde Morris Blvd
Unit 302
Port Orange, FL 32129
Phone:(386) 304-6505
Fax:(386) 304-6506
www.dmc.es.com

NOTE TO CONTRACTOR:

THESE DRAWINGS AND THE PROJECT SPECIFICATIONS ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS OR PROJECT MANUAL.

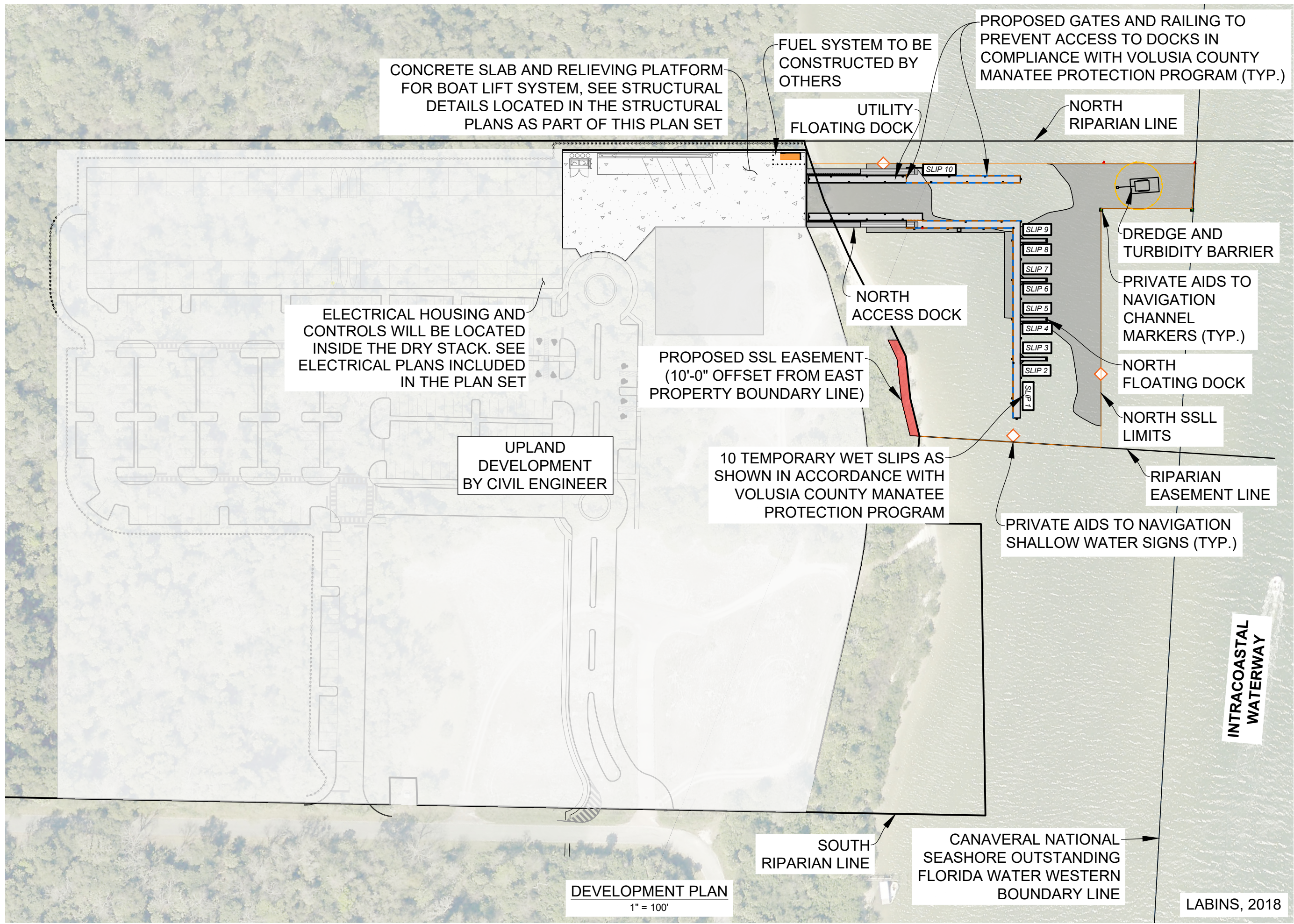
IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE DEADLINE FOR BID SUBMITTAL. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.

ENGINEER CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA PRACTICING WITH DMC, DREDGING & MARINE CONSULTANTS LLC, A CORPORATION, AUTHORIZED TO OPERATE AS AN ENGINEERING BUSINESS, CERTIFICATE OF AUTHORIZATION # 9410, BY THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, AND THAT I, OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE PREPARED OR APPROVED THE EVALUATIONS, FINDINGS, OPINIONS, CALCULATIONS, CONCLUSIONS OR TECHNICAL ADVICE HEREBY REPRESENTED BY THESE DRAWINGS.

NAME P.E.
FLORIDA LICENSE No.

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: C 3/25/2026



INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcas.com	PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING: DEVELOPMENT PLAN					
				DMC JOB NO. 24-200-01					
				DRAWN	AM	CAD	CIVIL 3D	SHEET NO. 01	
				CHECKED	MP	SCALE AS SHOWN		DATE 03/25/2026	
				APPROVED	MP	DATE		03/25/2026	
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65980			CLIENT: INDIAN RIVER SHORELINE, LLC						

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: EC 3/25/2026



EXISTING SITE FACING EAST

DMC: 07.24.24



EXISTING SITE FACING WEST

DMC: 07.24.24



EXISTING SITE FACING NORTH

DMC: 07.24.24



EXISTING SITE FACING NORTHWEST

DMC: 07.24.24

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD				DRAWING: EXISTING CONDITIONS			
	CLIENT: INDIAN RIVER SHORELINE, LLC				DMC JOB NO. 24-200-01			
	VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890				DRAWN	AM	CAD	CIVIL 3D
	Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS 4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcscs.com				CHECKED	MP	SCALE AS SHOWN	SHEET NO. C-01

IMPORTANT NOTES TO BIDDERS:

- The Contractor shall keep a pile driving log as specified in the plans and may not cut off piles until the Engineer has given approval to do so. The Contractor must provide advanced notification of a request to cut off piles so that the Engineer may make field observations, if necessary. The Engineer will not make a structure certification if the Contractor does not comply with this requirement. If a vibratory hammer, auger or jetting equipment is used to install piles, the time needed to hammer and/or jet and/or auger each pile shall be recorded.
- The Contractor shall retain all material delivery tickets, material testing reports and cut-sheets/shop drawings for manufactured products for the project and provide copies to the Engineer on a weekly basis. The Engineer will not make a structure certification if the Contractor does not comply with this requirement.
- The Engineer must be given advanced notice of the critical stages of construction such as initial construction stakeout, false-work, sheet-pile installation, pile installation, forming and rebar placement prior to placing concrete, first casting of concrete, dock installation, etc. The Engineer will not make a structure certification if the Contractor does not comply with this requirement.
- The location of existing utilities, utility services, facilities, and structural features shown on these plans has been determined from the information available at the time of the preparation of these plans, but do not purport to be absolutely correct and are provided for only the convenience of the Contractor. Any inaccuracy or omission in such information shall not relieve the Contractor of its responsibility to protect the existing features from damage and unscheduled interruption of service or from the responsibility to relocate utilities are required. Should a discrepancy arise between these plans and actual field conditions which would appreciably affect the execution of the plans the Contractor shall stop construction and notify the County and utility or facility owner immediately. The Contractor shall verify, prior to construction, the exact location, elevation, dimensions of all existing utilities, facilities, structures, and other features (whether or not shown in the plans). The Contractor shall be solely responsible for coordination of any utilities to be adjusted by others for the construction of this project and shall coordinate with other utilities and entitles as required to ensure the successful implementation of this project.
- A pre-construction meeting must be scheduled before start of construction and all parties are to attend including: Owner or Owner's Representative, Engineer, Prime Contractor, Subcontractor(s), Surveyor, Applicable Tradesmen, etc. The Engineer will lead the meeting and provide a list of critical items to discuss.

GENERAL:

- Owner hereinafter refers to Owner's Representative, City, County, Town, Developer or Private Entity.
- All elevations in the project plans are referenced to feet NAVD 88.
- The project shall be straight, plumbed, level, and elevations are correct as shown in plans.
- Any deviation from these plans, notes or specifications must be approved in writing by the Owner or Engineer, or else the deviation will be considered construction non-compliant with the plans and specifications.
- Any discrepancies amongst the plans, notes, specifications and other bid documents must be resolved in writing by the Owner or Engineer prior to continuing the work in question.
- These plans, notes and specifications, along with the other components of the project bidding documents, constitute the only instructions to bidders/contractors, unless written addenda are issued.
- All construction, manufacturing, fabrication and testing of materials shall be performed under the guidelines set forth in applicable local, state and federal codes, and/or under recommendations provided in technical publications of respected professional or industry organizations. Material testing programs, where applicable, shall be presented to the Engineer for review and approval prior to construction.
- All products constructed or manufactured/supplied for the project shall be accompanied by industry acceptable warranties or guarantees.
- For the purpose of these specifications. "Project Completion" is defined as completion of an agreed upon list of punchlist items compiled in a planned project walkthrough held at a time the Contractor considers the project to be "Substantially Complete". The Contractor shall notify the Owner and Engineer at least 72 hours in advance of substantial completion and schedule a mutually agreeable walk through.
- A portion of the site lies within flood zones "AE" with a base flood elevation of 5.0 as indicated on Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No.12127C0715J dated September 29, 2017.
- Any materials interfering with construction, and all abandoned utility lines, pipes, structures and other subterranean objects to be removed, shall be disposed of as directed by the Owner. All materials not claimed by the Owner shall be disposed of at the Contractor's expense in areas provided by the Contractor.
- All materials to be removed from the existing structures per the construction plans.
- The Contractor shall provide all sheeting, shoring and bracing required to meet the requirements of the "Trench Safety Act" and to protect adjacent structures or to minimize trench width. Where a separate pay item is not provided, the cost for all sheeting, shoring and bracing required shall be included in the contract price for the item of work for which sheeting, shoring and bracing is anticipated to be required.

- The Contractor shall endeavor to protect private property. Any damage caused by the Contractor in the performance of his work shall be corrected to the satisfaction of the Engineer at the Contractor's expense. Payment shall not be made for this work.
- Any damage to state, county, or local roads caused by the Contractor's hauling or excavation equipment shall be repaired by the Contractor to the satisfaction of the Engineer. Payment shall not be made for this work.
- The construction lengths indicated in these plans are approximate. Actual limits may be set in the fields as directed by the Engineer.
- During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing, or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on site unless approved by the Engineer.
- All trimming undertaken on a tree protected by provisions of the land development code shall be pruned in accordance with the National Arborist Association (NAA) Pruning Standards.
- The Owner and the Engineer reserve the right to perform quality assurance testing on all materials delivered to project and to reject all materials not meeting acceptable standards.
- The Contractor shall be responsible for the complete stake-out of the project, i.e., line, grade, slope stake, utility relocations or any other stake-out that may be required to complete the project in accordance with the plans and specifications. Any and all expenses incurred for this work shall be included in the unit price bid for other items. No additional payment shall be made for this work. Contractor shall also be required to provide a certified as-built survey of the grading, drainage and earthwork improvements and meet any minimum requirements of Owner.
- Overall cleanup shall be accomplished by the Contractor in accordance with Owner standards or as directed by the Engineer. Any and all expenses incurred for this work shall be included in the unit price bid for other items.
- If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop and the client and the Florida Division of Historical Resources shall be notified within two working days.
- All materials and construction shall be in accordance with the more stringent of the current FDOT Standards and Specifications or Volusia County Standards and Specifications.
- Contractor shall be responsible for independently calculating all quantities for the project including earthwork. It is the Contractors responsibility to verify the Engineers estimated quantities included on the bid schedule.
- The Contractor shall provide pumping equipment and devices to properly remove and dispose of water during construction, if needed.
- Refer to construction pollution prevention plan for erosion control notes.

SURVEY INFORMATION:

Topographic information shown hereon from survey performed by Sliger & Associates, Inc. August 09, 2022. Referenced on the North American Vertical Datum of 1988 (NAVD 88).

SOIL BORINGS:

Structural calculations based on the Geotechnical Evaluation Report No, 2067368, dated March 18, 2024 by Universal Engineering Sciences, Inc. Refer to the Geotechnical Report.

ENVIRONMENTAL AND PERMITS:

- The U.S. Army Corps of Engineers (USACE), Florida Water Management District, Florida Department of Environmental Protection (FDEP), Florida Fish & Wildlife Conservation Commission (FWC) and the local city or county may exert jurisdiction over construction of the project. The Contractor shall be responsible to understand and comply with all applicable permit conditions imposed by the jurisdictional agencies, if permits are necessary. If not, the Contractor must at least comply with general state water quality standards for siltation and guidelines for encounters with threatened and endangered species.
- All building and construction-related permits from the local (city or county) or state authorities are the responsibility of the Contractor.
- The Contractor shall be responsible for penalties and/or fines levied due to work that is not in accordance with permit conditions.
- National Marine Fisheries Services has special conditions for manatees. See details.

SUBMITTALS:

All submittals shall be made to the Engineer of Record for review and approval, in writing, prior to ordering and before construction. Submittals also include but are not limited to, shop drawings, mark-up drawings, sketches, cut-sheets, product literature, additional specifications, photographs and letters.

Submittals list:

- Schedule for completion of work with tasks and durations defined.
- Shipping, Stockpile and Site Administration Plan (SSSAP).
- Temporary Traffic Control plan (TTC) for vehicles and pedestrians, including material deliveries, stockpile area(s), worker's parking and construction equipment.
- Site-Specific Safety Plan shall be distributed and reviewed with all site workers prior to

said workers commencing work on the project site. See "Site Safety" heading.

- Complete list of required shop drawing submittals shall be provided by the Engineer at the preconstruction meeting.
- Changes, alternates or other methods different from project plans must be approved, in writing, via submittals required by the Engineer and/or Owner.
- After completing the punchlist in the field, the Contractor must submit a itemized punchlist, as-built survey and record drawings for final changes and the Engineer of Record approving in writing.
- The Contractor shall be responsible for keeping a log of change orders, RFI's and shop drawings. The log shall be updated and available upon request.

INSPECTION COORDINATION:

- The Engineer will be conducting routine observations and observations at critical stages of construction. A minimum of 72 hours notice shall be given to the Engineer prior to commencing the critical stages of construction. In general, critical stages are the initial work on the major structure components. Examples of critical stages of construction include: initial construction stakeout, false-work, sheet-pile installation, pile installation, forming and rebar placement prior to placing concrete, first casting of concrete, dock installation, etc.The local city or county may perform their own construction observations in addition to the Engineer. No observers other than the Engineer or his/her designated representative shall have the authority to determine compliance with plans and specifications.
- Other observers may relay information to the Engineer, but it will be the Contractor's ultimate responsibility to maintain contact and resolve disputes, questions, field changes, payment requests, etc. directly with the Owner or Engineer.

CONSTRUCTION SURVEYING:

- Stake-out survey of the project is the responsibility of the Contractor. Beginning and end points will be provided by the Owner or Engineer in the project drawings.
- The staked project must be approved by the Engineer prior to commencing construction. The Engineer reserves the right to make alignment changes based on conditions portrayed by the initial stakeout.
- Methods and frequency of continuing stake-out during construction shall be submitted to the Engineer for approval prior to beginning construction.
- The Contractor must perform an independent construction record survey (as-built survey) as a check for compliance at the end of the project. The record survey must be signed and sealed by a State of Florida Licensed Professional Surveyor. The record survey must be referenced to feet N.A.V.D. 88.
- The Prime Contractor is advised that certification of the project elevations and alignment is required by the Engineer for final acceptance of work.

SITE SAFETY:

The Contractor shall prepare and adhere to a Site-Specific Safety Plan. The contents of the plan are:

- Identification of potential hazards and injuries pertaining to the specific site and project.
- Location of nearest hospital.
- Assure availability of at least one working cell phone and one vehicle on site at all times.
- Emergency contacts within the Subcontractor's organization and at the Prime Contractor's organization.
- All field personnel shall wear appropriate safety attire and utilize appropriate personal protection equipment for a given task/operation such as safety glasses/goggles, masks, shields, gloves, harnesses, hard hats, steel-toed boots,etc.
- Safety kit shall be available onsite at all times with appropriate materials for potential hazards and injuries.
- The Site-Specific Safety Plan shall be distributed and reviewed with all site workers prior to said workers commencing work on the project site.
- The Contractor shall follow all applicable local, state, and federal codes regarding site safety.
- The Contractor shall adjust the means and methods of this plan as appropriate for maintaining site and operational safety.

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone:(386) 304-6505 Fax:(386) 304-6506 www.dmcscs.com			PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING: GENERAL NOTES
					DMC JOB NO. 24-200-01	
					DRAWN AM CAD CIVIL 3D	SHEET NO. C-02
					CHECKED MP APPROVED MP	SCALE AS SHOWN DATE 03/25/2026
					CLIENT: INDIAN RIVER SHORELINE, LLC	
				VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890		

SITE MAINTENANCE:

1. The Contractor shall maintain a clean and neat site, void of loose debris, trash, remnant parts or materials.
2. Trash receptacles and removal service shall be maintained by the Contractor specifically for this project. Pre-existing trash/debris facilities shall not be used to maintain the project.
3. Temporary debris piles shall be limited in number as much as practical and contained in designated areas until removal. Debris and trash shall not be scattered in areas outside the limited designated areas at any time.
4. Removal of trash/debris shall be scheduled as appropriate to not allow piles to reach five-feet in height or greater than ten-feet in diameter. Debris individually larger than these dimensions shall be removed from the site within five working days. Receptacles shall not overflow at any time.
5. Where necessary, the Contractor shall employ a Temporary Traffic Control plan (TTC) for vehicles and pedestrians, including material deliveries, stockpile area(s), worker parking and construction equipment. The plan must be in writing, including sketches or drawings, and must be submitted to the Owner or Engineer for review and approval before commencement of any work.
6. The Contractor shall follow all applicable local, state and federal codes regarding site maintenance.

MOBILIZATION AND DEMOBILIZATION:

1. It is understood that this project will require work in and over water. Access to near water construction areas is required for material storing, hauling, erection and construction. All facilities, public or private, used for such purposes shall be repaired to their original condition following "Completion" of the project, including grade and topping (sod, tree/vegetation cover, established road, etc.)
2. The Contractor shall present a Shipping, Stockpile and Site Administration Plan (SSSAP) to the Owner or Engineer for approval. The plan shall be specific to the project requirements for the particular materials to be delivered to the site, describing delivery points, stockpile areas, temporary debris/trash storage areas, temporary field office (including utilities maintained there), fencing, security and a statement of commitment and details for maintaining safety on the site.
3. The Owner or Engineer shall have the right to exercise reasonable alterations or additions to the SSSAP.
4. It is the Contractor's responsibility to coordinate, and pay for, necessary utilities to occupy the site and perform the work.
5. The Contractor shall not demobilize until project completion, and all parties have agreed and signed off in writing.

TECHNICAL SPECIFICATIONS FOR SITE PLAN TESTING:

1. MATERIAL
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 Owner's designated site inspector. The Owner'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 Owner.
2. LABORATORY CONTROL AND CERTIFICATES 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.
TEST AND 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 Owner 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.

FILL MATERIAL AND SURFACE TREATMENT:

1. Fill material shall be from an upland source and shall be clean, construction-quality sand, free from organics, oils, grease and debris. The source company shall provide a sieve analysis to the Engineer for approval prior to shipping material.
2. Fill material shall be placed in maximum 12-inch lifts and compacted to minimum 98% percent optimum proctor moisture content and density. The bottom, middle and top of fill shall be tested, at the expense of the Contractor, by a qualified independent testing company. The testing company name, qualifications and contact information shall be provided to the Owner or Engineer for approval prior to commencing soil testing.
3. Backfilling shall not be performed until after all concrete has sufficiently cured to design strength.
4. The filling and compaction should be performed with the smallest practical equipment to reduce surcharge on the structure during the operation. Heavy equipment shall not be operated within 25-feet of any retaining wall. The Contractor shall review backfilling procedure with the Engineer prior to commencing.
5. Area to be filled shall be stripped of organic materials prior to filling.
6. If any muck material is discovered, it shall be required to be removed and replaced with a suitable material that is properly filled, compacted and tested using AASHTO T-180 modified proctor method.

EROSION AND TURBIDITY CONTROL:

The following measures represent minimum standards to be adhered to by the Contractor throughout the construction of this project. The Owner reserves the right to require additional measures to be employed when warranted by extreme conditions and/or the failure of the Contractor to employ the appropriate erosion and turbidity control best management practices. Failure to comply with these provisions shall result in the issuance of a "stop work order".

1. It shall be the responsibility of the Contractor to have all protective vegetation barricades, erosion and turbidity control structures and measures in place prior to the commencement of any work. These measures include, but are not limited to, temporary construction fences, hay bales, silt fences, and floating turbidity barriers. Further, it shall be the responsibility of the Contractor to maintain all erosion control devices throughout the duration of the entire project. Maintenance shall include periodic inspection and removal of debris abutting erosion control devices.
2. Prior to the installation of any fill materials on subject site, silt fences shall be installed (1) along subject site boundary and property lines, (2) at the edge of conservation easements and wetlands, (3) adjacent to natural landscape buffers, (4) around the perimeter of existing storm water treatment facilities, and (5) at any additional areas that the Owner deems necessary to be protected from potential erosion impacts during construction. These conditions shall apply in all instances where fill material is being installed within 25-feet of any of the aforementioned locations. While these items represent the minimum requirements, the Owner reserves the right to impose additional protective measures, as determined during actual site visits conducted throughout project construction.
3. At a minimum, the Contractor shall seed and mulch all disturbed areas. Sufficient grass coverage is to be established within thirty days.
4. 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 Owner.
5. Any permitted demolition or removal from submerged lands or adjacent uplands shall be fully contained within siltation devices such that permit turbidity requirements and state water quality standards are met.

DEMOLITION, CLEARING AND RESTORATION:

1. Demolition or clearing may require permits. The Contractor shall acquire all necessary building permits from the local municipality prior to commencing work.
2. Clearing and removal of vegetation, rocks and debris will be required within the project structure footprint.
3. Demolition or removal of objects, debris, or material specified or obstructing construction shall take place only to the extent necessary.
4. The site shall be restored by removing and finishing all evidence of construction including temporary haul roads, vehicle ruts, stockpile areas, shoreline slopes and vegetation, sod and areas subject to project work.

AS-BUILT SURVEY AND RECORD DRAWINGS:

1. As-built survey and record drawings shall be submitted at the time of the punchlist review and shall be reviewed by the Engineer for completeness and correctness.
2. The record drawings shall be a designated set of drawings maintained on site for the purpose of hand-making all changes and deviations from the original design, no matter how slight. Color markings are preferred.
3. The record drawings shall also contain any and all field changes with respect to location, alignment, height, width, length, depth, materials, products, etc.

STEEL/MISCELLANEOUS:

1. All reinforcing steel shall be ASTM A615, Grade 60.
2. All structural steel and miscellaneous metal items (other than aluminum) shall be in accordance with structural steel, Grade 316 Stainless Steel or ASTM A36 Steel.

CONCRETE PILING INSTALLATION:

1. 14 inch pre-stressed FDOT Marine Grade piles must have strict occurrence of:
 - a. Fabricated at a plant that is currently on the listing of FDOT Production Facility.
 - b. $f_c = 6,000$ psi.
 - c. $w/c \leq 0.40$.
 - d. (8) - $\frac{1}{2}$ " dia. strands (minimum).
 - e. 3" minimum clear cover.
2. Provide and install concrete piles in accordance with FDOT specification 455.
3. Concrete shall be FDOT class IV (special) for extremely aggressive (marine) environment. Provide sufficient fly ash or slag to cement content to increase impermeability of concrete.
4. The piles shall be of the size and length shown in the plans.
5. All piles shall be set full length with top elevation as shown in plans. Cut-offs are not allowed except for minimal required (maximum 6") to remove tops damaged by the pile driving equipment.
6. The pile-setting equipment used must be of proper size, set-up and maintenance as to not cause excessive damage to pilings. Damaged piles must be removed, discarded and replaced at the contractor's expense. The contractor shall provide information regarded the model and operating specifications of the pile-driving equipment to be used on the job for approval by the engineer prior to commencing pile-driving.
7. Prior to signing of the construction contract, the Contractor being considered shall have all major equipment items available for inspection. Any deficiencies in quality and quantity or type of equipment shall be corrected prior to commencing work and such correction shall be a required condition to properly fulfill the contract. This inspection and subsequent approval shall in no way relieve the Contractor from his obligation to provide all equipment required to properly perform the work.
8. The Contractor shall make an earnest attempt to drive pilings to grade, utilizing alternate methods or ideas to make the grade at no additional cost to the Owner.
 - a. Larger hammer.
 - b. Alternate hammer type.
 - c. Tool Punch.
 - d. Steel "shoe".
 - e. Twin jetting.
 - f. Multiple jetting with manifold.
 - g. Auger
10. Cut-off of piles is strictly not allowed unless approved by the Engineer. When requesting permission to cut off sheet piles, the Contractor shall provide a minimum of 72 hours advance notice to the Engineer to inspect the site and make recommendations. The pile must remain "as-is" until the Engineer completes the field inspection and makes recommendations. The Engineer may request multiple driving attempts over the course of 48 hours at no additional cost to the Owner. Any pile cut off without written approval by the Engineer shall be removed and replaced at no additional cost to the Owner.
11. Contractor shall keep a pile driving log on the site at all times which shall include the following information: date, time, weather conditions, equipment used, pile location designation, blows per foot over entire driving sequence, total length of pile (after driving and cut-off, if cut-off allowed), amount of jetting or punching (if requested and approved), unusual pile behavior, damage and re-driving. This log shall be available to the Engineer or Owner at any time during the job. Updated copies of log pages shall be provided to the Engineer at least weekly throughout the project. If a vibratory hammer or jetting equipment is used to install piles, the time needed to hammer and/or jet each pile shall be recorded.
12. Jetting of piles is permitted with approval of the Engineer. The final five (5) feet of all piles must be driven.
13. If solid rock, debris or refusal is encountered prior to achieving the minimum penetration, then the pile shall be tool-punched. No additional payment will be made for pile driving where this work is required. It is the Contractor's responsibility to investigate the site and make preliminary probes if necessary. Arrange site visits for this purpose directly with the Owner.
14. The pile handling and driving procedure shall not subject the piles to excessive abuse causing damage. The pile-driver/sheet-piling connection shall be made such as to minimize damage to the pile and eliminate or reduce cut-off. Any pile so damaged in handling or driving shall be replaced by a new pile, or otherwise corrected, as directed by the Owner or Engineer and at the expense of the Contractor.
15. Proper care shall be taken for aligning piles. Pile alignment must be approved by Engineer of Record prior to framing. Piles shall be plumb and placed precisely as shown on plans, Contractor shall remove and replace any piles not meeting these requirements at no additional cost to the Owner.

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com			PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING: GENERAL NOTES		
		VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890	CLIENT: INDIAN RIVER SHORELINE, LLC	DRAWN	AM	CAD	CIVIL 3D	SHEET NO. C-03
				CHECKED	MP	SCALE AS SHOWN		
				APPROVED	MP	DATE	03/25/2026	

BOLTS, SCREWS & FASTENERS:

1. All fasteners, including nails, screws, threaded rods, bolts, nuts, washers, plates, lags, etc. shall be grade 316 stainless steel (S.S.). Washers used with single-bolted or double bolted connections (for example: stringer to piling connection, cap board connections or cross-bracing) shall be minimum 3-inch diameter "dock washers". Standard washers for splice block and railings.
2. Bolts shall extend fully through the nuts but not extend beyond the nut more than ½-inch.
3. Stainless Steel (S.S.) screws as shown in plans.
4. Simpson Strong Tie Twist Straps (stainless steel hurricane straps), MTS. Screws shall be Simpson Strong Tie 9-inch x 1½-inch Stainless Steel (S.S.).

FLOATING DOCKS:

1. The gangways may, or may not be, provided by the floating dock manufacturer, at the manufacturer's and/or contractor's preference. Gangway ramps shall be of length and width shown on the plans. Gangway ramps shall be constructed of Aluminum Alloy 6061-T6 and designed to carry its own dead load plus a live load of 50 pounds per square foot (psf). Gangway handrails shall be 42-inches in height and designed for 50 pounds per linear foot (plf) applied horizontally along the top rail and a point load of 200 pounds applied on the top rail mid-way between posts. The decking shall be a non-skid surface to prevent slippage when wet at maximum angle. The deck material shall be aluminum planking unless otherwise directed by the owner/developer. Gangway hardware shall be aluminum or stainless steel. The fixed hinge shall be at the top of the ramp and shall freely rotate over the entire range of design water level fluctuations.
2. Pile design (number, size, length, shape and type) has been performed by the project engineer. Where pilings are shown in plans, the floating dock manufacture shall provide stainless steel four-roller pile guides with UHMW rollers and stainless steel roller pins. Other pile guide hardware and metal sections required shall be stainless steel. The pile guides shall have 3-inches of clearance from the pile to each roller.
3. Floating Dock System shall be compromised of the following basic components:
 - a. Individual concrete float units with main pier, when attached, forming a continuous walkway surface of the material and finish desired by the Owner.
 - b. Aluminum gangway onto the float of the size and at locations shown in the plans.
 - c. Piles and pile guides, which shall be the primary support of the floating dock system.
 - d. Industry standard "D" shaped bumpers to surround the entire floating dock.
 - e. Transition plates as detailed in plans.
 - f. Aluminum or Grade 316 Stainless Steel hardware and components, Hot Dipped Galvanized will not be accepted.
4. Contractor is responsible for ensuring that the floating dock system properly functions and that no debris hinders its functionality. If debris is located within the footprint of the floating system then the contractor must remove the hindrances in order to allow proper function.
5. The method and material type of floatation, deck system, and connection between floatation units shall be clearly described in detailed shop drawings for review by the owner and owner's representatives. For the purposes of this project, the floating dock shall be of concrete composition. System hardware shall be HDG or stainless steel, roller pins shall be stainless steel.

The environmental forces and criteria for the floating docks design shall be as follows:

 - a. Wind Speed: 130 mph (assumed no boats)
 - b. Wave Height: 2.5 feet
 - c. Surge: Upper Category 2, 8 feet surge
 - d. Vessel Impact: 30-foot power boat at 1.5 knots
 - e. Live Load (LL): 50 pounds per square foot (psf)
 - f. Dock freeboard (no load/dead load): 19-inch +/- 1-inch
 - g. Dock Freeboard (DL+LL): 9-inch minimum
6. Pre-stressed FDOT Marine Grade 14-inch square concrete piles to be 55 linear feet, top elevation of +13.00 N.A.V.D. 1988.
7. The contractor shall provide and properly install industrial aluminum cleats on the floating concrete system as located on the plans.
8. White square vinyl caps shall be properly placed and secured on all newly installed concrete piles. This cost should be incorporated into the cost of the floating dock.

WATER SERVICE NOTES

1. Locations of potable water and other underground utility lines and fittings are approximate as depicted on the civil plans. The contractor is responsible for requesting all needed utility locates from Sunshine 811, City of Edgewater, and other underground utility service providers with facilities within or adjacent to the project prior to starting any excavation or demolition activity. The contractor shall be solely responsible for any damage to underground utilities that have been located, and any damage to underground utilities that occurs prior to field locates being performed.
2. All potable water connections and service components shall be constructed in accordance with City of Edgewater standards, specifications, details, and procedures, utilizing only components, hardware and products approved by the City of Edgewater.
3. The contractor shall be responsible for determining if City of Edgewater Staff must be present to observe critical stages of potable water service construction, or to perform connections to City Water Service. The contractor shall be responsible for providing a

- sufficient notification period to City of Edgewater and the project engineer to permit scheduling of observation or connection duties. No additional contract time shall be approved if this notification is not given, and any work performed without required observation shall be rejected and replaced by the contractor at the contractor's expense.
4. The contractor shall perform all required pressure, bacteriological and other testing as required by the County, City of Edgewater, other local and state regulatory agencies, and the project engineer. These testing results shall be submitted to the city project manager and project engineer prior to project close-out, and must be available for inspection at any time at the request of the County, City of Edgewater, regulatory agencies, and the project engineer.

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com	VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65980	PROJECT NAME:		EDGEWATER MARINA AT JONES FISH CAMP ROAD			
				DRAWING:		GENERAL NOTES			
				DMC JOB NO.		24-200-01			
				DRAWN		AM	CAD	CIVIL 3D	SHEET NO.
		CHECKED	MP	SCALE AS SHOWN		C-04			
		APPROVED	MP	DATE		03/25/2026			
		CLIENT:		INDIAN RIVER SHORELINE, LLC					

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STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

SEE NOTE "f." ON
STANDARD MANATEE
CONDITIONS FOR
IN-WATER WORK NOTE,
THIS SHEET.



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

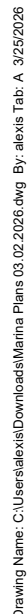
The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006
O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc



DRAWING: ENVIRONMENTAL NOTES	DMC JOB NO.		24-200-01		SHEET NO.		C-05	
	DRAWN	AM	CAD	CIVIL 3D	CHECKED	MP	SCALE AS SHOWN	DATE 03/25/2026
PROJECT NAME:		EDGEWATER MARINA AT JONES FISH CAMP ROAD				CLIENT:		
						INDIAN RIVER SHORELINE, LLC		
						VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890		
						4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com		
						Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS		
						INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168		



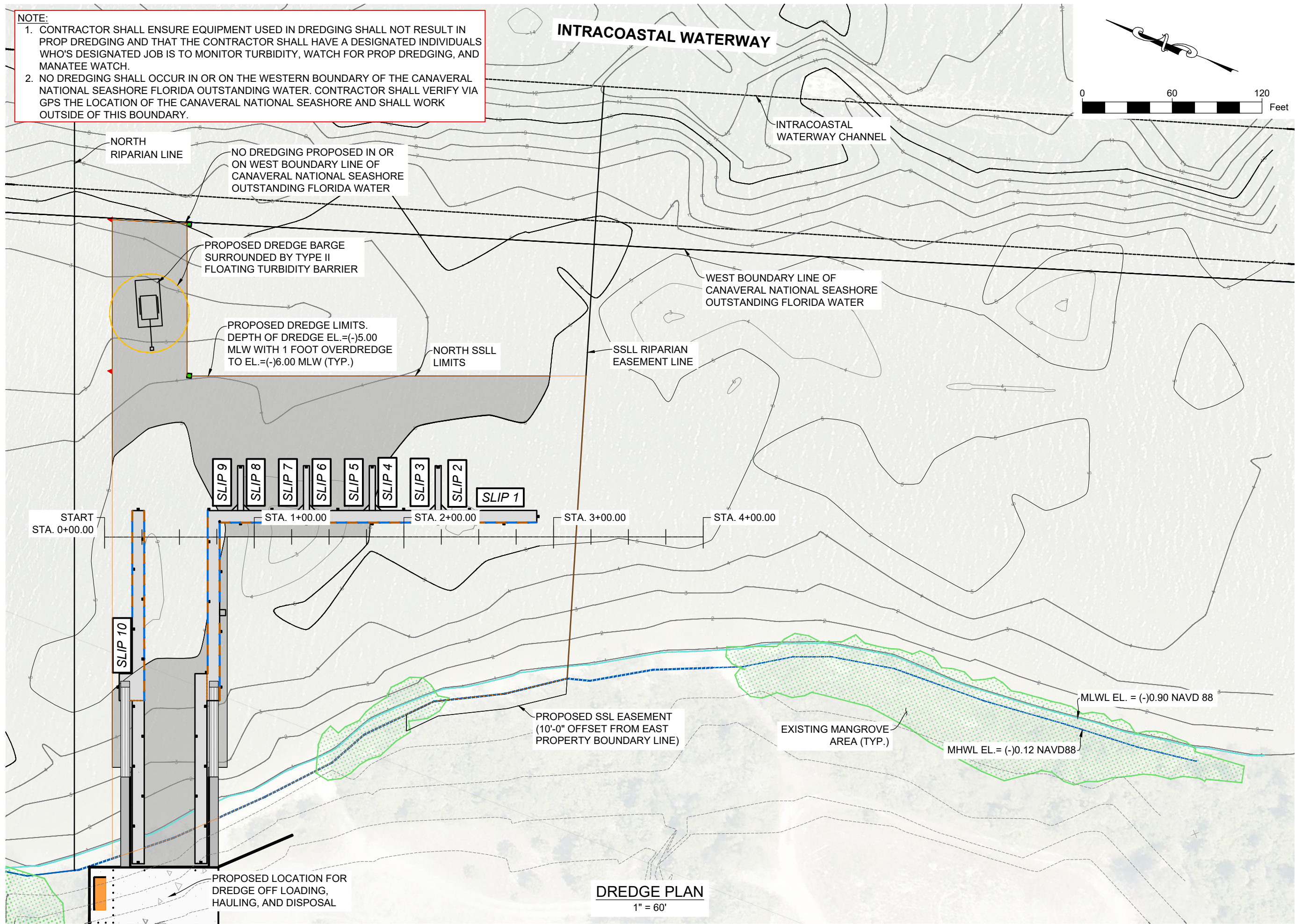
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com		VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890	PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING: AERIAL	DMC JOB NO. 24-200-01	SHEET NO. C-06
		CLIENT: INDIAN RIVER SHORELINE, LLC						
		DRAWN AM CAD CIVIL 3D CHECKED MP SCALE AS SHOWN APPROVED MP DATE 03/25/2026						

NOTE:

1. CONTRACTOR SHALL ENSURE EQUIPMENT USED IN DREDGING SHALL NOT RESULT IN PROP DREDGING AND THAT THE CONTRACTOR SHALL HAVE A DESIGNATED INDIVIDUALS WHO'S DESIGNATED JOB IS TO MONITOR TURBIDITY, WATCH FOR PROP DREDGING, AND MANATEE WATCH.
2. NO DREDGING SHALL OCCUR IN OR ON THE WESTERN BOUNDARY OF THE CANAVERAL NATIONAL SEASHORE FLORIDA OUTSTANDING WATER. CONTRACTOR SHALL VERIFY VIA GPS THE LOCATION OF THE CANAVERAL NATIONAL SEASHORE AND SHALL WORK OUTSIDE OF THIS BOUNDARY.
3. NO FILL MATERIAL SHALL BE PLACED WATERWARD OF THE MEAN HIGH WATERLINE.

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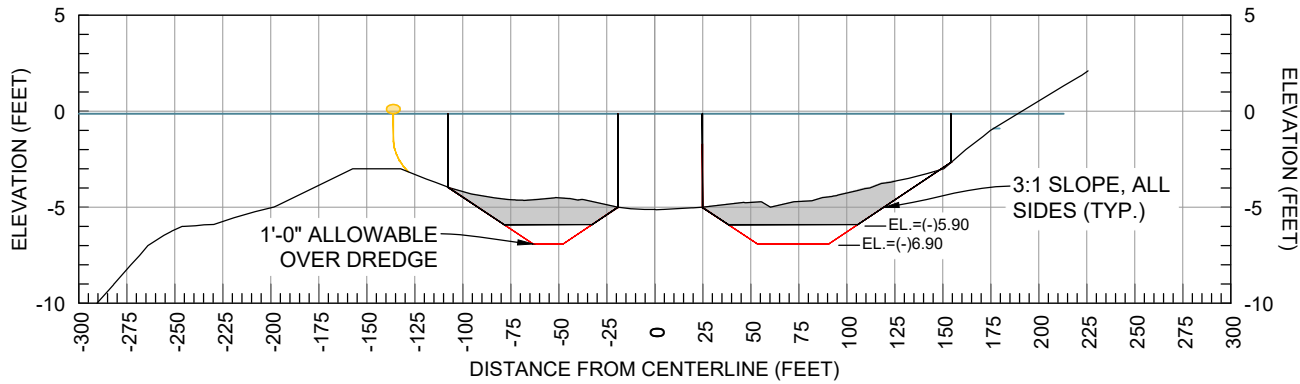
- NOTE:
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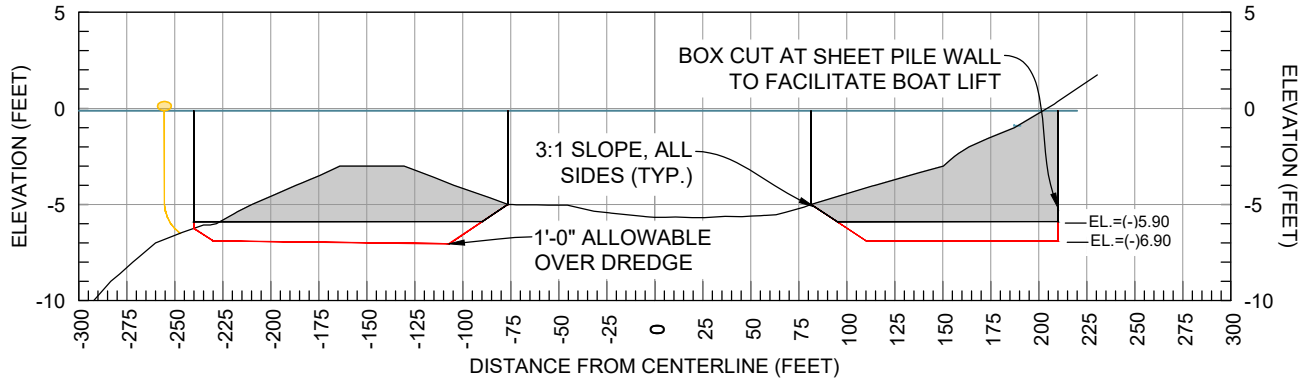
DREDGE PLAN
1" = 60'

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com	PROJECT NAME:						DREDGE PLAN								
			INDIAN RIVER SHORELINE, LLC						DMC JOB NO. 24-200-01								
			CLIENT:						SHEET NO. C-08								
			APPROVED MP						SCALE AS SHOWN								
			DATE 03/25/2026						DRAWN AM								
VITALY B. FEYGIN, P.E.						CAD CIVIL 3D						CHECKED MP					
FLORIDA LICENSE No. 65990												APPROVED MP					

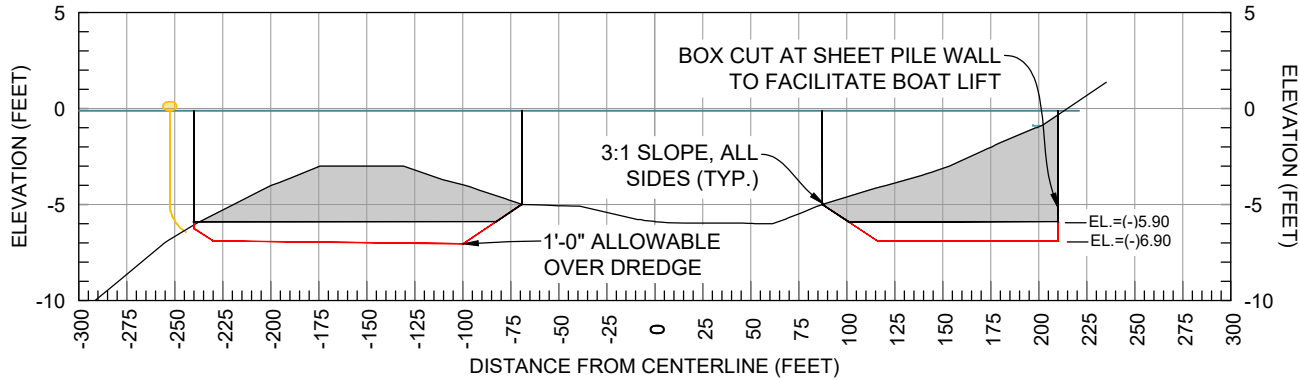
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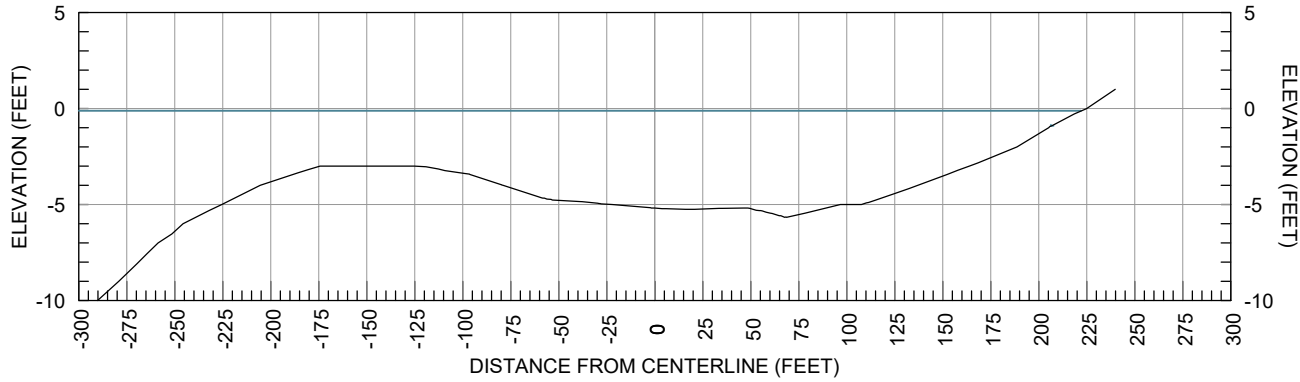
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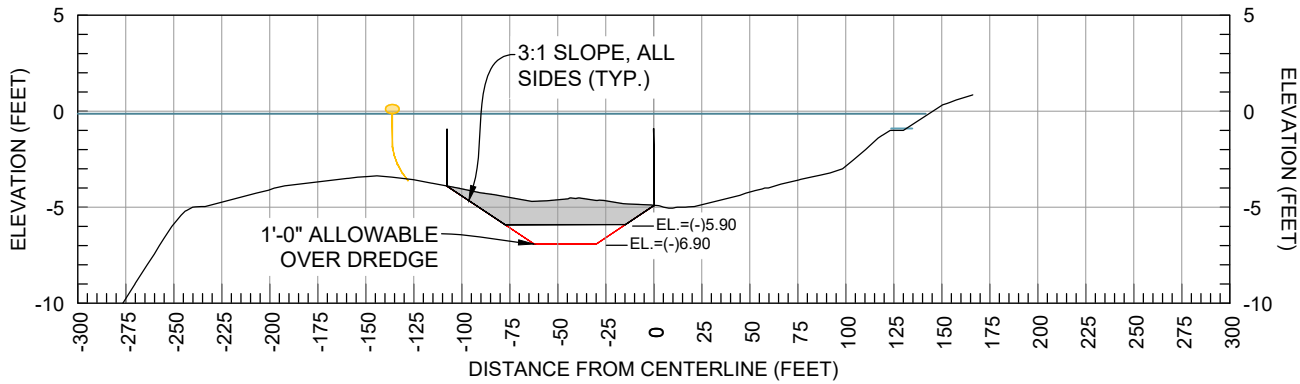
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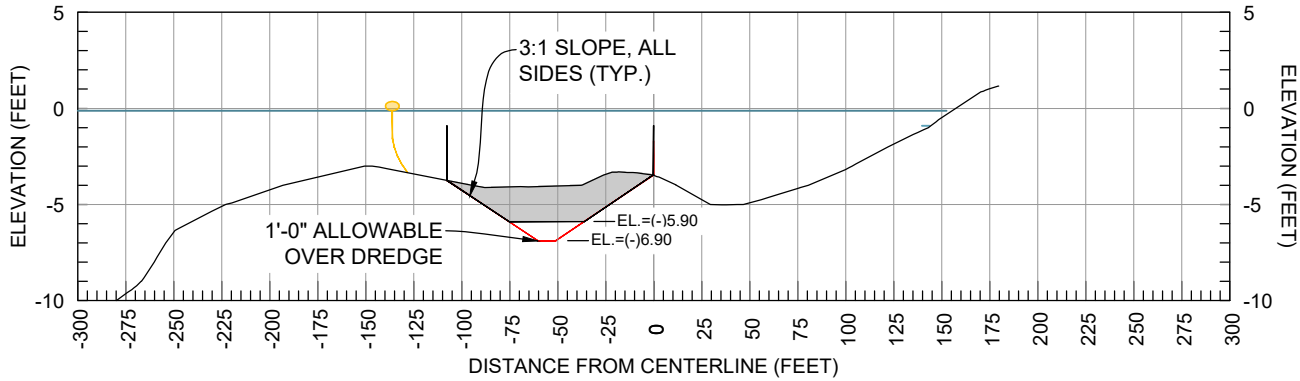
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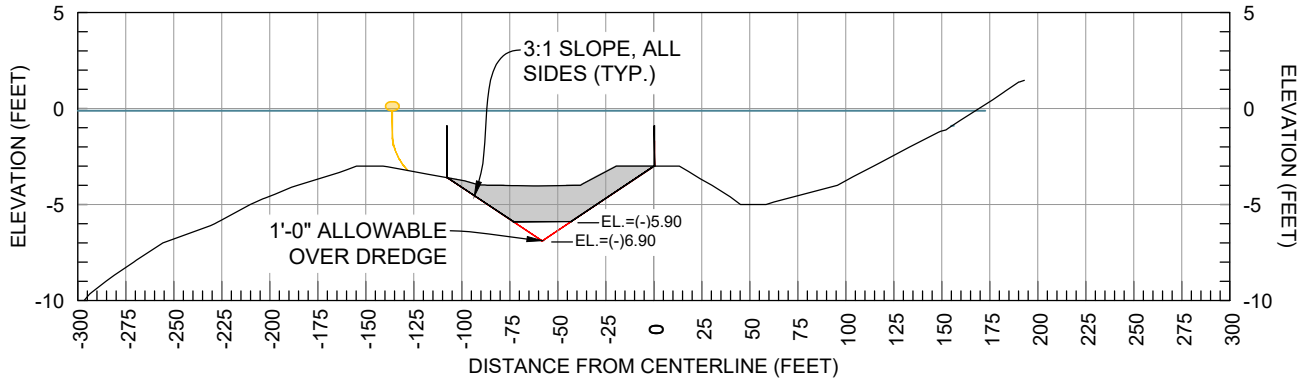
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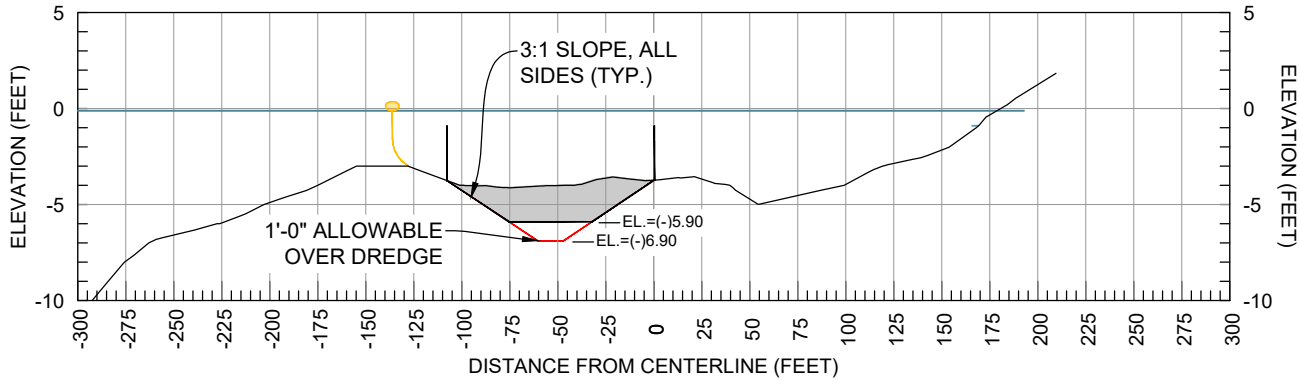
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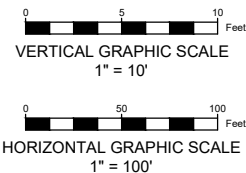
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STATION 1+00.00

NOTES:

1. **TOTAL DREDGE VOLUME** TO EL. = (-)5.90 NAVD88 (EXCLUDING 1 FOOT ALLOWABLE OVER DREDGE) IS APPROXIMATELY 2,200 CUBIC YARDS.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVD88). MEAN LOW WATER EL. = (-)0.90 NAVD 88.
3. FDOT TYPE II FLOATING TURBIDITY BARRIERS ARE TO BE EMPLOYED THROUGHOUT CONSTRUCTION DURATION; LOCATION OF TURBIDITY BARRIER WILL VARY BASED ON THE CONSTRUCTION PHASE. TURBIDITY BARRIERS SHOWN IN THE CROSS-SECTIONS ABOVE, ARE FOR REFERENCE ONLY.



LEGEND:

- MHWL EL. = (-)0.12 NAVD88
- MLWL EL. = (-)0.90 NAVD88
- APPROXIMATE MUDLINE AS PER SURVEY DATED
- DREDGE TEMPLATE EL. = (-)5.19 NAVD88
- 1'-0" ALLOWABLE OVERDREDGE EL. = (-)5.19 NAVD88
- FDOT TYPE II FLOATING TURBIDITY BARRIER

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DRAWN	AM	CAD	CIVIL 3D	CHECKED	MP
SCALE AS SHOWN		DATE		03/25/2026	

PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		CLIENT: INDIAN RIVER SHORELINE, LLC	
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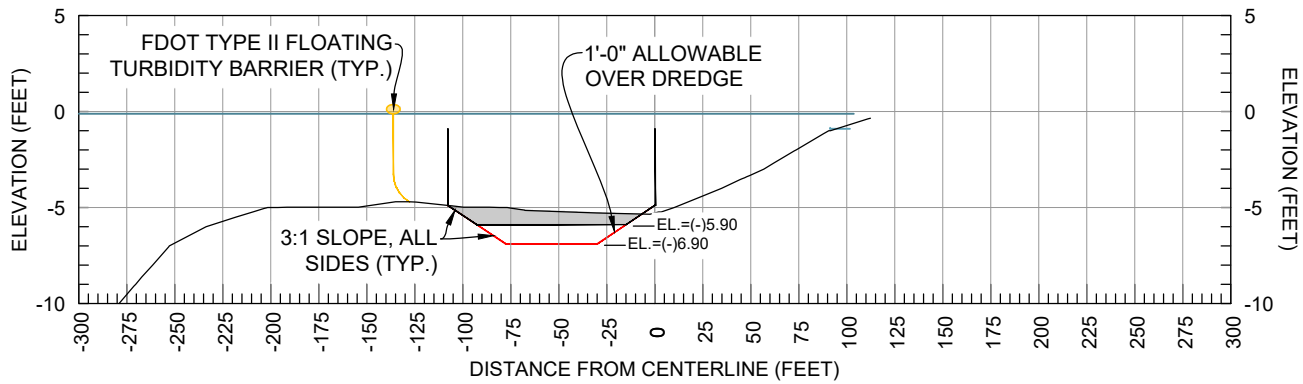
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890	
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Dredging & Marine Consultants
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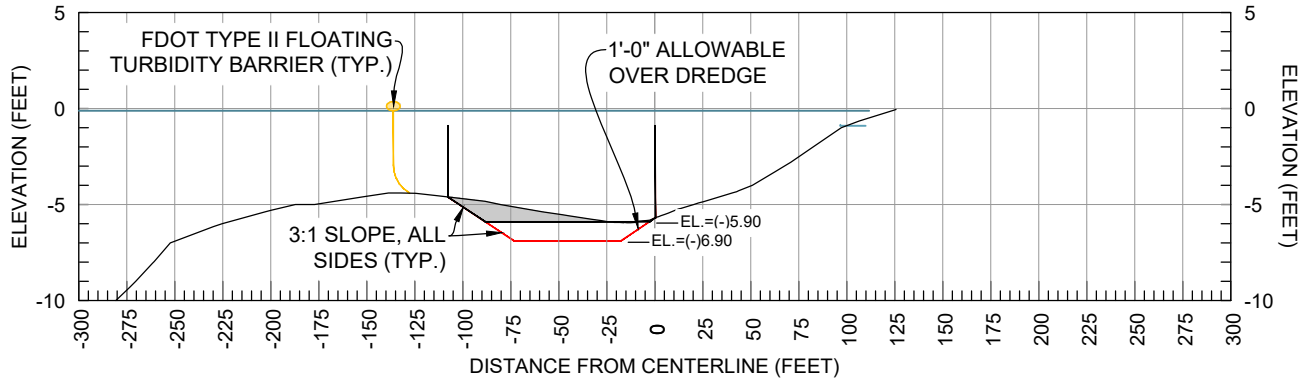
4643 S. Clyde Morris Blvd
Unit 302
Port Orange, FL 32129
Phone: (386) 304-6505
Fax: (386) 304-6506
www.dmcscs.com

INDIAN RIVER SHORELINE, LLC
101 CANAL STREET,
NEW SMYRNA BEACH, FL 32168

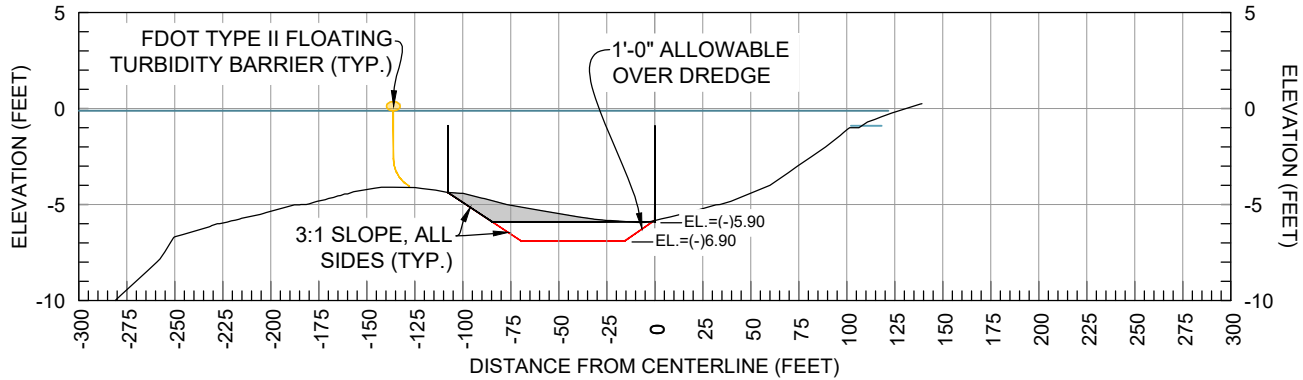
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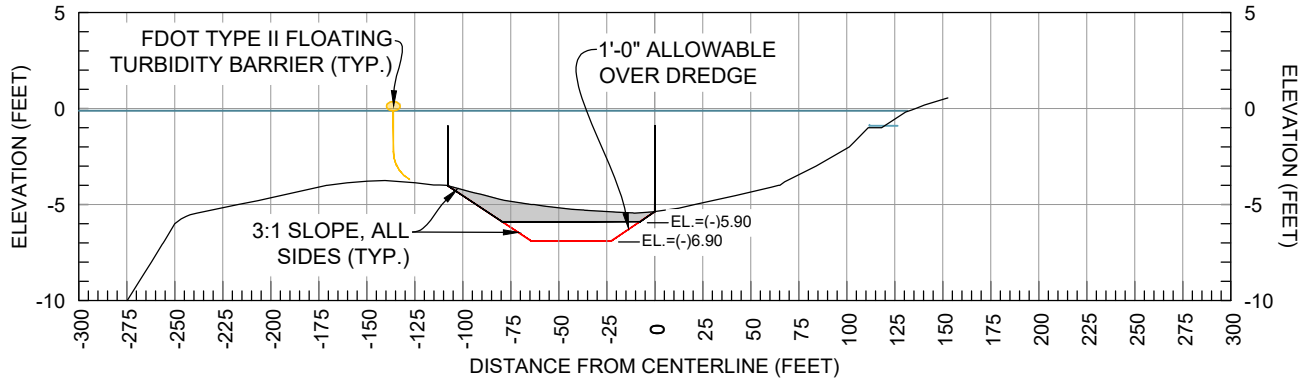
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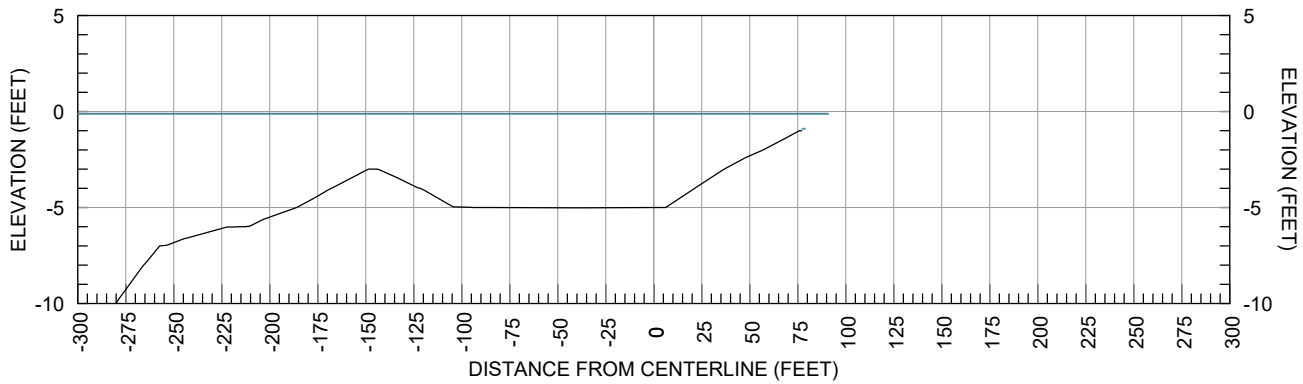
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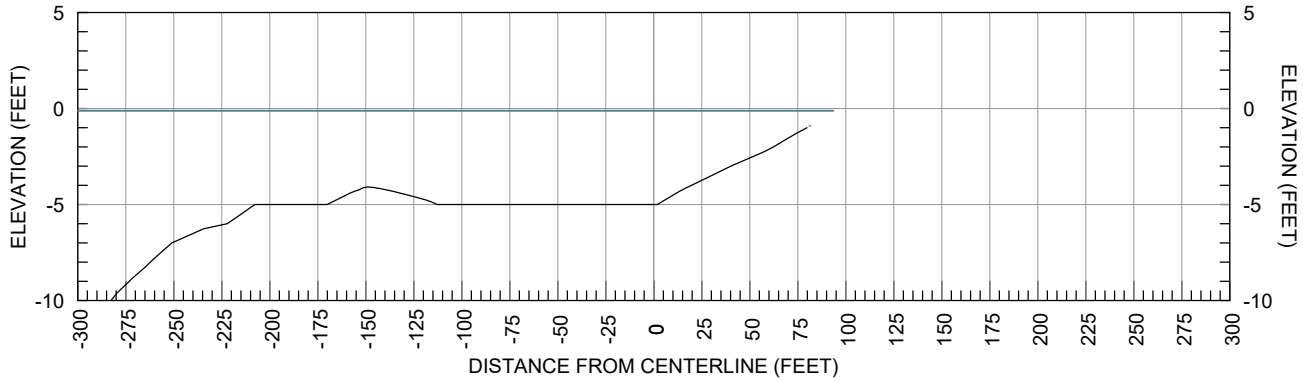
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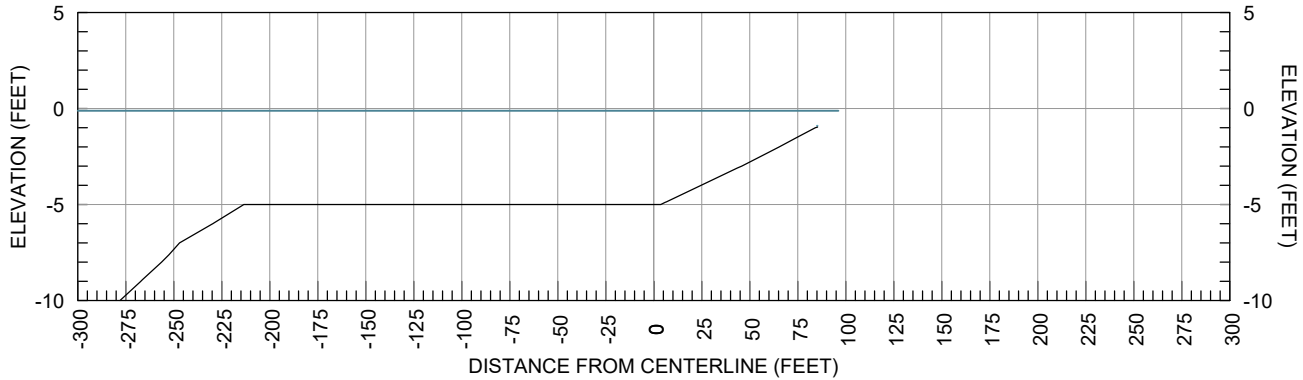
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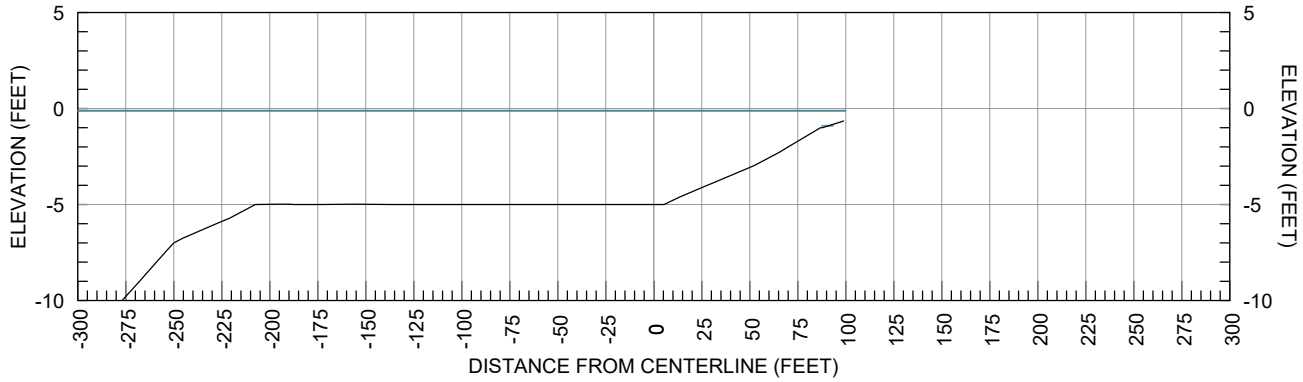
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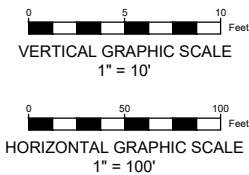
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NOTES:

- TOTAL DREDGE VOLUME** TO EL. = (-)5.90 NAVD88 (EXCLUDING 1 FOOT ALLOWABLE OVER DREDGE) IS APPROXIMATELY 2,200 CUBIC YARDS.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVD88). MEAN LOW WATER EL. = (-)0.90 NAVD 88.
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LEGEND:

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- DREDGE TEMPLATE EL. = (-)5.19 NAVD88
- 1'-0" ALLOWABLE OVERDREDGE EL. = (-)5.19 NAVD88
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DRAWING: DREDGE CROSS-SECTIONS		DMC JOB NO. 24-200-01		SHEET NO. C-10	
DRAWN	AM	CAD	CIVIL 3D	CHECKED	MP
APPROVED	MP	DATE	03/25/2026	SCALE AS SHOWN	

PROJECT NAME:	EDGEWATER MARINA		CLIENT:	INDIAN RIVER SHORELINE, LLC
	AT JONES FISH CAMP ROAD			

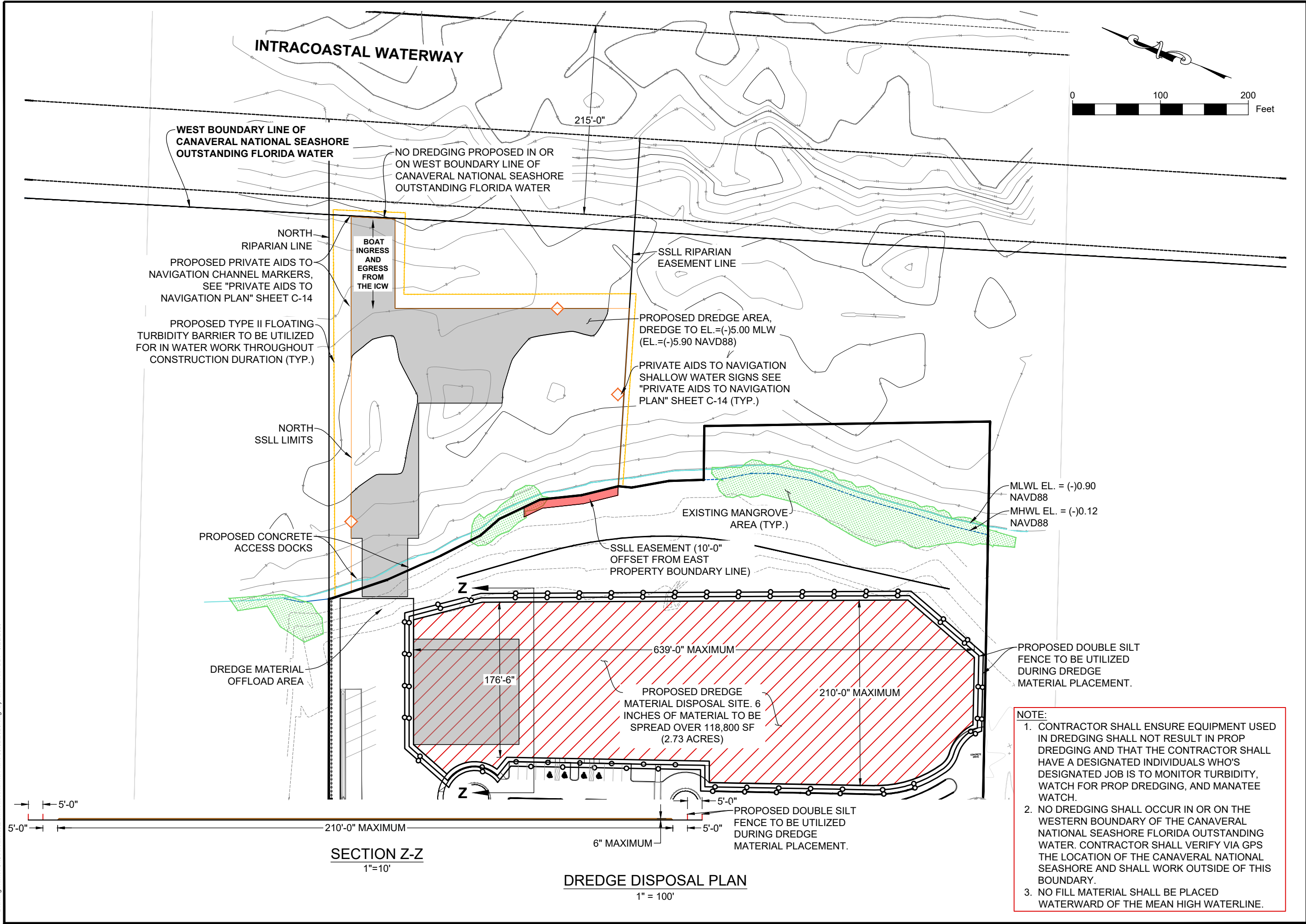
VITALY B. FEYGIN, P.E.		FLORIDA LICENSE No. 65890

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DMC
Dredging & Marine Consultants
ENGINEERS • SCIENTISTS

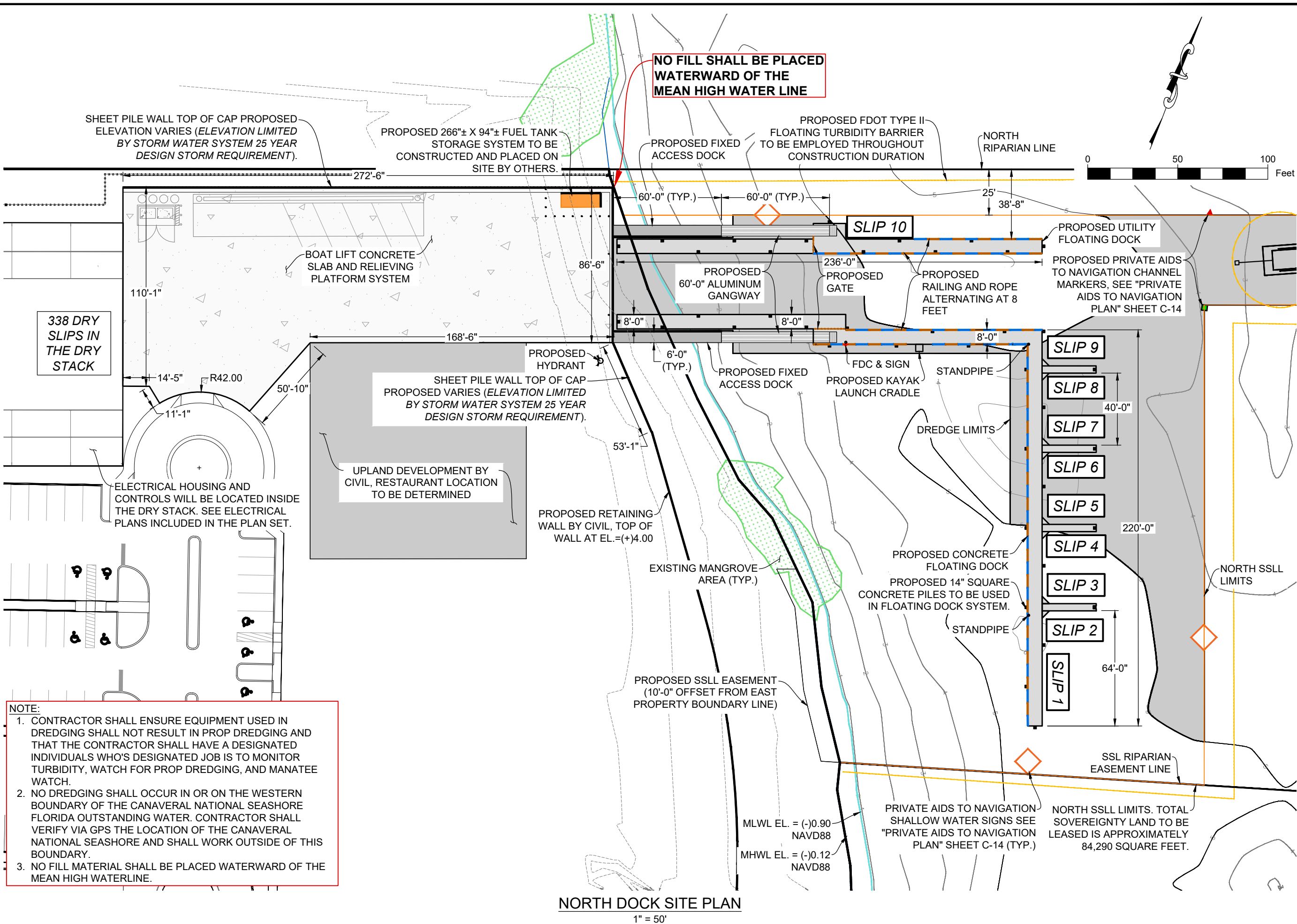
INDIAN RIVER SHORELINE, LLC
101 CANAL STREET,
NEW SMYRNA BEACH, FL 32168

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: DDP 3/25/2026



DRAWING: DREDGE DISPOSAL PLAN	DMC JOB NO. 24-200-01		SHEET NO. C-11	
	DRAWN AM	CAD CIVIL 3D	CHECKED MP	SCALE AS SHOWN
PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		CLIENT: INDIAN RIVER SHORELINE, LLC		
4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com		VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890		
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168		DMC Dredging & Marine Consultants ENGINEERS • SCIENTISTS		

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: NSP 3/25/2026

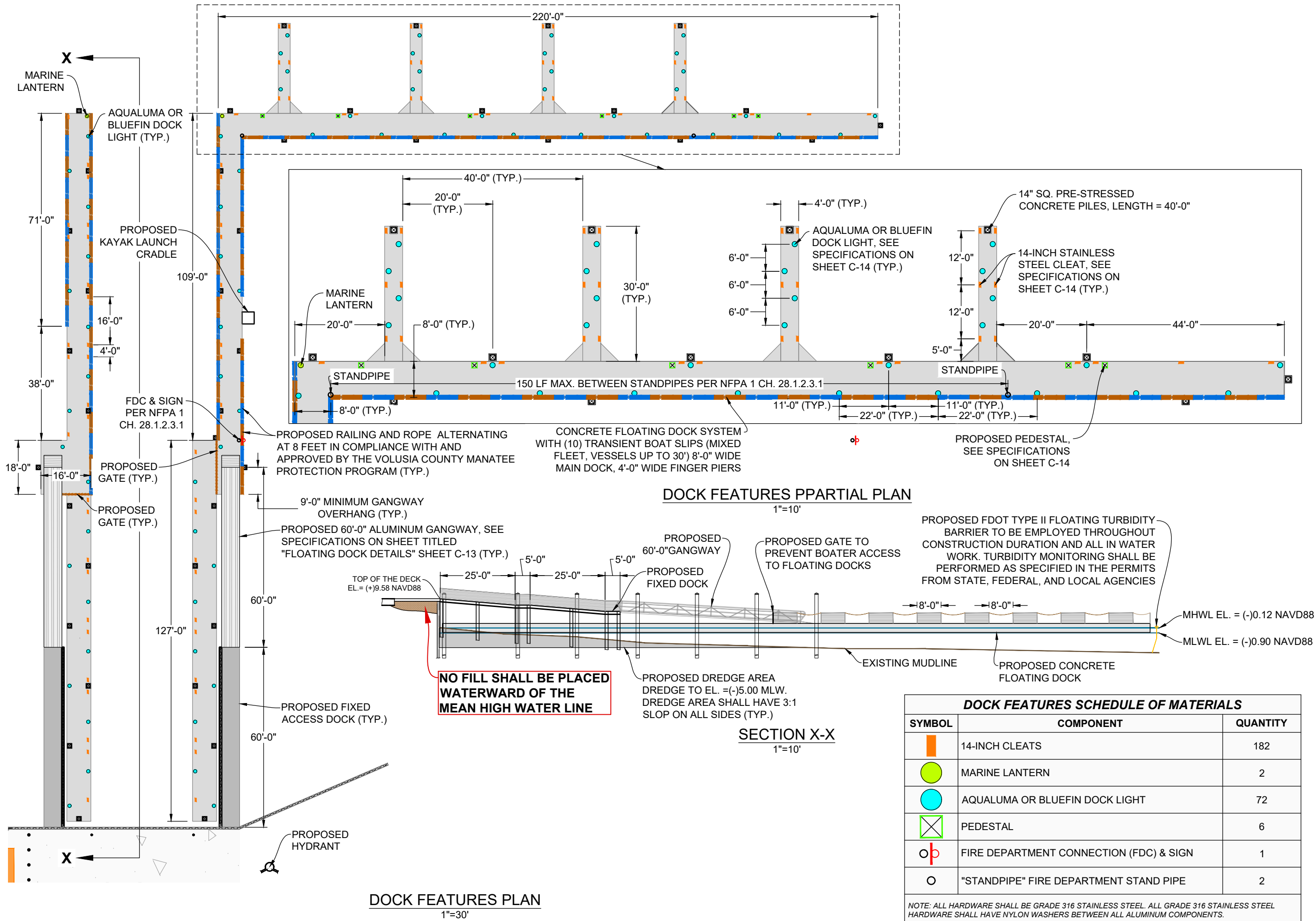


NORTH DOCK SITE PLAN

1" = 50'

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcscs.com	PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	CLIENT: INDIAN RIVER SHORELINE, LLC	VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890	DRAWING:	NORTH DOCK SITE PLAN			
						DMC JOB NO.	24-200-01		SHEET NO.	C-12
						DRAWN	AM	CAD	CIVIL 3D	
						CHECKED	MP	SCALE AS SHOWN		
						APPROVED	MP	DATE 03/25/2028		

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: DOCK 3/25/2026



DRAWING: DOCK FEATURES PLAN

DMC JOB NO. 24-200-01

DRAWN: AM

CHECKED: MP

APPROVED: MP

SHEET NO. C-13

SCALE AS SHOWN

DATE: 03/25/2026

PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD

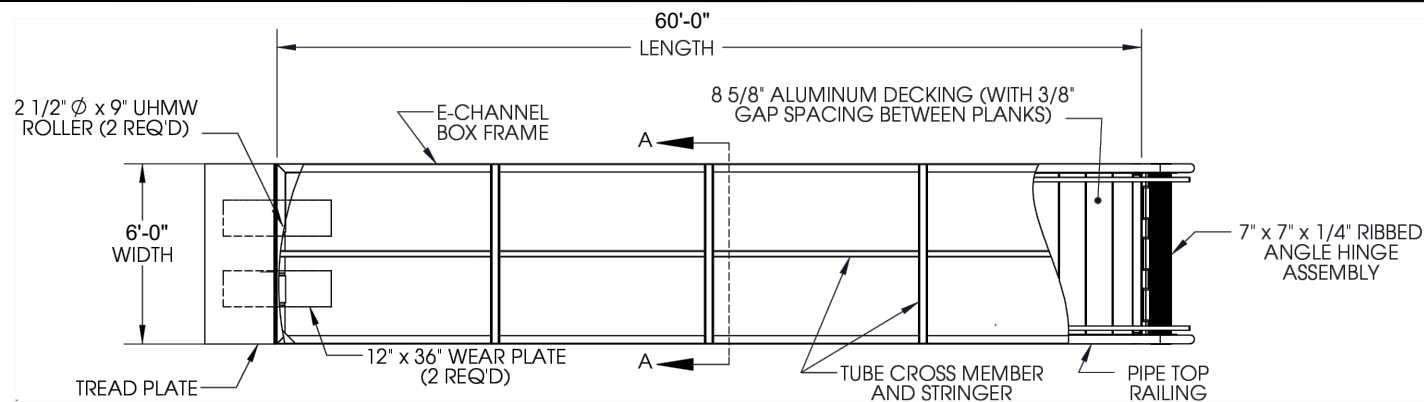
CLIENT: INDIAN RIVER SHORELINE, LLC

4643 S. Clyde Morris Blvd
Unit 302
Port Orange, FL 32129
Phone: (386) 304-6505
Fax: (386) 304-6506
www.dmcsc.com

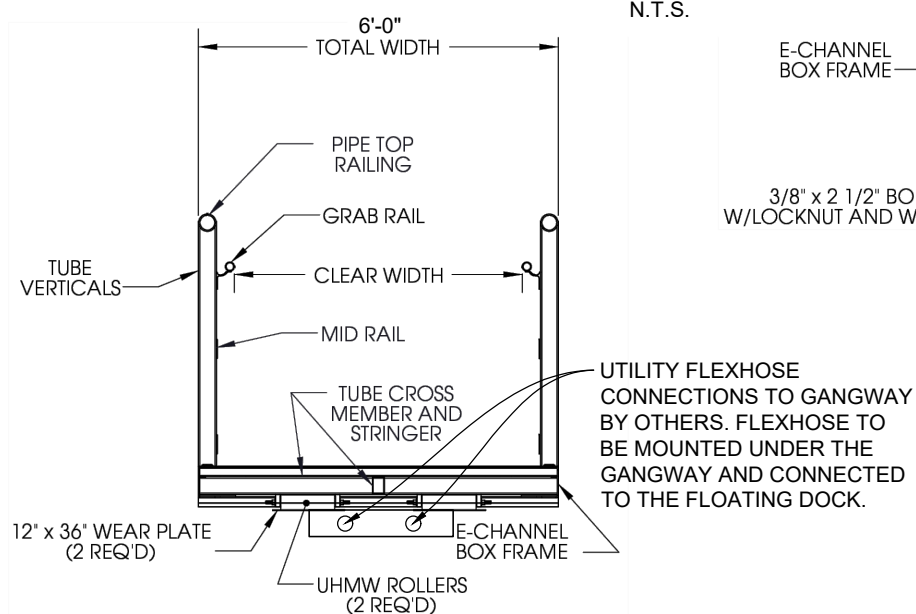
DMC
ENGINEERS • SCIENTISTS

INDIAN RIVER SHORELINE, LLC
101 CANAL STREET,
NEW SMYRNA BEACH, FL 32168

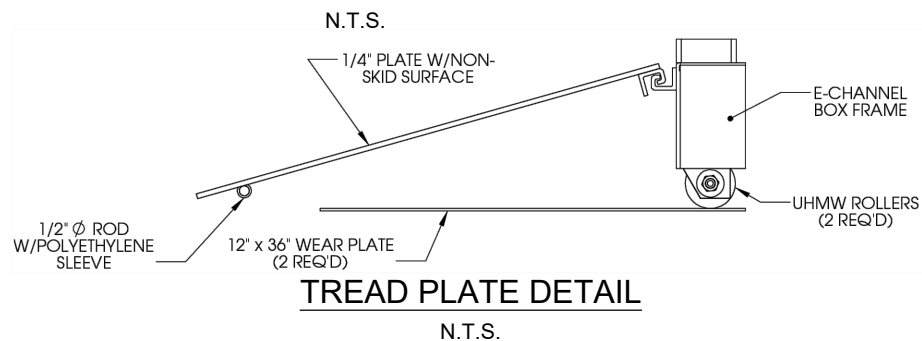
Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: FLOAT 3/25/2026



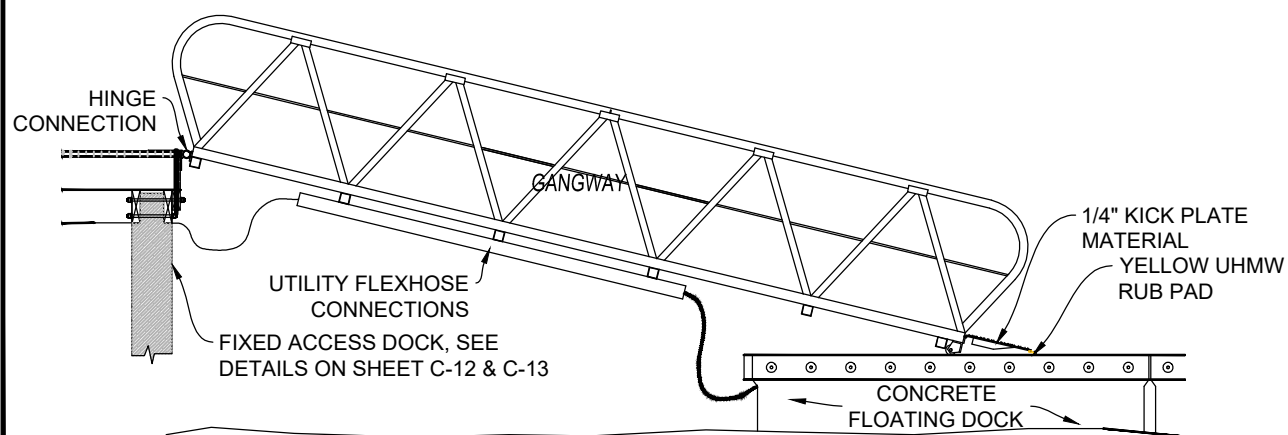
ALUMINUM GANGWAY PLAN



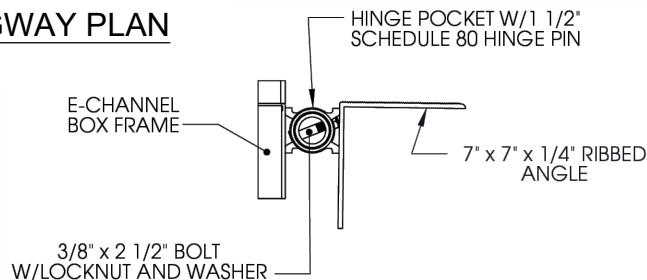
ALUMINUM GANGWAY - CROSS-SECTION A-A



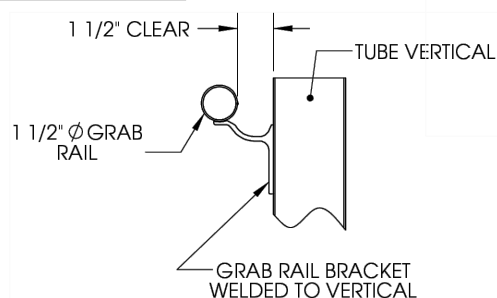
TREAD PLATE DETAIL



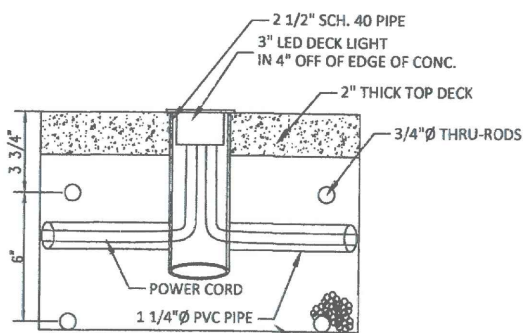
TYPICAL GANGWAY UTILITY FLEXHOSE CONNECTION



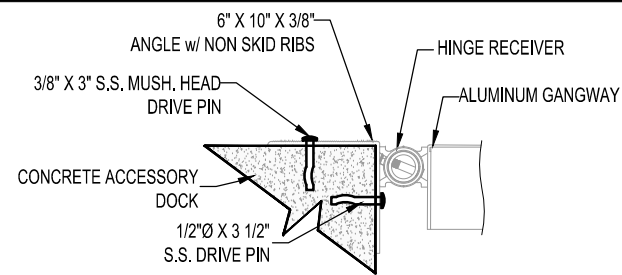
HINGE DETAIL



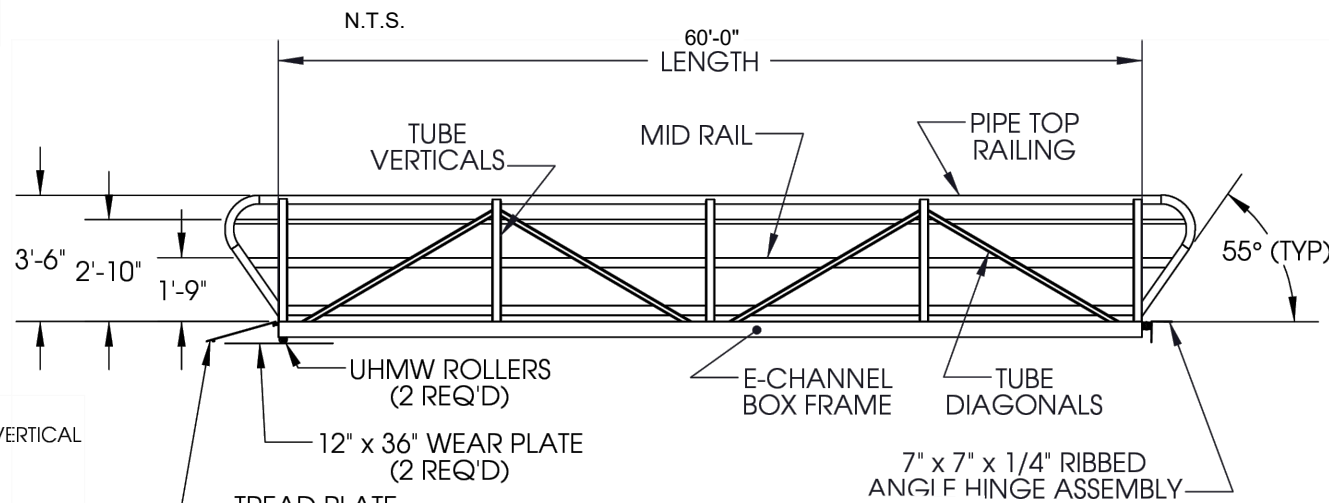
ADA GRAB RAIL DETAIL



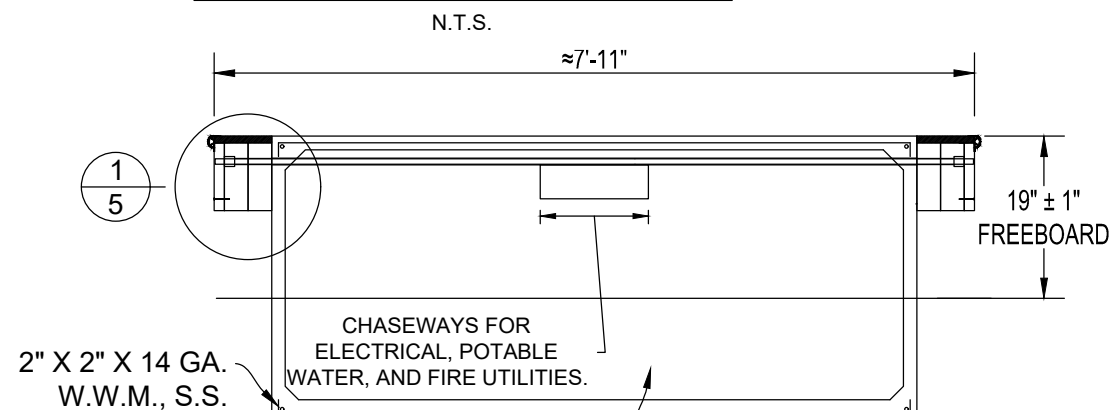
DOCK LIGHT DETAIL



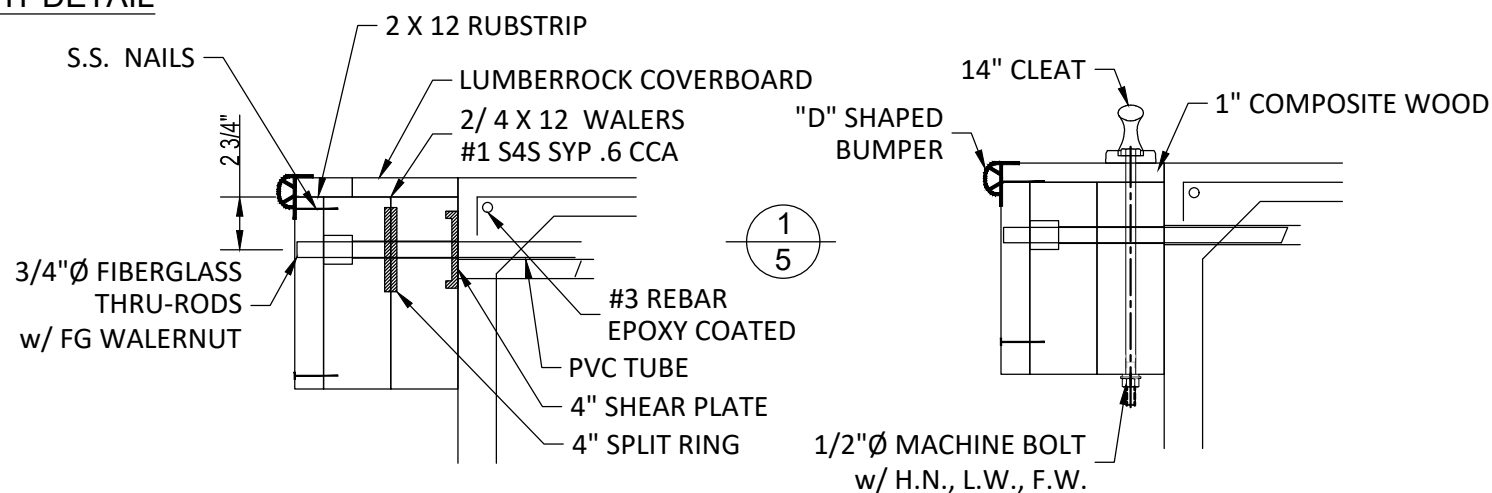
ALUMINUM GANGWAY TO CONCRETE PIER CONNECTION DETAIL



ALUMINUM GANGWAY ELEVATION



CONCRETE FLOATING DOCK CROSS-SECTION

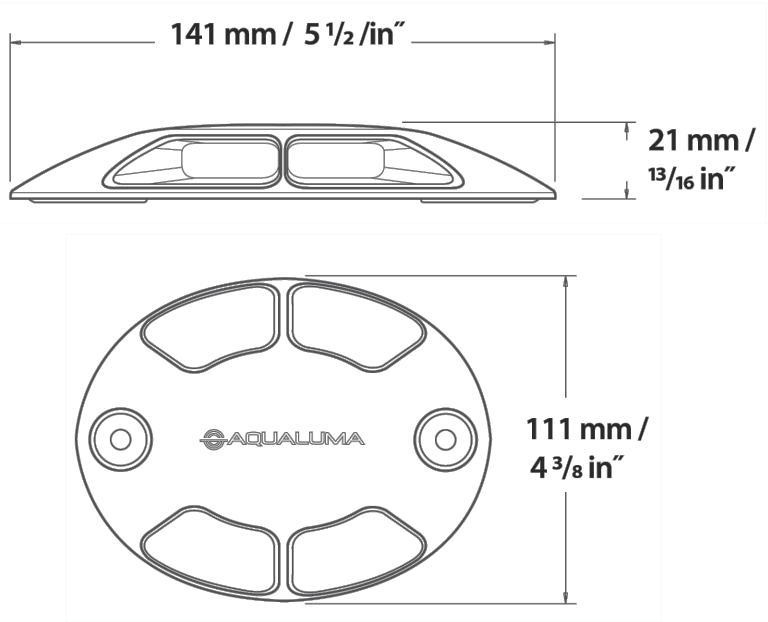


CONCRETE FLOATING DOCK CROSS-SECTION DETAIL

NOTE:
ALUMINUM GANGWAY AND CONCRETE FLOATING DOCK SYSTEM COMPONENTS SHOWN ON THIS SHEET ARE BY OTHERS. THESE COMPONENTS DEPICTED ARE FOR INFORMATION AND BIDDING PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ORDERING.

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcscs.com	PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING: FLOATING DOCK & GANGWAY DETAILS				
				DMC JOB NO. 24-200-01				
				DRAWN	AM	CAD	CIVIL 3D	SHEET NO.
		VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890	CLIENT: INDIAN RIVER SHORELINE, LLC	CHECKED	MP	SCALE AS SHOWN	C-14	
				APPROVED	MP	DATE	03/25/2026	

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: FLOAT (2) 3/25/2026



DOCK LIGHT NOTES:

1. PROPOSED DOCK LIGHT SHALL BE "AQUALUMA" 12V AC/DC OR "BLUEFIN" PATHWAY LIGHT AS SHOWN OR AN APPROVED EQUIVALENT PRODUCT.
2. LIGHT SHALL BE 6 WATTS AND 600 LUMENS.
3. LIGHT SHALL THROW A WIDE FLAT BEAM WITH NO UPWARDS GLARE.
4. LIGHT SHALL BE SUPER SLIM PROFILE.
5. LIGHT SHALL BE IP 66 RATED.
6. HOUSING SHALL BE GRADE 316 STAINLESS STEEL.
7. LIGHT COLOR SEQUENCE SHALL BE WHITE/BLUE.
8. LIGHT SHALL BE REVERSE POLARITY PROTECTED.
9. CONTRACTOR SHALL REFER TO THE DOCK SITE PLAN FOR PROPOSED LIGHT PLACEMENT ON DOCKS.
10. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL OF DOCK LIGHTS PRIOR TO ORDERING AND INSTALLING LIGHTS. ANY LIGHTS PURCHASED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD WILL BE REJECTED AND WILL NOT BE COMPENSATED FOR.

DOCK LIGHT DETAILS

N.T.S.

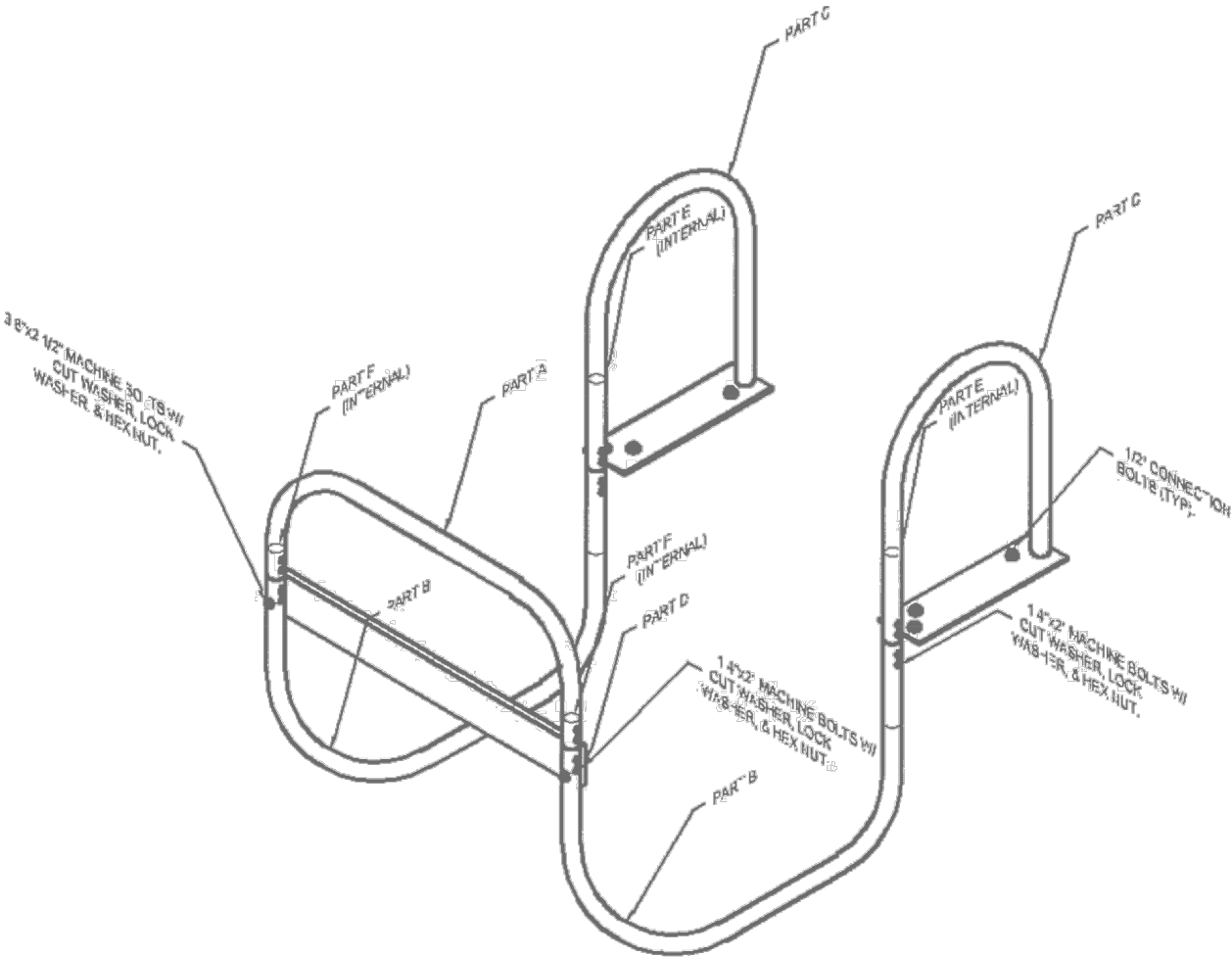
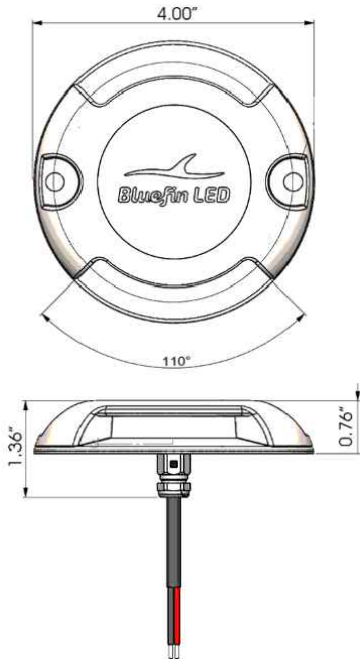


PEDESTAL NOTES:

1. PROPOSED "INTERNATIONAL DOCK 41" COMPACT MARINE ELECTRICAL POWER PEDESTAL" AS SHOWN OR AN APPROVED EQUIVALENT PRODUCT.
2. RECEPTACLES SHALL BE PROTECTED BY INDIVIDUAL SQ-D CIRCUIT BREAKERS.
3. THE 41" PEDESTAL SPB-41-4A SHALL BE MOUNTED VERTICALLY ON THE DOCK.
4. THE PEDESTAL SHALL BE SPB-41-41-4A WITH 4 OUTLETS (100 AMP, 50 AMP, 30 AMP, AND 20 AMP) MOUNTED AT A 45 DEGREE DOWN ANGLE WITH ALUMINUM POWDER COATED COVERS TO MATCH THE PEDESTAL PLUS A LIGHT WITH PHOTOCELL. 2 FAUCETS AND 2 HOSE HOLDERS.
5. PEDESTAL SHALL HAVE DUAL 1/4 TURN BALL COCK STYLE HOSE BIBS
6. PEDESTAL SHALL HAVE SHORE CORD/WATER HOSE HANGER .
7. PEDESTAL SHALL HAVE AN ALUMINUM CASE POWDER COATED WHITE INSIDE AND OUT
8. CONTRACTOR SHALL REFER TO THE DOCK SITE PLAN FOR PROPOSED PEDESTAL PLACEMENT ON DOCKS.
9. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL OF DOCK LIGHTS PRIOR TO ORDERING AND INSTALLING LIGHTS. ANY LIGHTS PURCHASED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD WILL BE REJECTED AND WILL NOT BE COMPENSATED FOR.

PEDESTAL DETAILS

N.T.S.

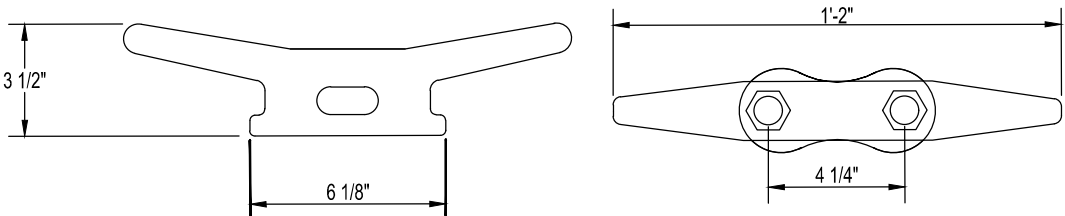


NOTES:

1. PROPOSED KAYAK LAUNCH (KAYAK CRADLE) SHALL BE BY BELLINGHAM MARINE OR AN APPROVED EQUIVALENT PRODUCT
2. KAYAK LAUNCH SHALL BE COMPATIBLE WITH THE PROPOSED CONCRETE FLOATING DOCK SYSTEM

KAYAK LAUNCH DETAIL

N.T.S.



CLEAT NOTES:

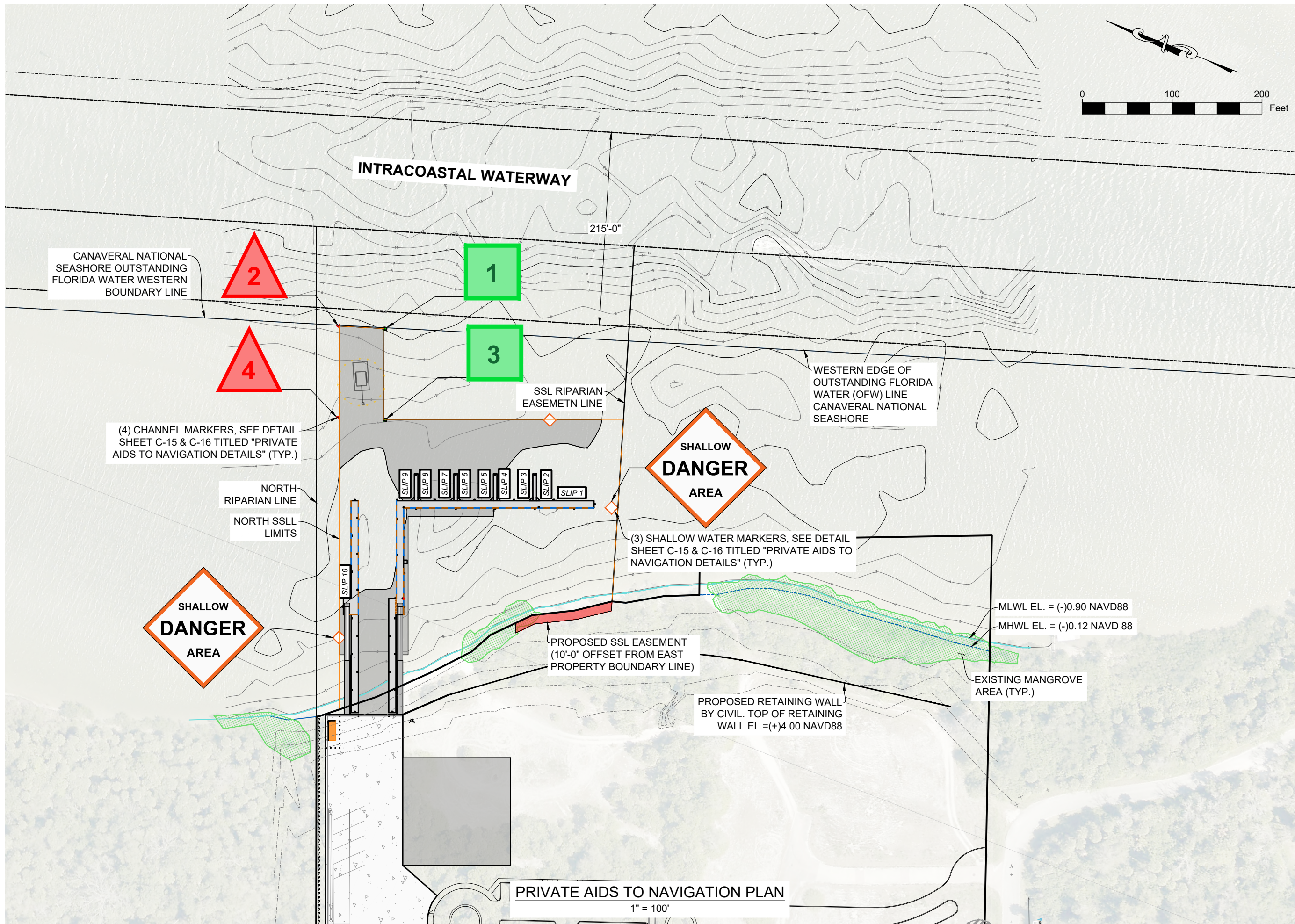
1. CLEATS SHALL BE INSTALLED ON INSIDE WALER.
2. CLEATS SHALL BE GRADE 316 STAINLESS STEEL.
3. CLEATS AT THE END SHALL BE INBOARD OF THE LAST THRU-ROD.
4. AVOID LOCATING CLEATS AT FLOAT JOINTS.
5. CLEATS SHALL BE 6" MIN FROM NEAREST WOOD SPLICE.
6. CONTRACTOR SHALL SUBMIT S.S. CLEAT SHOP DRAWINGS TO ENGINEER OF RECORD AND OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING CLEATS.

CLEAT ATTACHMENT DETAIL

N.T.S.

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com		PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING: FLOATING DOCK & GANGWAY DETAILS				
					DMC JOB NO. 24-200-01				
					DRAWN	AM	CAD	CIVIL 3D	SHEET NO.
					CHECKED	MP	SCALE AS SHOWN	C-15	
				CLIENT: INDIAN RIVER SHORELINE, LLC	APPROVED	MP	DATE	03/25/2026	
		VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65980							

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: PATON 3/25/2026

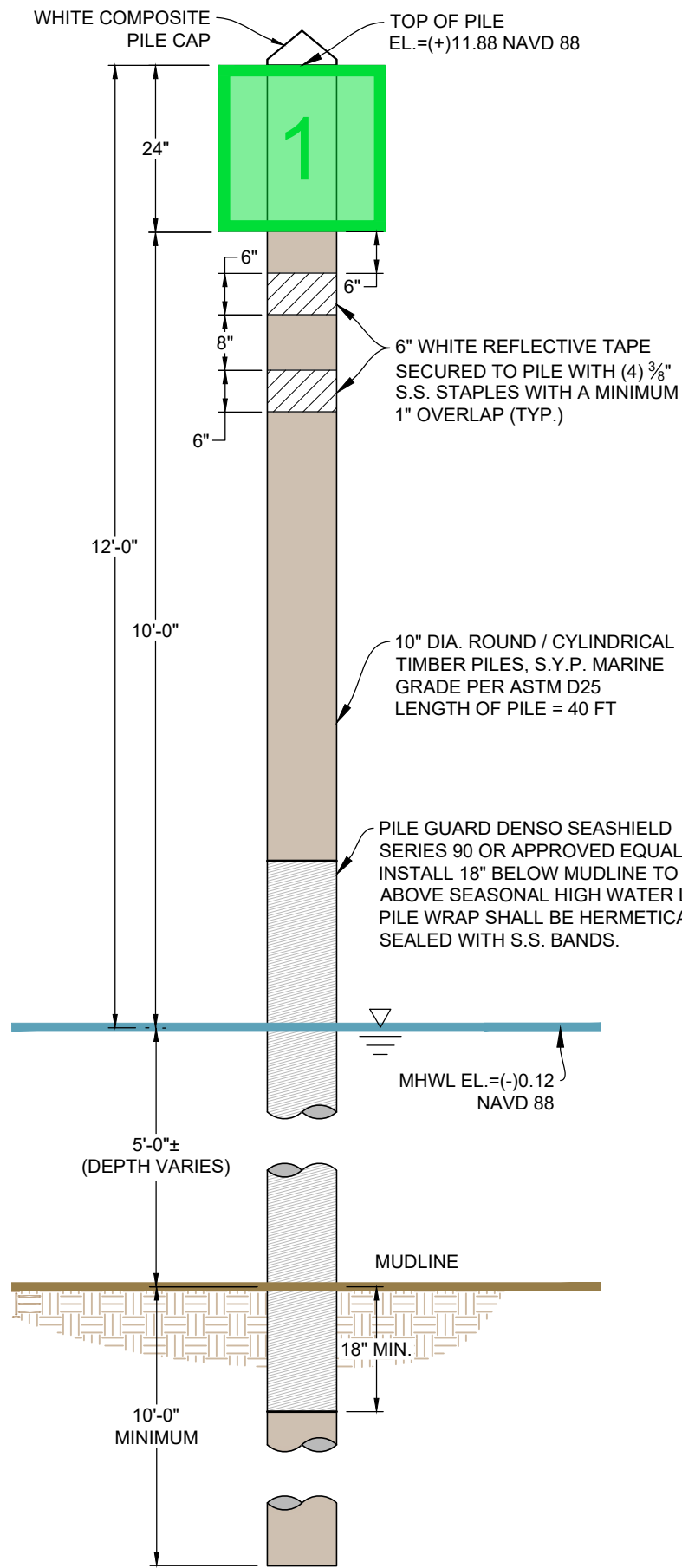


PRIVATE AIDS TO NAVIGATION PLAN

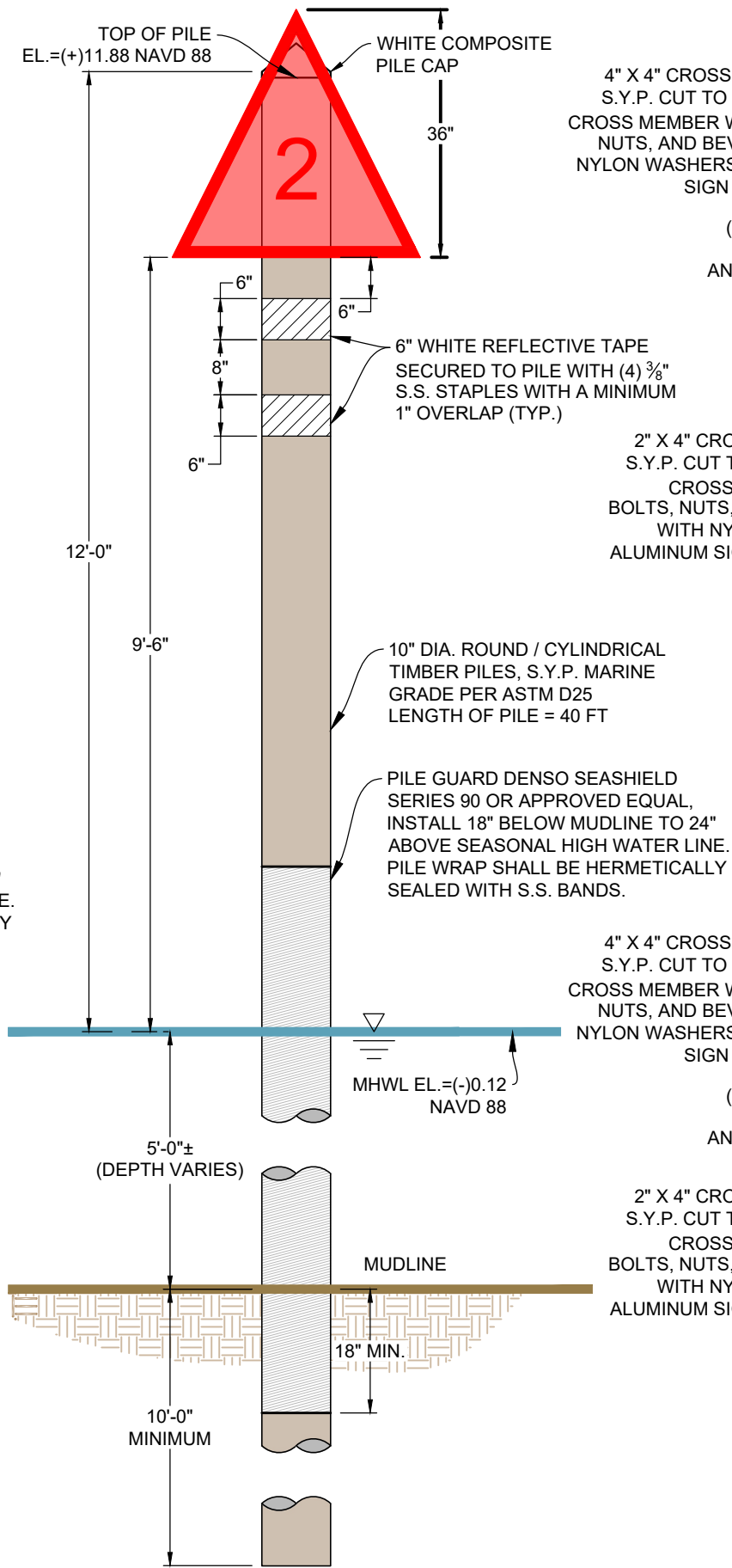
1" = 100'

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com	VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890	PROJECT NAME:		DRAWING: PRIVATE AIDS TO NAVIGATION PLAN										
				EDGEWATER MARINA AT JONES FISH CAMP ROAD		DMC JOB NO. 24-200-01		SHEET NO. C-16								
				CLIENT:		DRAWN	AM	CAD	CIVIL 3D	CHECKED	MP	SCALE AS SHOWN	APPROVED	MP	DATE	03/25/2026
				INDIAN RIVER SHORELINE, LLC												

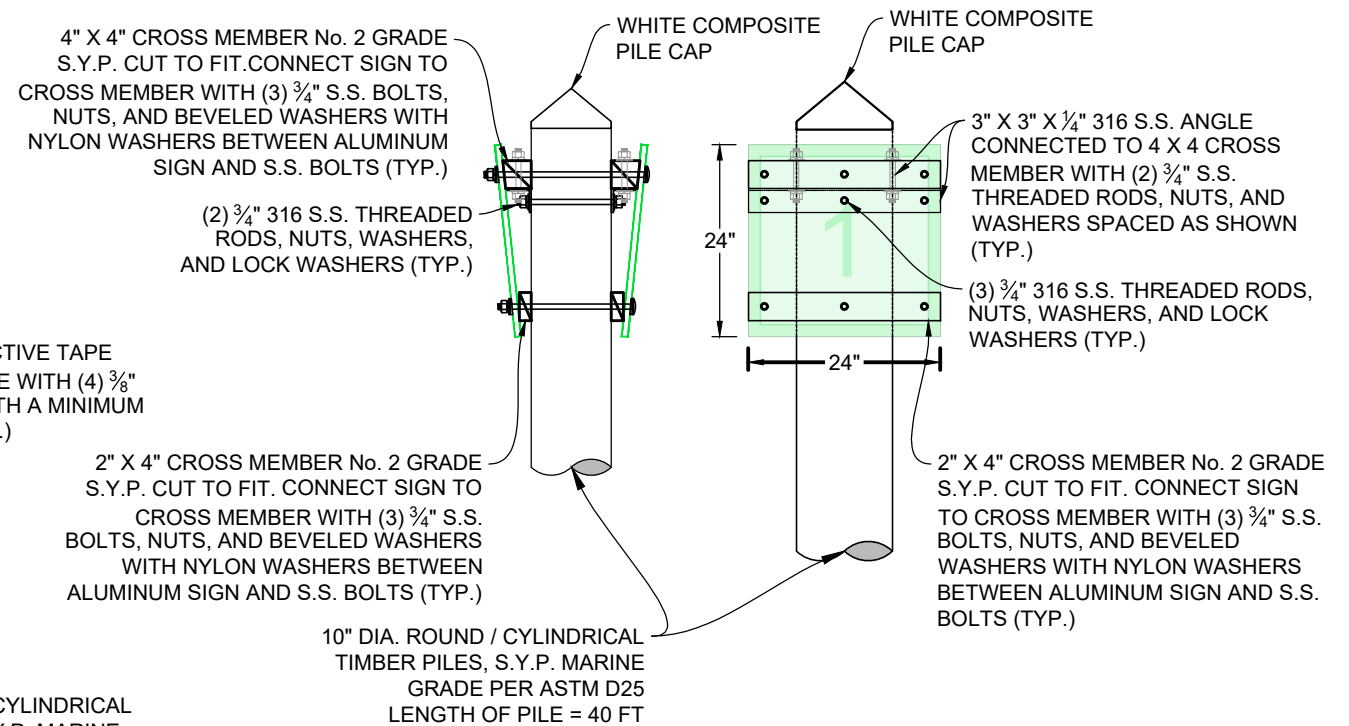
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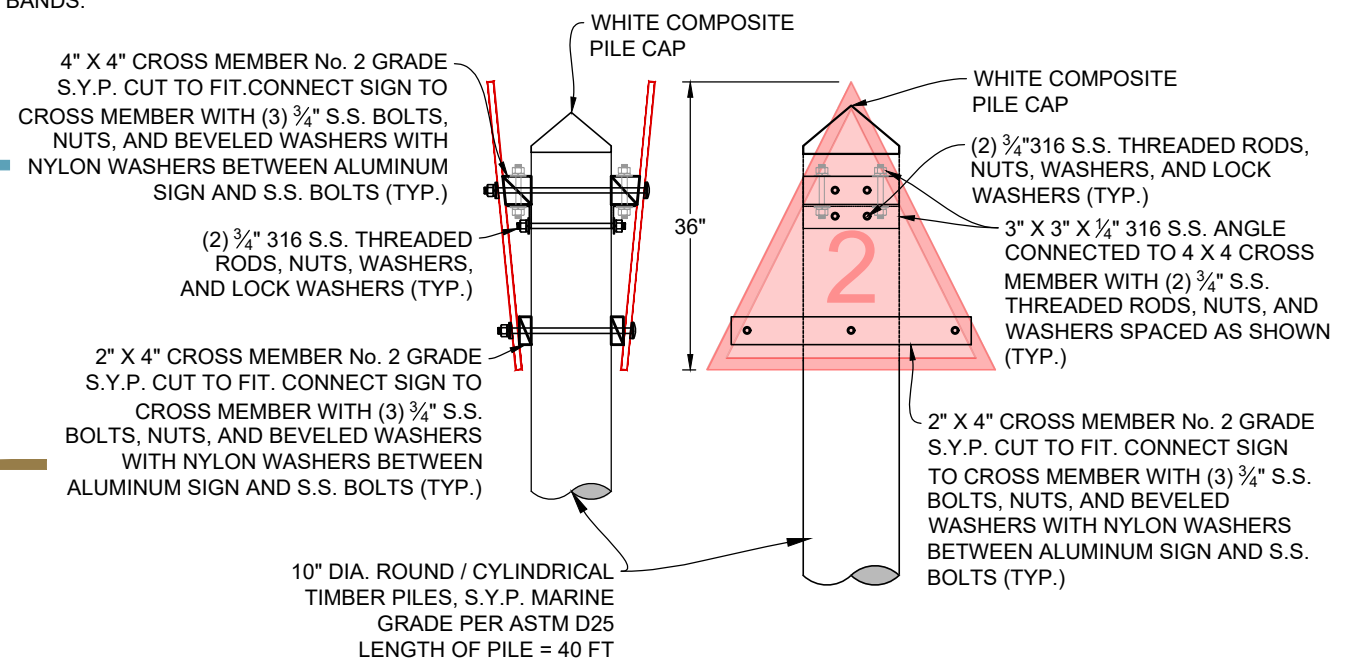
PRIVATE AID TO NAVIGATION
(PATON) DAY MARKER SIGN DETAIL
N.T.S.



PRIVATE AID TO NAVIGATION
(PATON) DAY MARKER SIGN DETAIL
N.T.S.



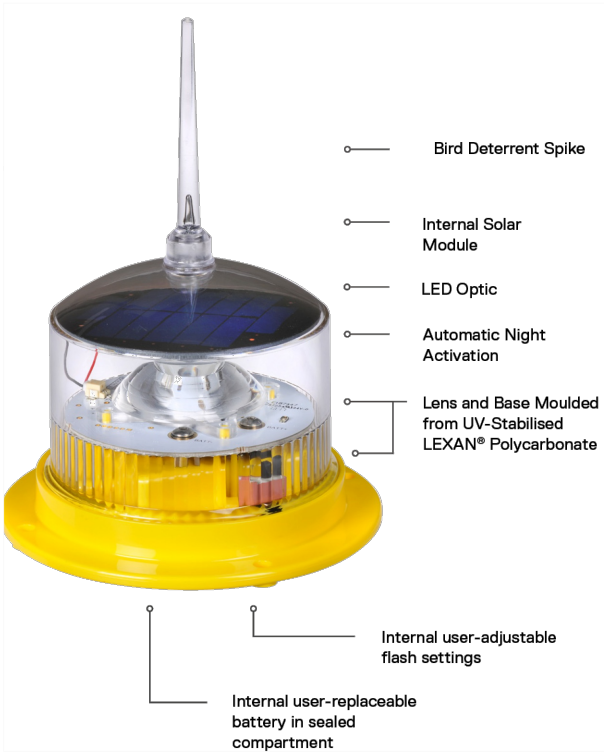
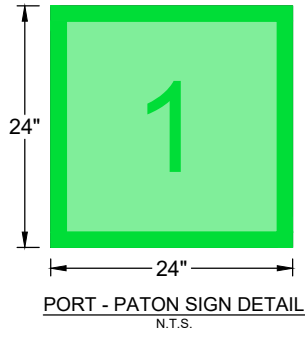
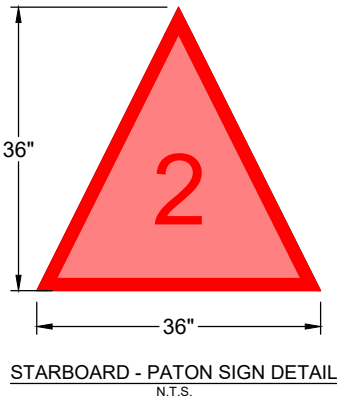
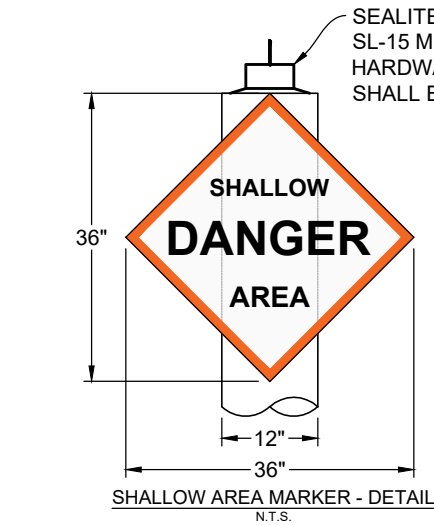
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(PATON) DAY MARKER SIGN DETAIL
N.T.S.



PRIVATE AID TO NAVIGATION
(PATON) DAY MARKER SIGN DETAIL
N.T.S.

DRAWING: PRIVATE AIDS TO NAVIGATION DETAILS	DMC JOB NO. 24-200-01		SHEET NO. C-17	
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PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		CLIENT: INDIAN RIVER SHORELINE, LLC		
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890		DATE 03/25/2026		
Dredging & Marine Consultants 4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com		ENGINEERS • SCIENTISTS		
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168				

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: PATON (3) 3/25/2026



MARINE LANTERN NOTES:

1. PROPOSED MARINE LANTERN SHALL BE SEALITE SL-15 SERIES LIGHT AS SHOWN OR AN APPROVED EQUIVALENT PRODUCT.
2. ALL HARDWARE SHALL BE GRADE 316 STAINLESS STEEL. NYLON WASHERS SHALL BE UTILIZED IN ALL LOCATIONS WHERE STAINLESS STEEL CONTACTS ANY ALUMINUM HARDWARE.
3. MARINE LANTERN COLOR SHALL BE WHITE. LIGHT SHALL BE NON-FLASHING.
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL OF PROPOSED MARINE LANTERN PRIOR TO ORDERING AND INSTALLING. ANY MARINE LANTERNS PURCHASED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD WILL BE REJECTED AND WILL NOT BE COMPENSATED FOR.

MARINE LANTERN

Marine Lanterns

1-2 NM Solar Marine Lantern

SL-15

IALA

SL-15	
Light Characteristics	
Light Source	High Efficiency LED
Available Colours	Red, Green, White, Yellow, Blue
Typical Maximum Intensity (cd)*	Red - 6.2 Green - 7.6 White - 6.8 Yellow - 5.9
Visible Range (NM)	AT @ 0.74: 1 – 2+ AT @ 0.85: 1.1 – 2.3+
Horizontal Output (degrees)	360
Vertical Divergence (degrees)	7
Reflector Type	Single LED Optic
Available Flash Characteristics	16 user-adjustable IALA flash characteristics (other flash patterns available on request)
Intensity Adjustments	32 automatic step-down settings based on power demand of flash code selection
LED Life Expectancy (hours)	>100,000
Electrical Characteristics	
Current Draw (mA)	Refer to Sealite Power Calculator
Circuit Protection	Integrated
Nominal Voltage (V)	3.6
Autonomy (days)	>50 (14 hour darkness, 12.5% duty cycle)
Temperature Range	-40 to 80°C
Solar Characteristics	
Solar Module Type	Monocrystalline
Output (Watts)	0.75
Power Supply	
Battery Type	High grade NiMH
Battery Capacity (Ah)	2.4
Nominal Voltage (V)	3.6
Physical Characteristics	
Body Material	LEXAN® Polycarbonate – UV-stabilised
Lens Material	LEXAN® Polycarbonate – UV-stabilised
Lens Diameter (mm/inches)	98 / 3 7/8
Lens Design	Single LED Optic
Mounting	4 x 6 mm mounting holes
Height (mm/inches)	141 / 5 1/2
Width (mm/inches)	136 / 5 3/8
Mass (kg/lbs)	0.5 / 1 1/8
Product Life Expectancy	Up to 12 years*
Compliance	
CE	EN61000-6-1:2007, EN61000-6-3:2007
IALA	Signal colors compliant to IALAE-200-1
Quality Assurance	ISO 9001:2015
Ingress Protection	IP68
Intellectual Property	
Patents	US Pat. No. 6,667,582. AU Pat. No. 778,918
Trademarks	SEALITE® is a registered trademark of Sealite Pty Ltd
Warranty*	3 years
Options Available	• ON/OFF switch • Custom flash patterns • 50 mm pole mount adapter plate

CE

• Specifications subject to change or variation without notice

* Subject to standard terms and conditions

† Intensity setting subject to solar availability

• Refer to the Sealite website under the warranty section

SL-15_NonBLE_DATA_EN_V3.65

Ordering This Product

SL-15-07D-B1-[X]-[XX]

1

2

3

4

5

1 Product Number

2 Lens Option:
07D 7 Degree

3 Battery Option:
B1 2.4 Ah battery

4 LED Option:
W White
Y Yellow
G Green
R Red
B Blue

5 External Options
00 No external options
01 On/Off Switch

Flash characteristic is selected via internal rotary switch located in the battery compartment

SL-15 with optional ON/OFF switch

Flash Code Table

Flash Setting Code	Flash Sequence (On, Off, On...)
0	Steady Light (Intensity reduced)
1	0.5, 1.0
2	0.5, 3.5
3	1.0, 3.0
4	0.5, 5.5
5	0.3, 0.7
6	0.3, 0.7, 0.3, 0.7, 0.3, 0.7, 0.3, 15.7
7	0.3, 1.7
8	0.3, 2.2
9	0.5, 2.0
A	0.3, 2.7
B	0.5, 2.5
C	0.7, 2.3
D	0.5, 4.5
E	1.0, 4.0
F	Custom Setting

Technical Illustrations

98
(3.937)

141
(5.551)

95
(3.740)

Ø98.6mm (3.921")
Ø136.1mm (5.358")

Battery Access

SEALITE

sealite.com

Head Office

+61 (0)3 5977 6128

Americas

+1 (603) 737 1311

UK

+44 (0)1502 588026

Asia

+65 6908 2917

DRAWING: PRIVATE AIDS
TO NAVIGATION DETAILS

DMC JOB NO. 24-200-01

DRAWN AM CAD CIVIL 3D

CHECKED MP

APPROVED MP

SHEET NO. C-18

SCALE AS SHOWN

DATE 03/25/2026

PROJECT NAME:

EDGEWATER MARINA
AT JONES FISH CAMP ROAD

CLIENT: INDIAN RIVER SHORELINE, LLC

VITALY B. FEYGIN, P.E.

FLORIDA LICENSE No. 65890

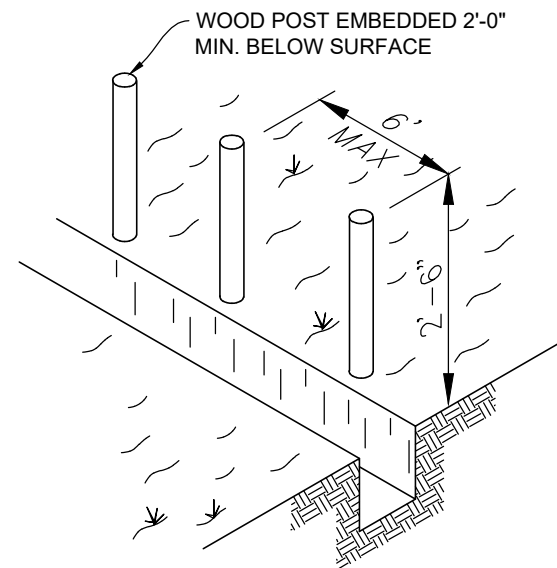
Dredging & Marine Consultants

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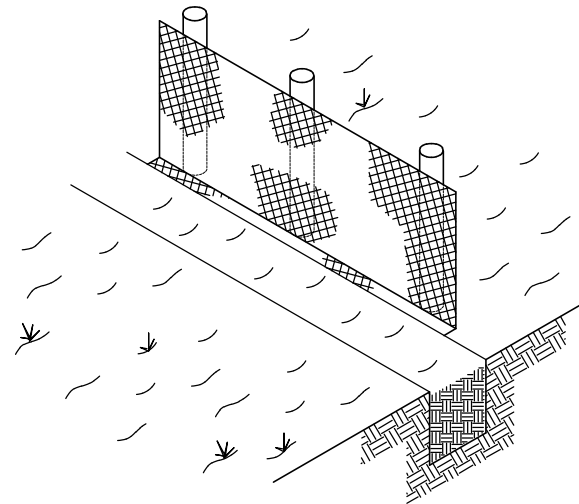
ENGINEERS • SCIENTISTS

INDIAN RIVER SHORELINE, LLC

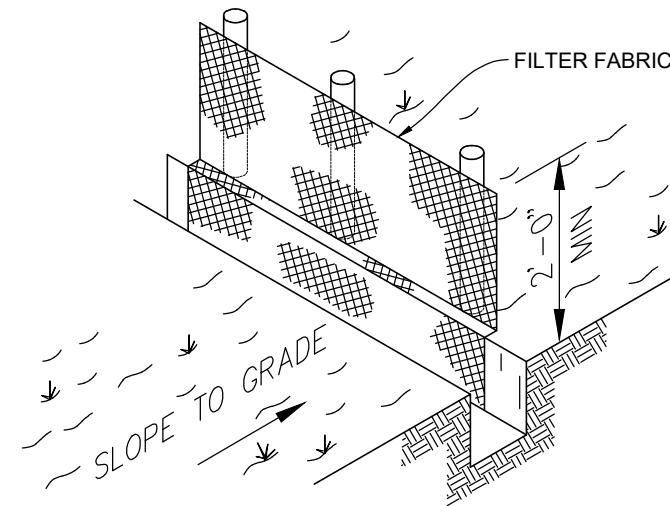
101 CANAL STREET,
NEW SMYRNA BEACH, FL 32168



SET POST AND
EXCAVATE A TRENCH



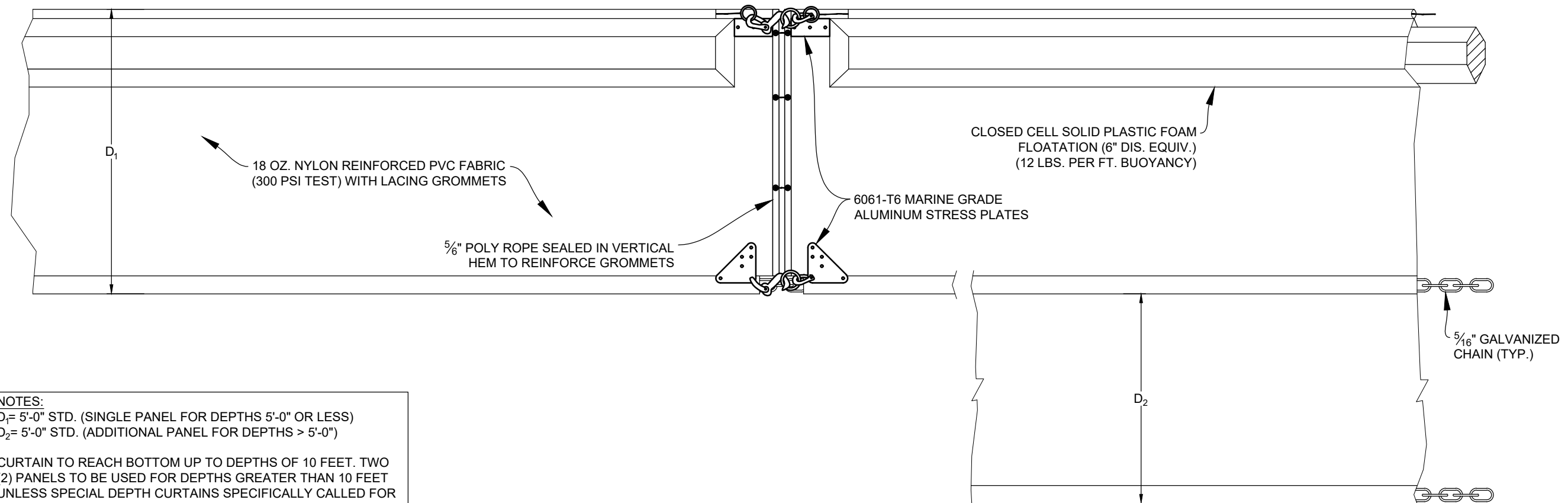
BACKFILL AND COMPACT
EXCAVATED SOIL



ATTACH FILTER FABRIC TO POST ALLOWING 1'-0"
EXTENSION INTO THE TRENCH AS SHOWN

SILT FENCE DETAIL - EROSION & SEDIMENT CONTROL

N.T.S.



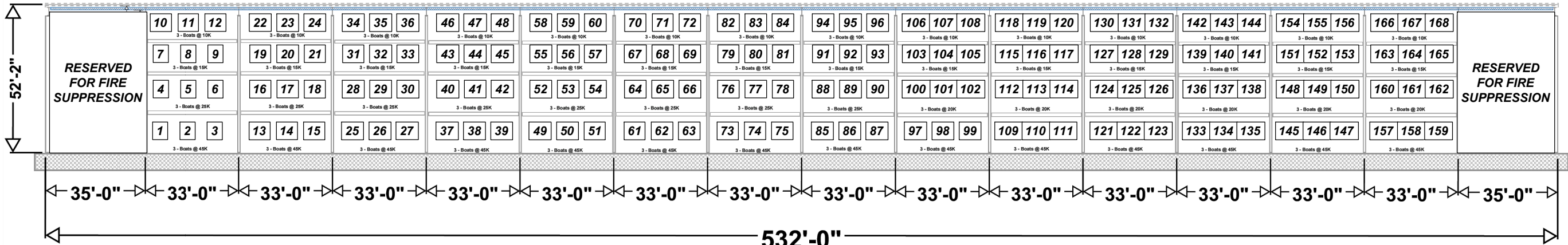
NOTES:
D₁ = 5'-0" STD. (SINGLE PANEL FOR DEPTHS 5'-0" OR LESS)
D₂ = 5'-0" STD. (ADDITIONAL PANEL FOR DEPTHS > 5'-0")
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

TYPE II FLOATING TURBIDITY BARRIER STATE OF FLORIDA EROSION & SEDIMENT CONTROL MANUAL

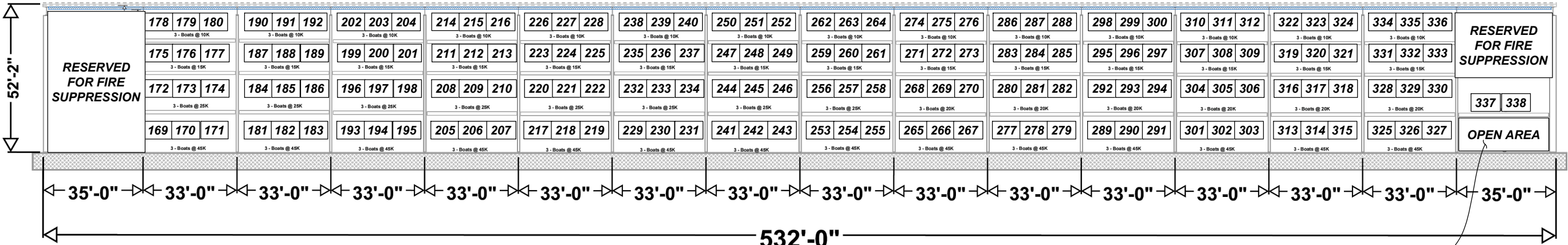
N.T.S.

INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168		Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS		4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcscs.com		PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		DRAWING: EROSION & TURBIDITY	
				VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890		DMC JOB NO. 24-200-01			
						DRAWN AM		SHEET NO. C-19	
						CHECKED MP		SCALE AS SHOWN	
						APPROVED MP		DATE 03/25/2026	
						CLIENT: INDIAN RIVER SHORELINE, LLC			

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: DRY STACK PLAN 3/25/2026



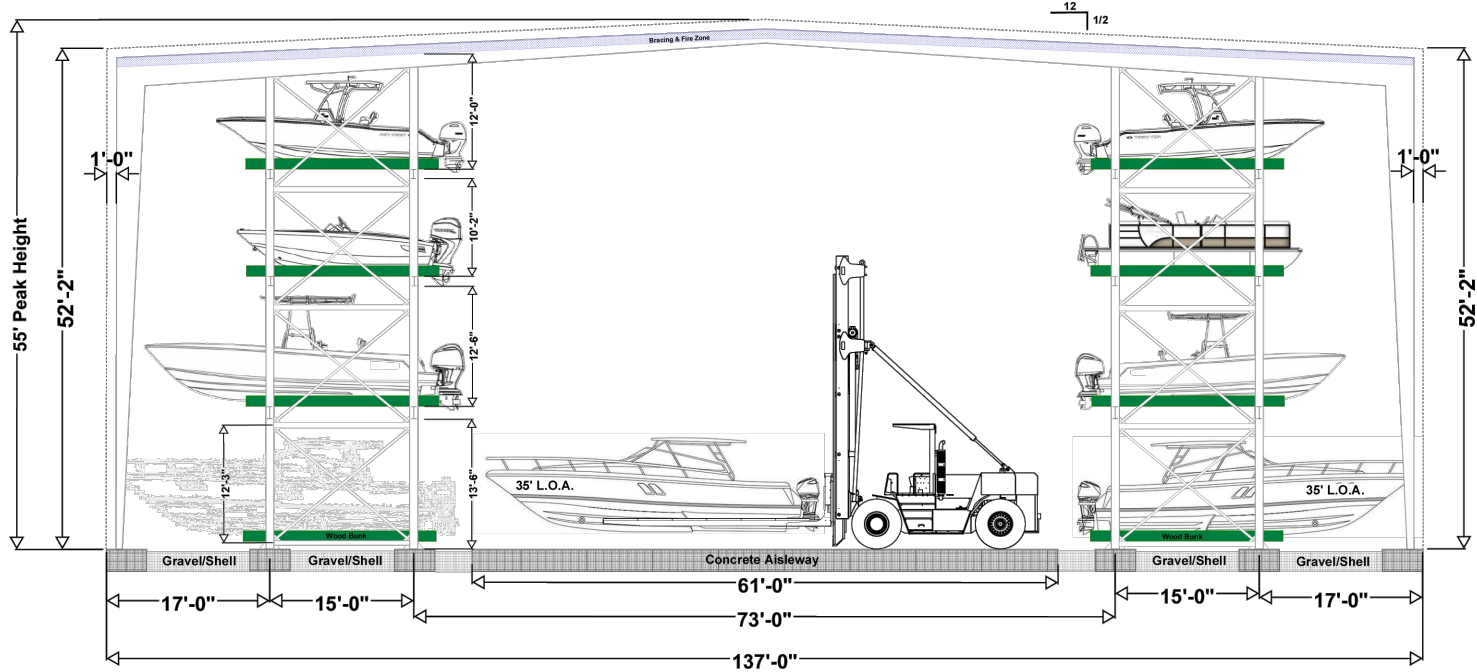
RACK A ELEVATION
N.T.S.



RACK B ELEVATION
N.T.S.

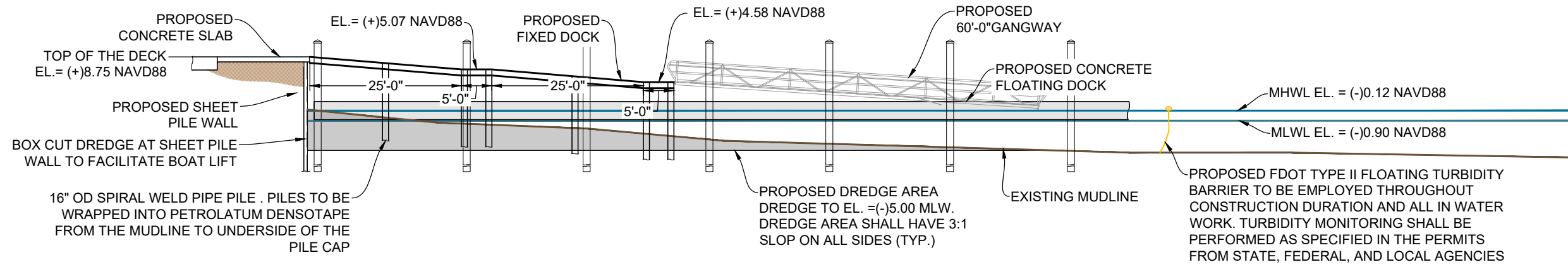
ELECTRICAL HOUSING AND
CONTROLS WILL BE LOCATED INSIDE
THE DRY STACK. SEE ELECTRICAL
PLANS INCLUDED IN THE PLAN SET.

52'- 2" Eave - 35' Boat Length Overall



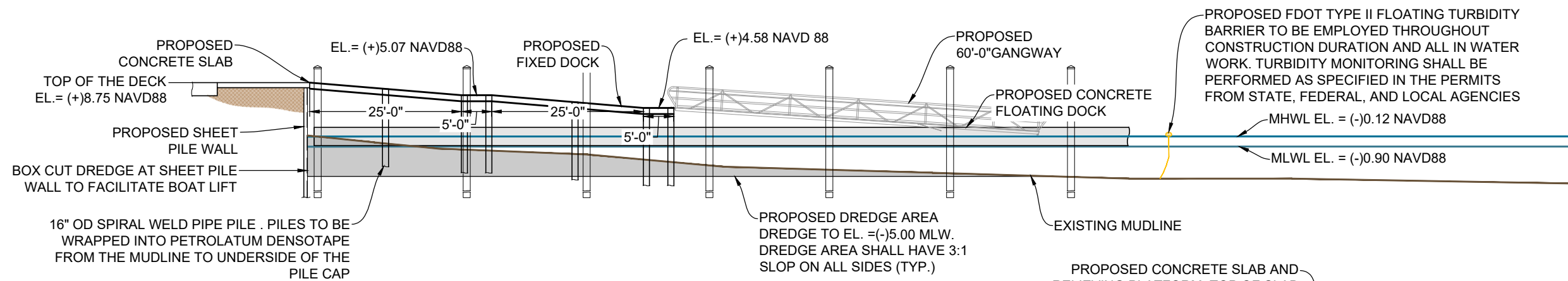
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DRAWING: SLIP COUNT DETAILS	DMC JOB NO. 24-200-01	SHEET NO. 09	
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		CHECKED MP	SCALE AS SHOWN
PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	CLIENT: INDIAN RIVER SHORELINE, LLC	DATE 03/25/2026	
		APPROVED MP	
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65990		4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcas.com	
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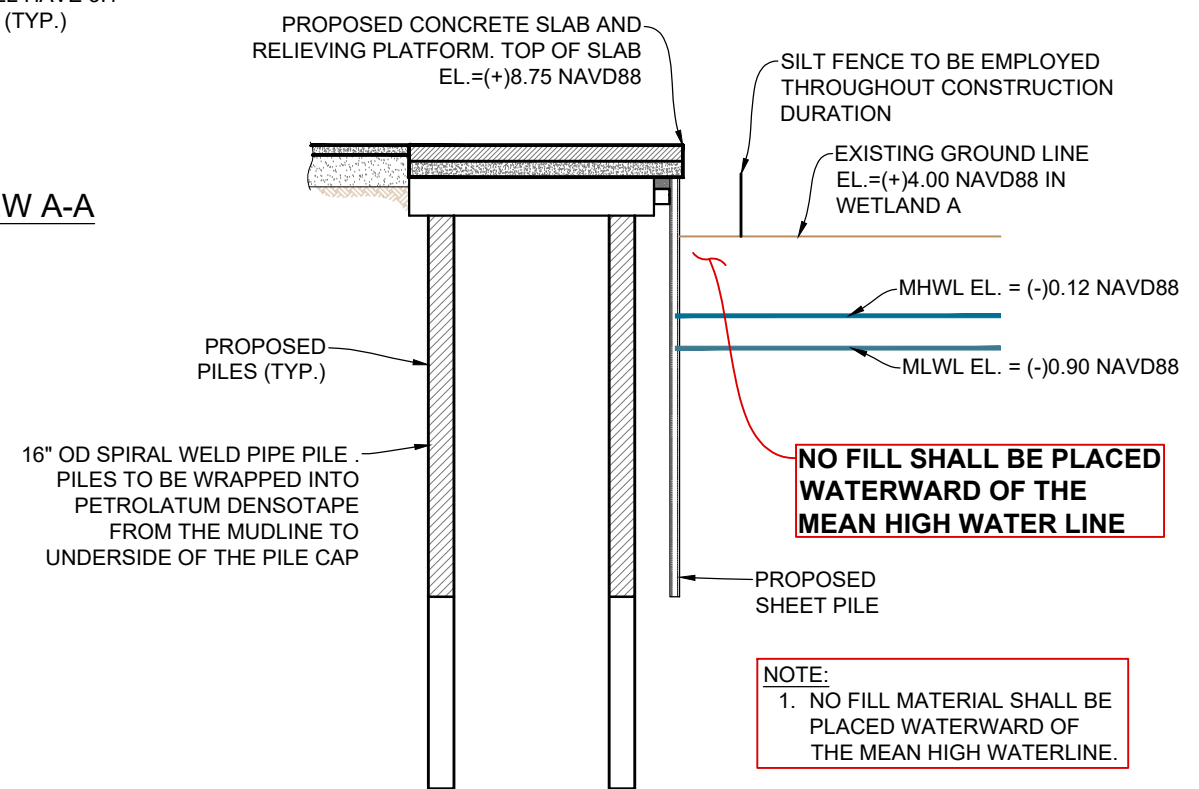
NOTE: RAILS AND ROPE NOT SHOWN FOR CLARITY.

UTILITY DOCK ELEVATION VIEW A-A
1"=20'



NOTE: RAILS AND ROPE NOT SHOWN FOR CLARITY.

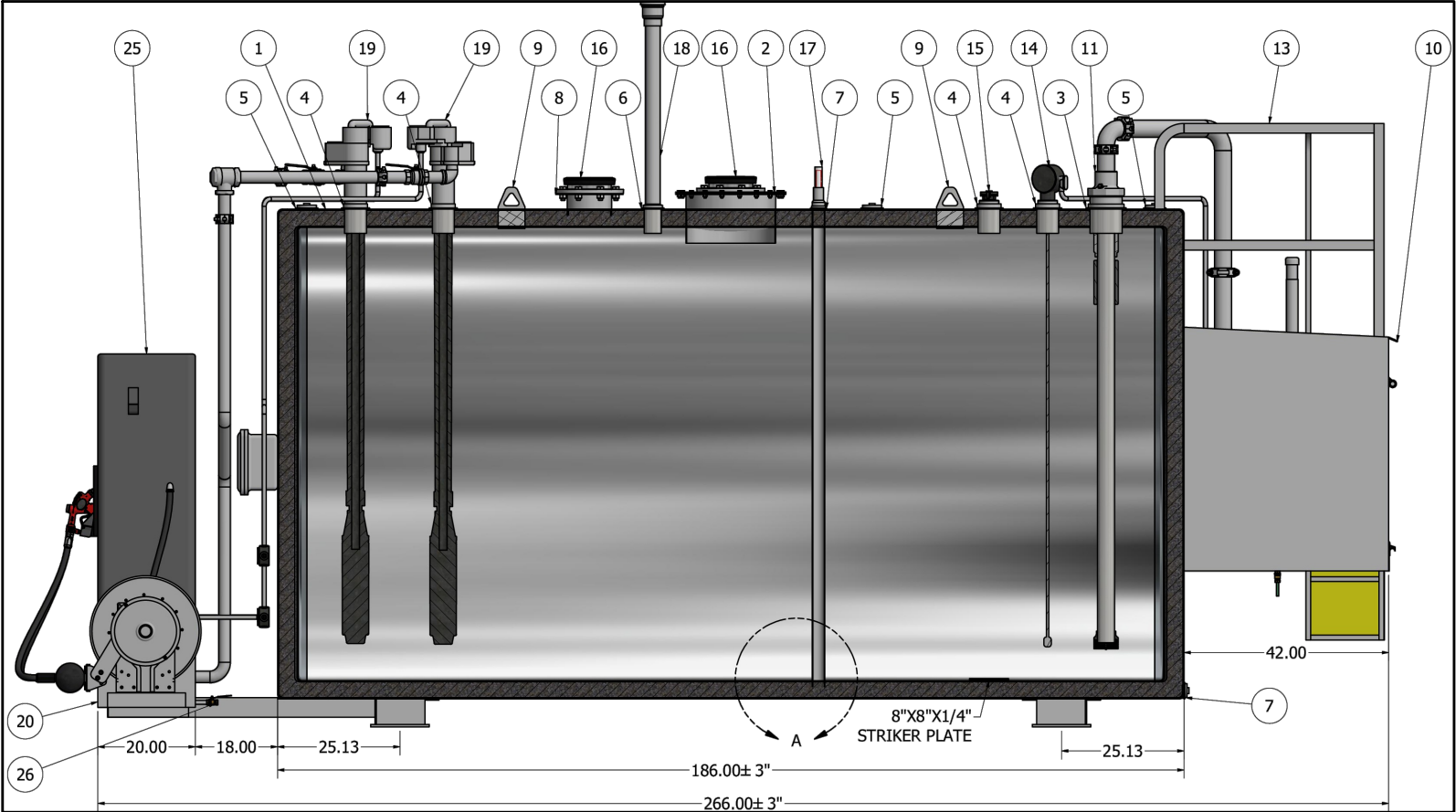
NORTH DOCK ELEVATION VIEW A-A
1"=20'



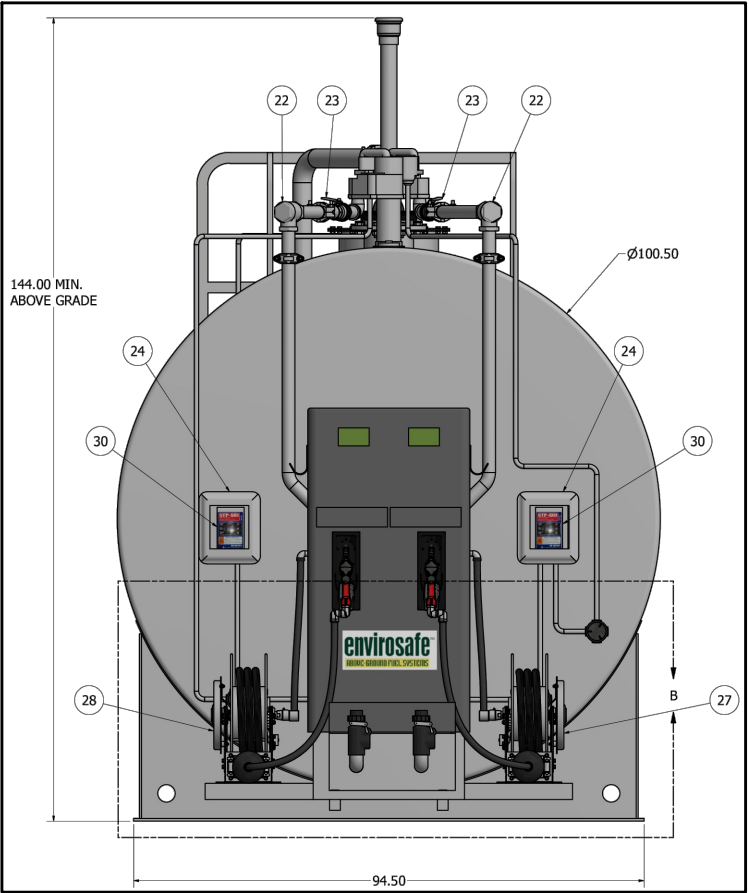
RELIEVING PLATFORM ELEVATION VIEW B-B
1"=20'

DRAWING: TYPICAL ACCESS DOCK DETAILS	DMC JOB NO. 24-200-01	DRAWN: AM	CHECKED: MP	APPROVED: MP	SHEET NO. 10
PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		CLIENT: INDIAN RIVER SHORELINE, LLC			
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890					
Dredging & Marine Consultants 4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com		INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168			

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: Fuel 3/25/2026



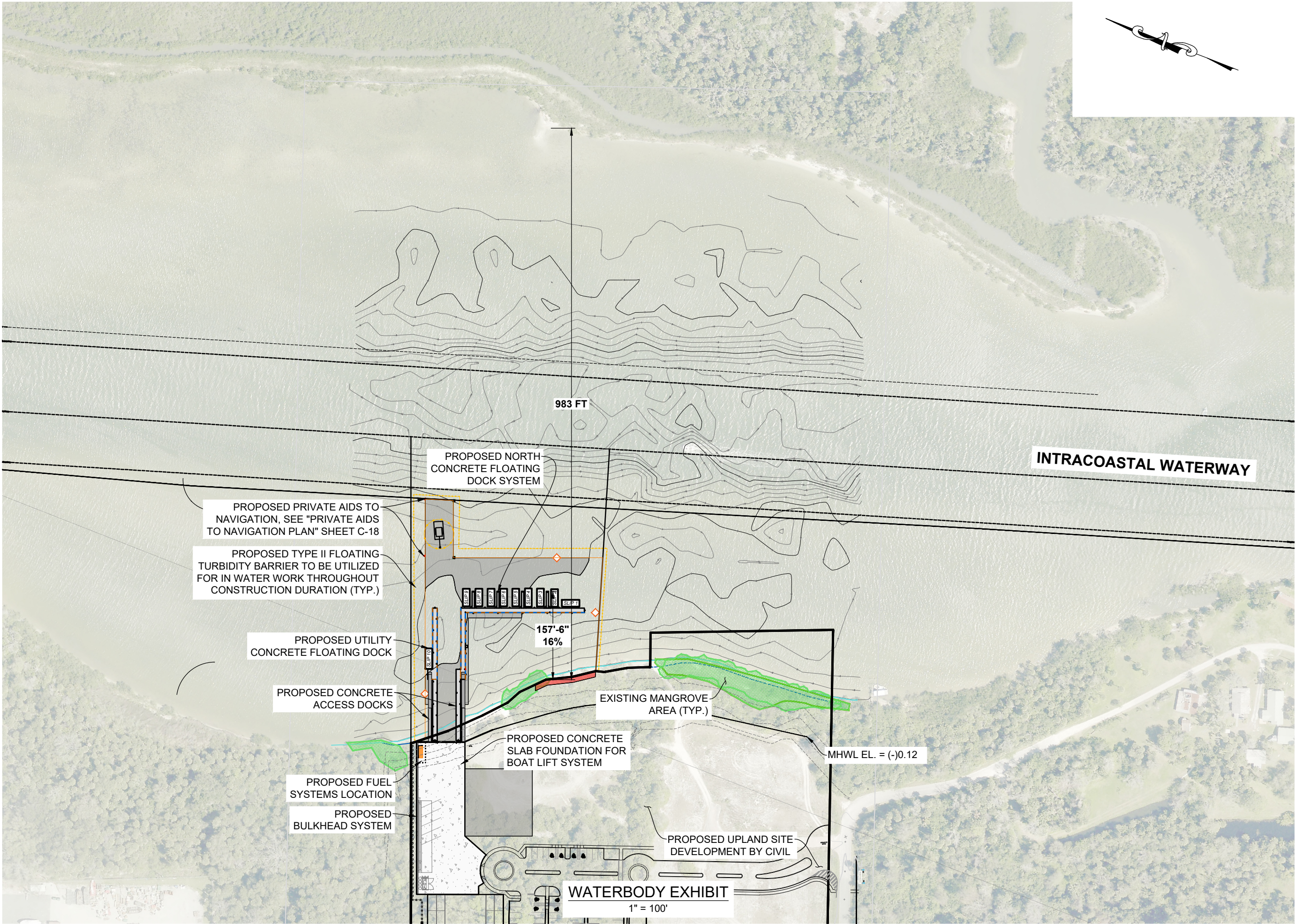
FUEL TANK CROSS SECTION



FUEL TANK CROSS SECTION

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			DMC JOB NO. 24-200-01							
			DRAWN	AM	CAD	CIVIL 3D	CHECKED	MP	SCALE AS SHOWN	SHEET NO. 11
			APPROVED	MP	DATE	03/25/2026				

Drawing Name: C:\Users\alexis\Downloads\Marina Plans 03.02.2026.dwg By: alexis Tab: WB 3/25/2026



DRAWING: WATERBODY EXHIBIT		PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		CLIENT: INDIAN RIVER SHORELINE, LLC	
DMC JOB NO. 24-200-01		DRAWN AM CAD CIVIL 3D		SHEET NO. 01	
CHECKED MP		APPROVED MP		SCALE AS SHOWN DATE 03/25/2026	
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168		4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com ENGINEERS • SCIENTISTS			
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890					

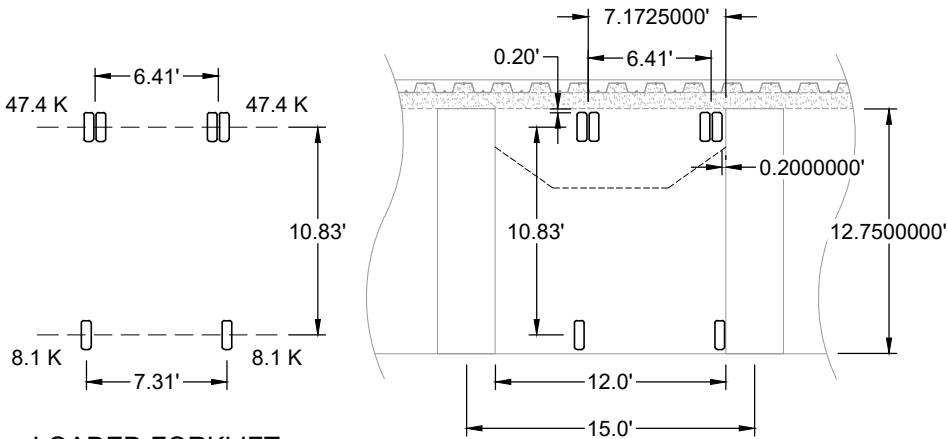
Drawing Name: C:\Users\alexis\OneDrive\CloudTemp\7RX1XLPREM Structural Rev MM.dwg By: alexis Tab: SN 1 3/25/2026

GENERAL:

- Contractor is advised that all plans, dimensions and details depict field conditions as known at time of design, minor variations to be expected.
- Contractor shall secure all required approvals and permits from the appropriate agencies, as required.
- Do not scale these drawings. Written dimensions take precedence over the drawing scales.
- It is solely Contractor's responsibility to verify all existing conditions and verify all field dimensions prior to job commencement. Contractor shall verify job site conditions and immediately notify Engineer of Record of any found discrepancies.
- All dimensions shown on the plans are nominal dimensions and show design intent only. Contractor shall be responsible for any required field adjustments accounting for minor dimension variations.
- Contractor is fully responsible for temporary supports, formwork, shoring, bracing, scaffolding, temporary loads, means and methods of construction, and shall provide all materials and labor necessary for constructing the items and systems depicted on these plans, sections, details and specifications (if provided). The plans, sections and details shown on these drawings represent the finished product, unless noted otherwise.
- All subcontractors hired by General Contractor shall be experienced or at all times supervised by experienced supervisor with at least 5 years of similar job experience.
- It is the sole responsibility of the Contractor to locate, remove and reset/ reconnect all utilities as necessary.
- Contractor shall review all completed work with the Engineer of Record (EOR) and/ or Owner's Representative, and demonstrate satisfactory operation of the structural system and mechanical equipment. Any found deficiencies shall be corrected by the contractor without additional expense to the owner.
- Contractor shall turn over to the Owner a clean facility with the certificate of occupancy, record documents depicting as-built conditions, inspection certificates, warranties and bonds, evidence of payment, release of liens, and any operation and /or maintenance manuals.
- Engineer of Record is responsible for structural system and geotechnical conditions shown on these drawings only. Should contractor find soil conditions to be different from conditions shown in these design documents, contractor shall immediately notify EOR.
- Engineer is not responsible for any part of these package unless all sheets are electronically or wet sealed and signed by the EOR.
- Any revisions and corrections indicated on the drawings shall be computer generated, and such revisions or addendums to these drawings will be valid only if one of the following methods are utilized:
 - The affected part of the set will be addressed by way of letter and/ or detail shown on 8.5" x 11" or 11" x 17" sheet signed and sealed by EOR
 - The affected sheets will be reissued in the whole entirety, and will contain the seal and signature of EOR.
- Alterations to the structural system or construction materials will void EOR seal and signature.

LOAD AND COMBINATIONS:

- Dead Gravity Load:
 - Self weight of the structure and permanent equipment
- Live Gravity Load:
 - Live Gravity Load on the deck - 60 psf
 - Forklift in the shown position



LOADED FORKLIFT

FORKLIFT LOAD IN PLAN

- Lateral Load:
 - Soil Active Pressure -
 - Transient Load -
 - Wind Load -
 - Wind Exposure - D
 - Ultimate Wind Speed - 150 mph
- Service Load Combinations:
 - LC 1 = LL + DL
 - LC2 = 0.6 Wind Load
- Factored Load Combinations:
 - LC2 = 1.2 DL + 1.6 LL
 - LC3 = 1.0 WL
- Wind load and other live loads are not combined for the purpose of the dock analysis.

CAST-IN-PLACE CONCRETE:

- Contractor shall perform all concrete work in strict accordance with applicable building codes: ACI 301, ACI 315, and ACI 318 latest editions.
- Contractor shall review all plans, sections and details and coordinate all necessary block outs, elevations, anchor bolts, straps, etc., prior to concrete placement.
- No plumbing or other utility conduits larger than 1" O.D. shall be permitted in structural concrete, unless otherwise indicated in plans or details.
- Reinforcement shall be placed in strict accordance with these drawings.
- Rebar lap splices shall be no less than 40 bar diameters, unless otherwise indicated.
- Reinforcement steel shall not be welded and shall be bent cold in the shop.
- Reinforcement shall be conforming to ASTM A-615 Grade 60. Rebars #5 and larger shall not be re-bent.
- All reinforcement steel shall be clean and free of deleterious materials at time of concrete placement.
- Provide properly tied cages, chairs, bolters, etc, as necessary. Place and support all reinforcing steel.
 - Reinforcing steel shall be supported by chairs at 4-feet c.c. for #5 and larger rebars.
- Concrete shall be placed within 90 minutes of batch time, and shall be moist cured for at least 7 days.
- No water shall be added on site.
- Water / Cement ratio shall be between 0.35 and 0.37
- Water shall be clean, fresh and potable.
- Provide commercial form coating compound that will not bond, stain or adversely affect concrete surface.
- Concrete shall be consolidated in place using needle vibrators.
- Repair and patch defective surface areas using cement mortar immediately after removal of forms.
- Control joints, where indicated, shall be saw cut within 8 hrs of concrete placement.
- Concrete cover to be as follows:
 - Concrete cast against and permanently exposed to earth: 3-inches
 - Concrete exposed to earth or weather: 2½"-inches
- Concrete to be normal weight concrete with a compressive strength at 28 days as follows:
 - Concrete with critical flexural strength shall have a minimum compressive strength of 5,000 psi.
 - Bulk mass concrete or concrete of pile caps or other elements where shrinkage control is critical, concrete strength shall have compressive strength of 4,000 psi.
- Cement of the concrete mix shall be type 1L or Portland Limestone Cement (PLC).
- Concrete mix shall contain 1% of Penetrone Pore Blocker by weight of cementitious material and 20% of Ground Granulated Blast Furnace Slag or 10% of Fly Ash by weight of cementitious material.
- Concrete mix shall not contain calcium chloride.
- Coarse aggregate shall be normal weight aggregate with max size 3 / 4", ASTM C-33, and shall not be Alkali-Silica reactive.
- Slump test shall be performed per ASTM C-143. Slump without use of super plasticizer shall be between 3 and 4 inches. Super plasticizer shall comply with ASTM C-494.

PRECAST CONCRETE:

- Precast Concrete Planks (Finger Piers):
 - For concrete mix and mild reinforcement requirements see section Cast-in- Place Concrete.
 - Minimum compressive strength of concrete at 28 days shall be 5,000 psi.
 - Prestressing strands shall be low lax 270 ksi seven wire strands conforming to ASTM A416.
 - Precast planks shall have broomed finish.
- 12" Square Precast Prestressed Concrete Piles (Floating Docks):
 - Piles shall be designed for 5 ton ultimate compression load and 10k-ft ultimate flexural load acting simultaneously, ultimate pullout capacity 5 ton and 2 ton lateral load applied at the level of the floating dock.
 - Structural Performance: Provide piles capable of withstanding transportation, erection, driving stresses and design loads within limits indicated and under conditions existing at project site.
 - Shop Drawings: Prepared by or under the supervision of a qualified Professional Engineer. Drawings shall include detailed reinforcement and lifting devices necessary for pile handling.
- Indicate pile dimensions, cross sections, types of reinforcement, including prestressing strands, and mild steel detailing for fabrication, including bending and placing details.
- Include structural analysis data signed and sealed by the qualified Professional Engineer responsible for analysis preparation.

STRUCTURAL STEEL:

- Miscellaneous Structural Steel / Structural Framing:
 - All bolts, nuts, washers, & threaded rod fasteners shall be made of stainless-steel Grade 316.
 - Reuse of bolts, nuts and washers is prohibited.
 - Structural steel shall have a minimum yield stress, Fy = 50 ksi.
- Steel Pipe Piles:
 - All pipe piles shall be made of spiral weld pipes with minimum yield stress, Fy = 50 ksi.
 - Pipe piles of the Relieving Platform shall be driven to 60 ton ultimate compression capacity and to a minimum embedment depth shown in the drawings.
 - Pipe piles of the Finger Piers shall be driven to 10 ton ultimate compression capacity and to a minimum embedment depth shown in the drawings.
 - Pipe piles can be driven as displacement or non-displacement piles (close ended or open ended piles).

STRUCTURAL ALUMINUM:

- Aluminum sheet piling must be made from extruded aluminum sections fabricated from aluminum conforming to ASTM B221M, alloy 6061.
- Materials delivered to the site must be new and undamaged and must be accompanied by certified test reports and mill identification marks.
- Store and handle the material per manufacturer recommendation to prevent permanent deflection or damage to interlocks.
- Lift piles to ensure that max allowable curvature is not exceeded.
- Pile dynamic analysis and low integrity testing must be performed by the Contractor's geotechnical consultant to assess the structural integrity of the driven piles.
- No pile splicing will be allowed.
- Sheet piles shall be driven to a tip elevation shown in the drawings.

SEQUENCE OF CONSTRUCTION:

- Install pipe piles for relieving platform and finger piers.
- Install precast pile caps. leave vertical pvc closure pour sleeves unfilled. do not place concrete in closure pour sleeves prior to sheet pile installation.
- Drive sheet piles to design elevation.
- Drill holes in sheet piles at anchor locations as required.
- Install anchor bolts through sheet piles into vertical pvc closure pour sleeves. place concrete in closure pour sleeves to complete closure pours.
- Install walers and secure anchors with washers and nuts.

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				DRAWING:			STRUCTURAL NOTES			
				DMC JOB NO.			24-200-01			
				DRAWN			BL	CAD	C3D	SHEET NO.
				CHECKED			-	SCALE AS SHOWN	S-01	
				APPROVED			-	DATE	08/27/2025	

PILE INSTALLATION:

1. Piles shall be installed utilizing completed template. Partial template shall not be allowed.
2. Piles shall be installed within the horizontal deviation from the true in plan position not exceeding 3/4-inch.
3. Square piles shall be installed such that both orthogonal axis of the pile cross section are aligned with the grid and column lines.
4. Jetting of displacement or non-displacement piles into the clay or dense sand is not allowed for piles supporting lateral load.
5. Pile driving contractor shall seek the advice of the Professional Geotechnical engineer for selection of the hammer, stroke of the moving part of the hammer and hammer driving energy for this site.
6. Pile Driving Equipment:

a. Place driving helmet, or cap and cushion block combination, capable of protecting the head of the pile between top of pile and the ram to prevent impact damage to pile. If block is damaged, split, highly compressed, charred or burned, or has become spongy or deteriorated, replace with the new block.

b. Helmet or block shall uniformly transmit energy to pile with a minimum loss of energy.

c. Include type, make, maximum rated energy, and rated energy per blow of hammer; weight of striking part of the hammer; weight of the drive cap; details, type, and structural properties of hammer cushion and pile cushion.
7. Protection of Piles:

a. Square the heads and tips of piles to the driving axis.

b. Laterally support piles during driving, but do not unduly restrain piles from rotation in the leads.

c. Swinging leads will not be permitted.

d. Provide prefabricated steel driving shoes where necessary to penetrate dense strata.
8. If hard driving conditions encountered, pile driving contractor may elect pile driving into predrilled pilot holes having diameter 2” smaller than the diameter of the round pile or inscribed diameter of the cross section foot print.
9. Driving Piles:

a. Operate hammer at manufacturer's rated speed, and drive pile without interruption to achieve indicate bearing capacity in accordance with Engineering News Record formula.

b. Minimum tip elevation as indicated on the drawings.

c. If, during the driving, it is found that the pile is not of sufficient length to give the specified capacity, notify the Engineer of Record, for determination of corrective procedures to be followed.
10. Wave Equation Analysis:

a. Submit Wave Equation Analysis of Piles (GRL WEAP) documenting that the proposed pile hammer and driving system can obtain the required pile capacities without over stressing the piles.

b. Driving stresses in the prestressed concrete piles shall not exceed the following maximum values.

b.a. Compression Stresses due to hard driving:

$F_c = 0.85 (f_c) - f_{pe}$

b.b. Tension Stresses due to weak soil underlying hard soil strata:

$F_t = 3 (f_c)^{0.5} + f_{pe}$

c. Analysis shall be run at the estimated tip elevation to achieve the required ultimate capacities.

TIE BACKS AND HELICAL PIERS:

1. Shaft of the helical anchor must be made of API pipe having yield stress Fy = 80 ksi.
2. Tail of the anchor shall be made of 1¼-inch diameter threaded Dywidag rod having yield stress Fy = 70 ksi.
3. Length of the tail extension rod shall not exceed 5-feet.
4. Tail of the anchor shall be connected to the shaft of the helical anchor with a fabricated sleeve connector indicated on the drawings.
5. Tie backs were designed for design (Service Load), P = 30 kip.
6. At least one anchor shall be performance (cyclic) tested to 1.25 Design Load,

$P_{perf.} = 1.25 * 30 = 38 \text{ kip.}$
7. Another anchor shall be proof (ramp) tested to 1.25 Design Load,

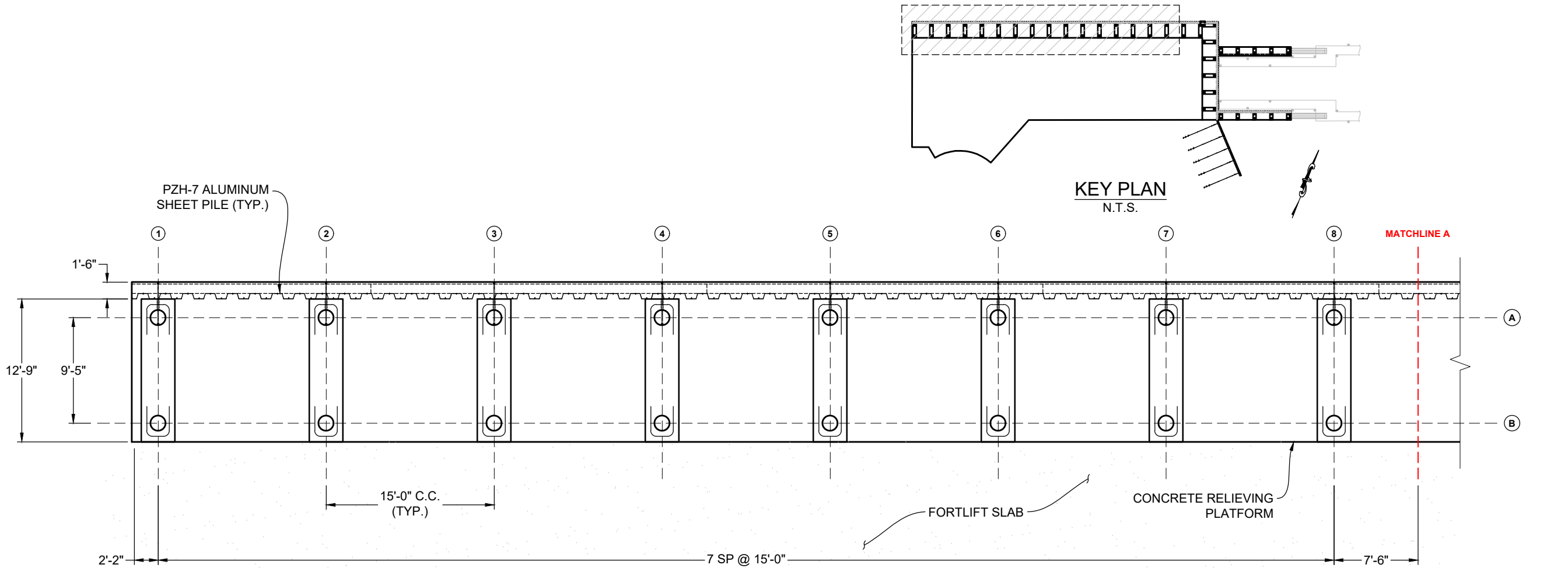
$P_{proof.} = 1.25 * 30 = 38 \text{ kip.}$
8. All anchors shall be locked off at the load equal to 20% of the Design Load or 10 kip whichever is greater.

ELEVATION DATUM:

1. All drawing elevations are referenced to North American Vertical Datum of 1988 (NAVD 88).

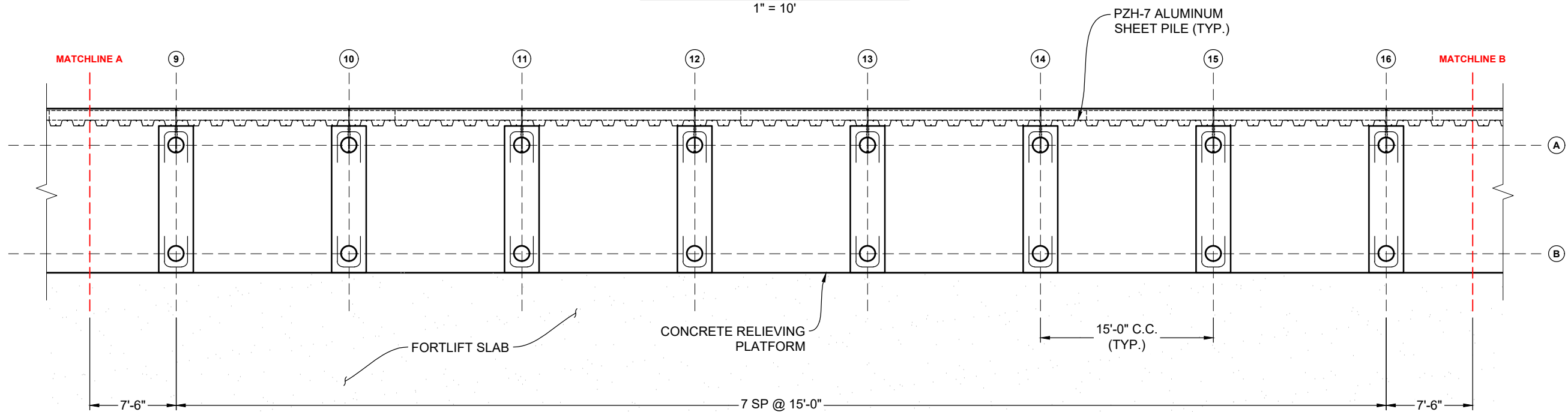
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	DMC JOB NO. 24-200-01		SHEET NO. S-02	
	DRAWN BL	CAD C3D	CHECKED -	SCALE AS SHOWN DATE 08/27/2025
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168		Dredging & Marine Consultants 4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com ENGINEERS • SCIENTISTS		
		VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65990		

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KEY PLAN
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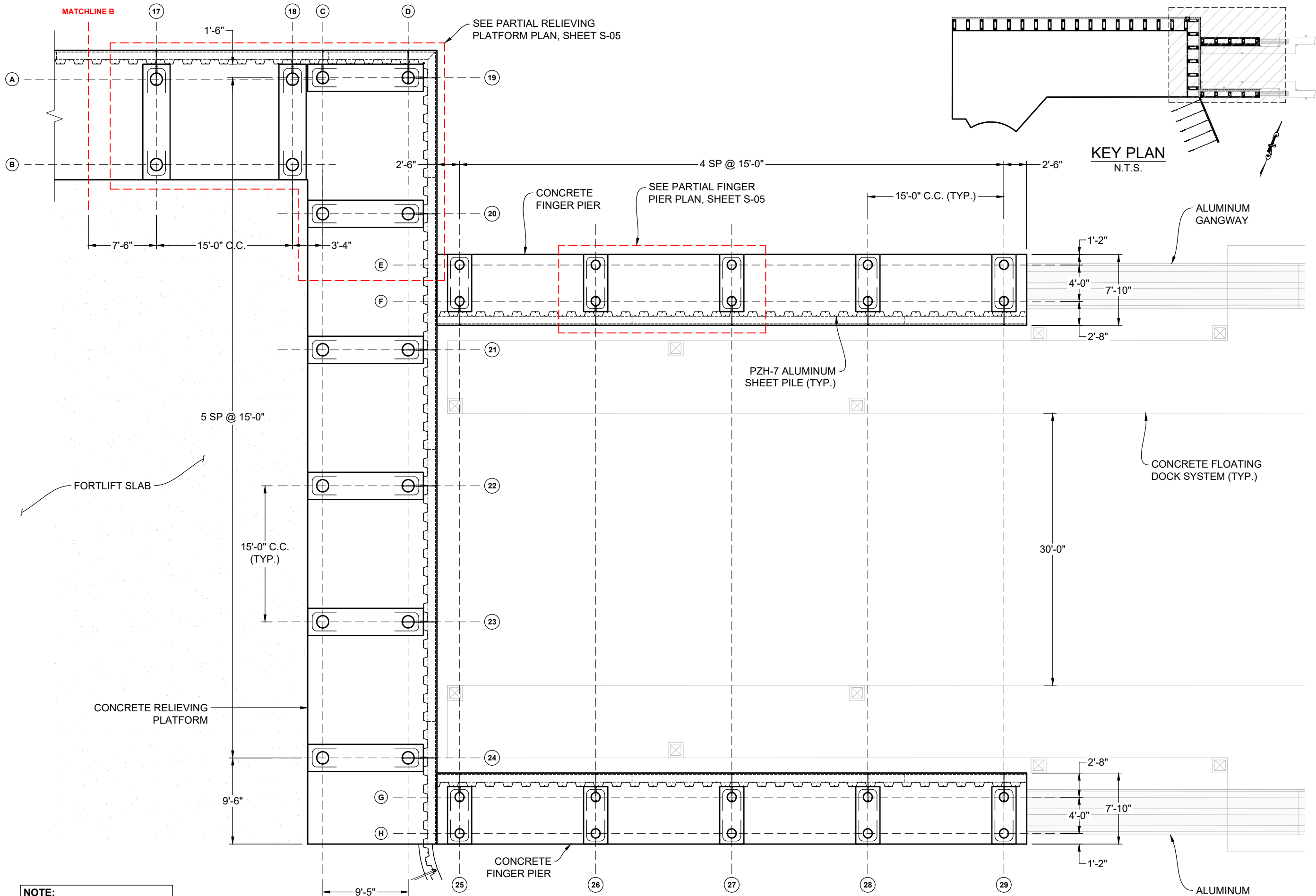
RELIEVING PLATFORM PLAN
1" = 10'



RELIEVING PLATFORM PLAN
1" = 10'

DRAWING: RELIEVING PLATFORM PLAN	DMC JOB NO. 24-200-01		SHEET NO. S-03	
	DRAWN BL	CAD CJD	CHECKED -	SCALE AS SHOWN DATE 08/27/2025
PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	CLIENT: INDIAN RIVER SHORELINE, LLC			
	VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890			
4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com DMC ENGINEERS • SCIENTISTS				
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168				

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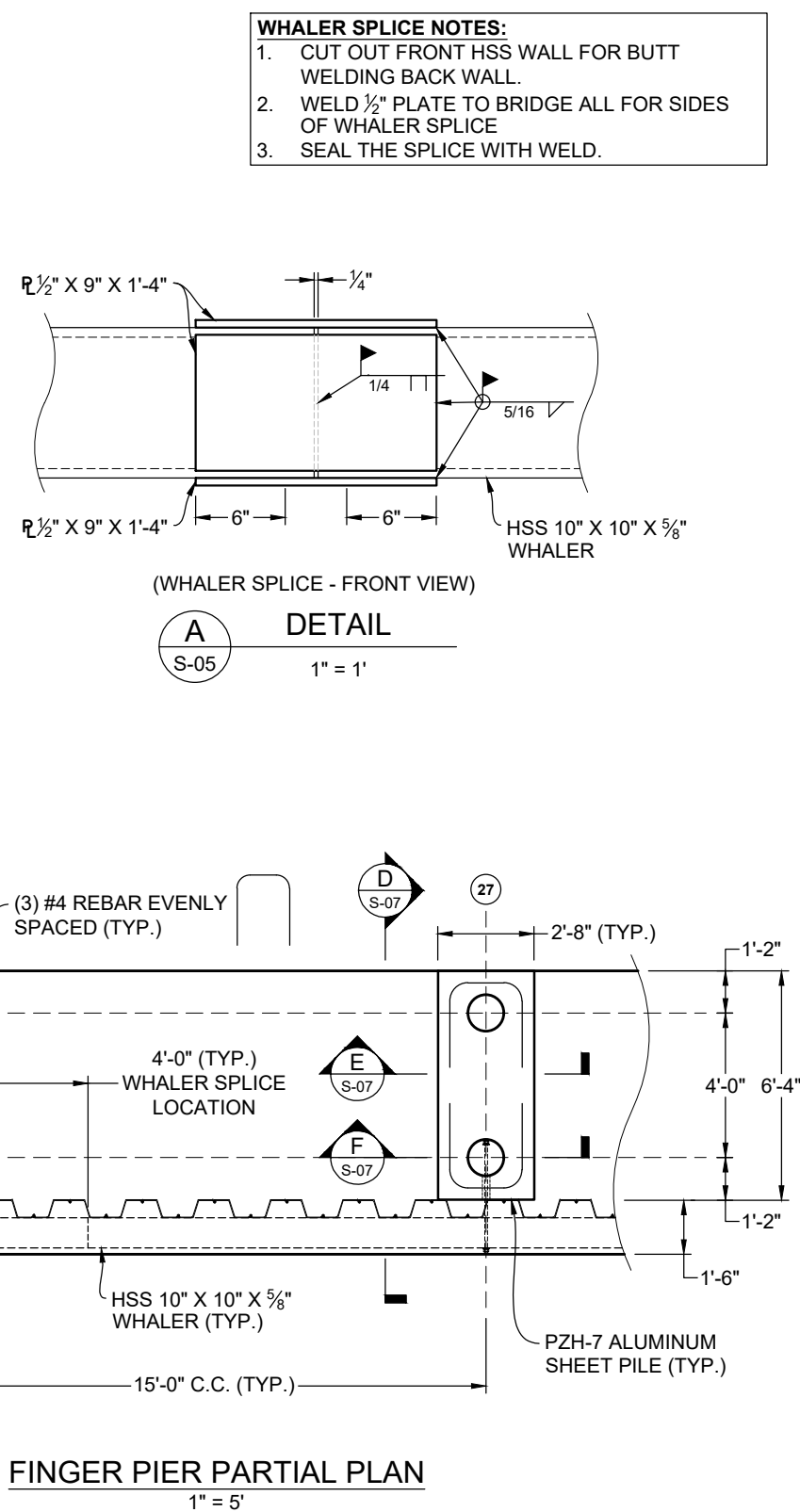
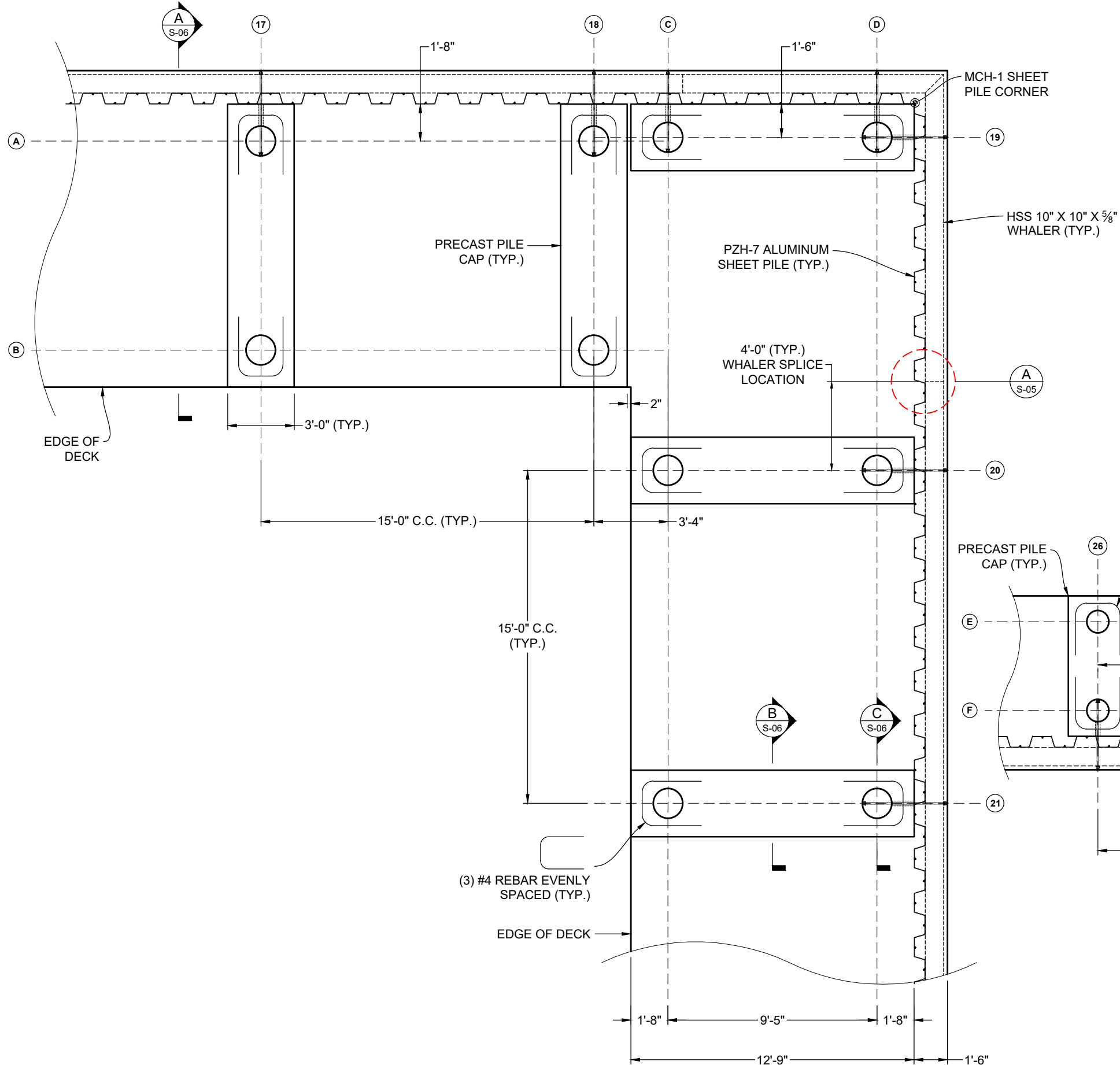
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BULKHEAD NOT SHOWN FOR
CLARITY, SEE SHEET S-08.

RELIEVING PLATFORM & FINGER PIER PLAN

1" = 10'

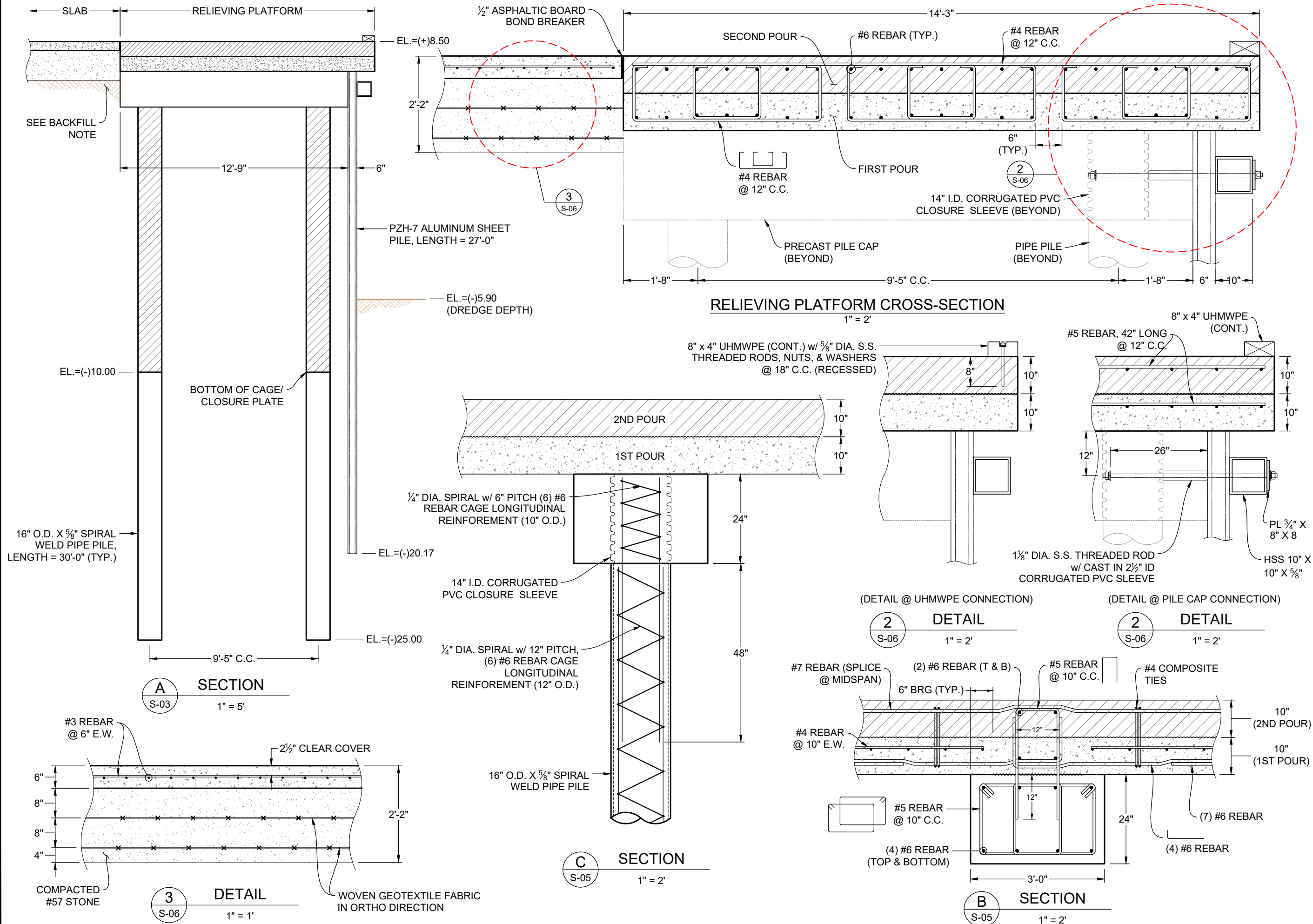
DRAWING: RELIEVING PLATFORM & FINGER PIER PLAN		DMC JOB NO. 24-200-01		SHEET NO. S-04	
PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD		DRAWN: BL CAD C3D		SCALE AS SHOWN	
CLIENT: INDIAN RIVER SHORELINE, LLC		CHECKED: -		DATE: 08/27/2025	
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65990					
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Drawing Name: C:\Users\alexis\OneDrive\CloudTemp\7RX1XLPREM Structural Rev MM.dwg By: alexis Tab: PARTIAL PLAN 5 3/25/2026



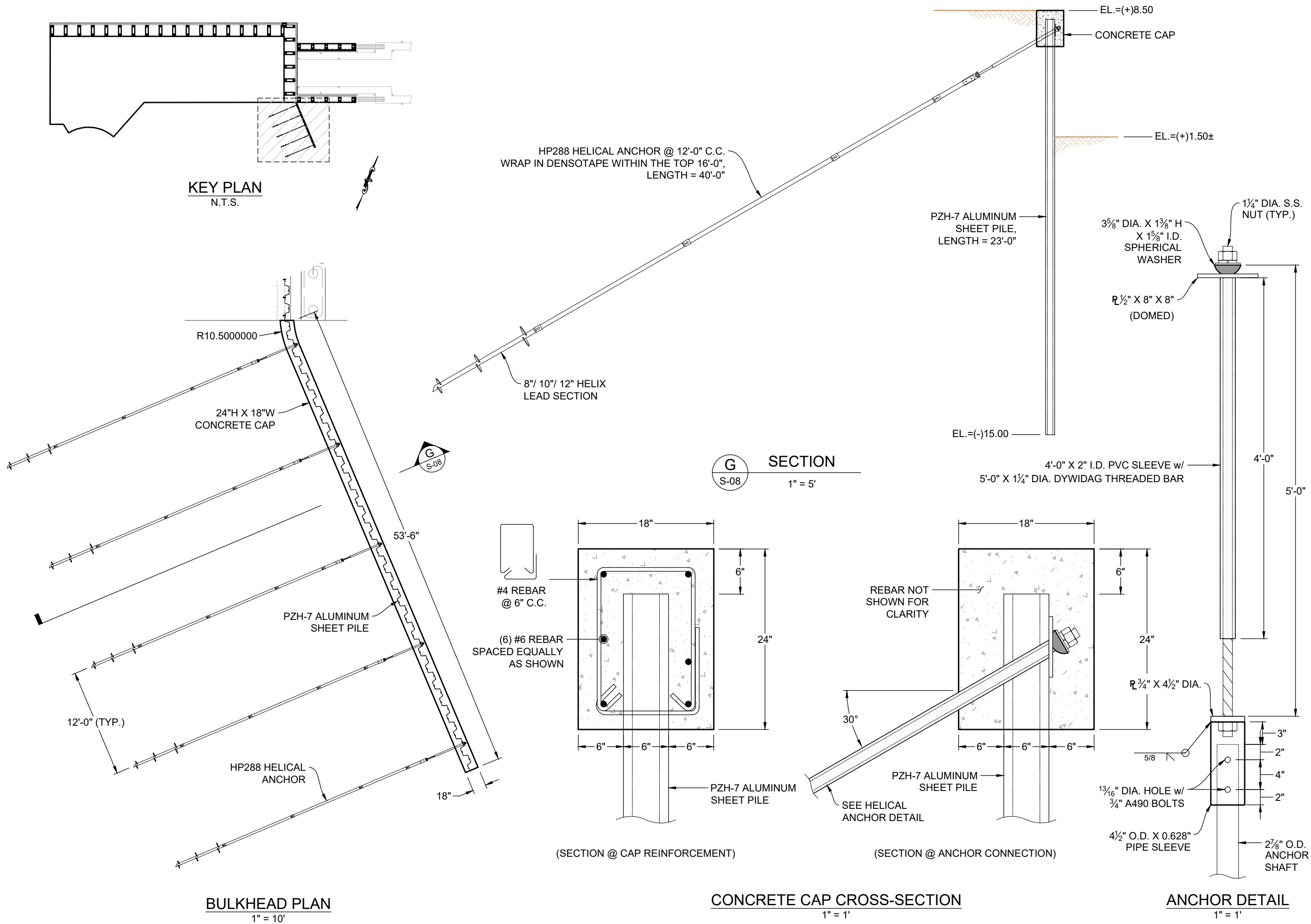
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcscs.com	PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	DRAWING:		PARTIAL PLANS			
				DMC JOB NO.		24-200-01			
				DRAWN	BL	CAD	C3D	SHEET NO.	
				CHECKED	-	SCALE AS SHOWN	S-05		
CLIENT: INDIAN RIVER SHORELINE, LLC			APPROVED -		DATE	08/27/2025			
VITALY B. FEYGIN, P.E. FLORIDA LICENSE NO. 65980									

Drawing Name: C:\Users\alexis\OneDrive\CloudTemp\7RX1\LPREM Structural Rev MM.dwg By: alexis Tab: PLATFORM 6 3/25/2026



DRAWING: RELIEVING PLATFORM DETAILS	DMC JOB NO. 24-200-01		SHEET NO. S-06	
	DRAWN	BL	CAD	CSD
	CHECKED	-	SCALE AS SHOWN	DATE 08/27/2025
PROJECT NAME: EDGEWATER MARINA AT JONES FISH CAMP ROAD	CLIENT: INDIAN RIVER SHORELINE, LLC			
	VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890			
Dredging & Marine Consultants DMC INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168		4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com ENGINEERS • SCIENTISTS		

Drawing Name: C:\Users\alexis\OneDrive\CloudTemp\7RX1XLPREM Structural Rev MM.dwg By: alexis Tab: BULKHEAD 8 3/25/2026



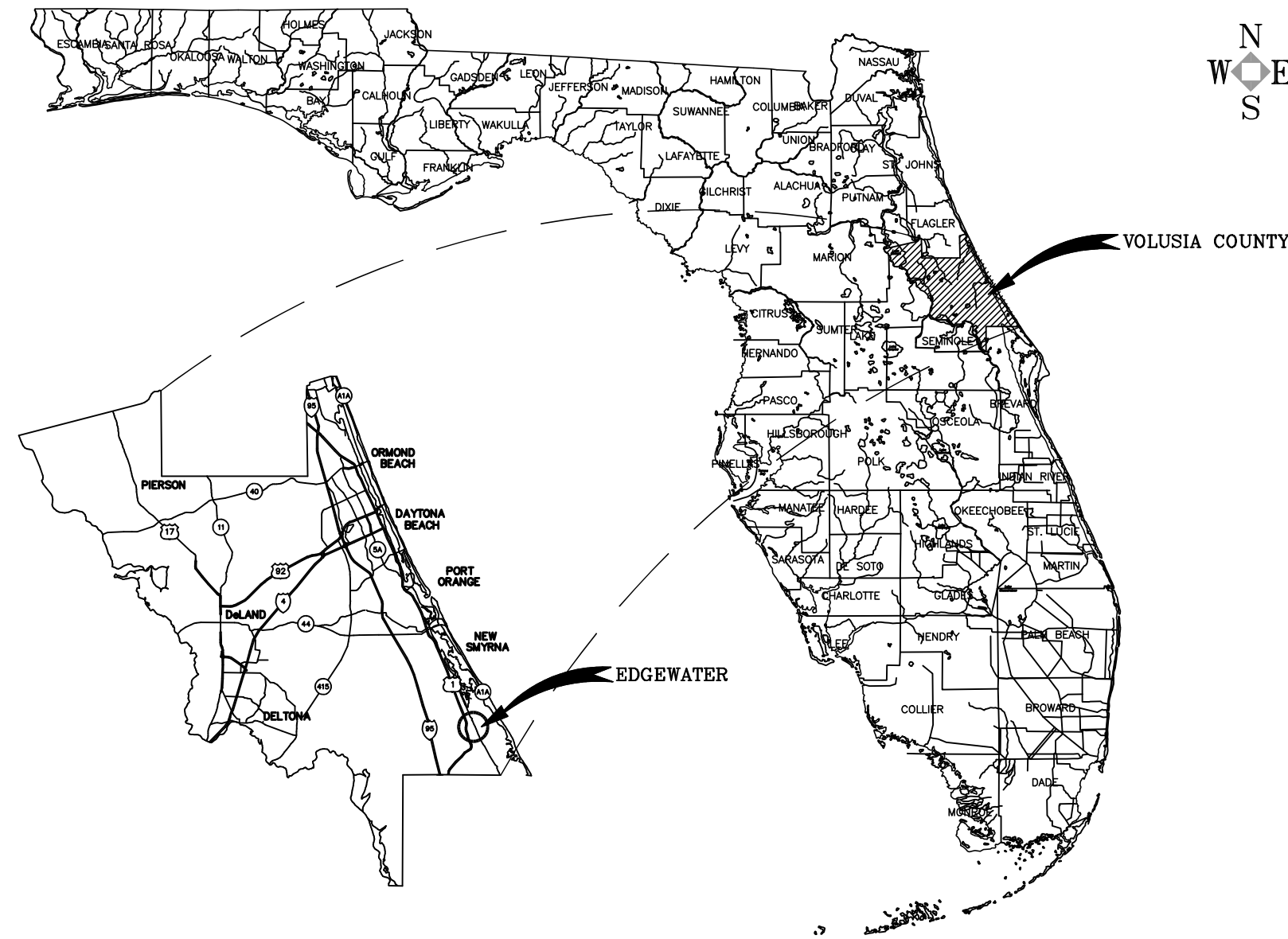
INDIAN RIVER SHORELINE, LLC 101 CANAL STREET, NEW SMYRNA BEACH, FL 32168	Dredging & Marine Consultants  ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcscs.com	PROJECT NAME: EDgewater MARINA AT JONES FISH CAMP ROAD	DRAWING: BULKHEAD DETAILS					
				DMC JOB NO. 24-200-01		SHEET NO. S-08			
				DRAWN	BL	CAD	C3D	CHECKED	SCALE AS SHOWN
				APPROVED		DATE 08/27/2025			
VITALY B. FEYGIN, P.E. FLORIDA LICENSE No. 65890			CLIENT: INDIAN RIVER SHORELINE, LLC						

Drawing Name: E:\My Projects\DMC\Jones Fishcamp Marina City of Edgewood\Elec8-AM.dwg By: azonaryov Tab: E-2.1 3/19/2026



 AZ Power Systems Engineering & Consulting, LLC. Certificate of Authorization #31103 11655 Swift Water Circle Orlando, FL 32817 azpowersystems@yahoo.com	PROJECT NAME: PLANS FOR: JONES FISH CAMP MARINA PHASE 1 CLIENT: CLIENT	DRAWING: ELECTRICAL POWER PLAN													
		DMC JOB NO.: -- <table border="1"><tr><td>DRAWN</td><td>CAD</td><td>AZ</td><td>SHEET NO.</td></tr><tr><td>CHECKED</td><td>-</td><td>SCALE</td><td>SHOWN</td></tr><tr><td>APPROVED</td><td>-</td><td>DATE</td><td>--</td></tr></table> E-2.1				DRAWN	CAD	AZ	SHEET NO.	CHECKED	-	SCALE	SHOWN	APPROVED	-
DRAWN	CAD	AZ	SHEET NO.												
CHECKED	-	SCALE	SHOWN												
APPROVED	-	DATE	--												

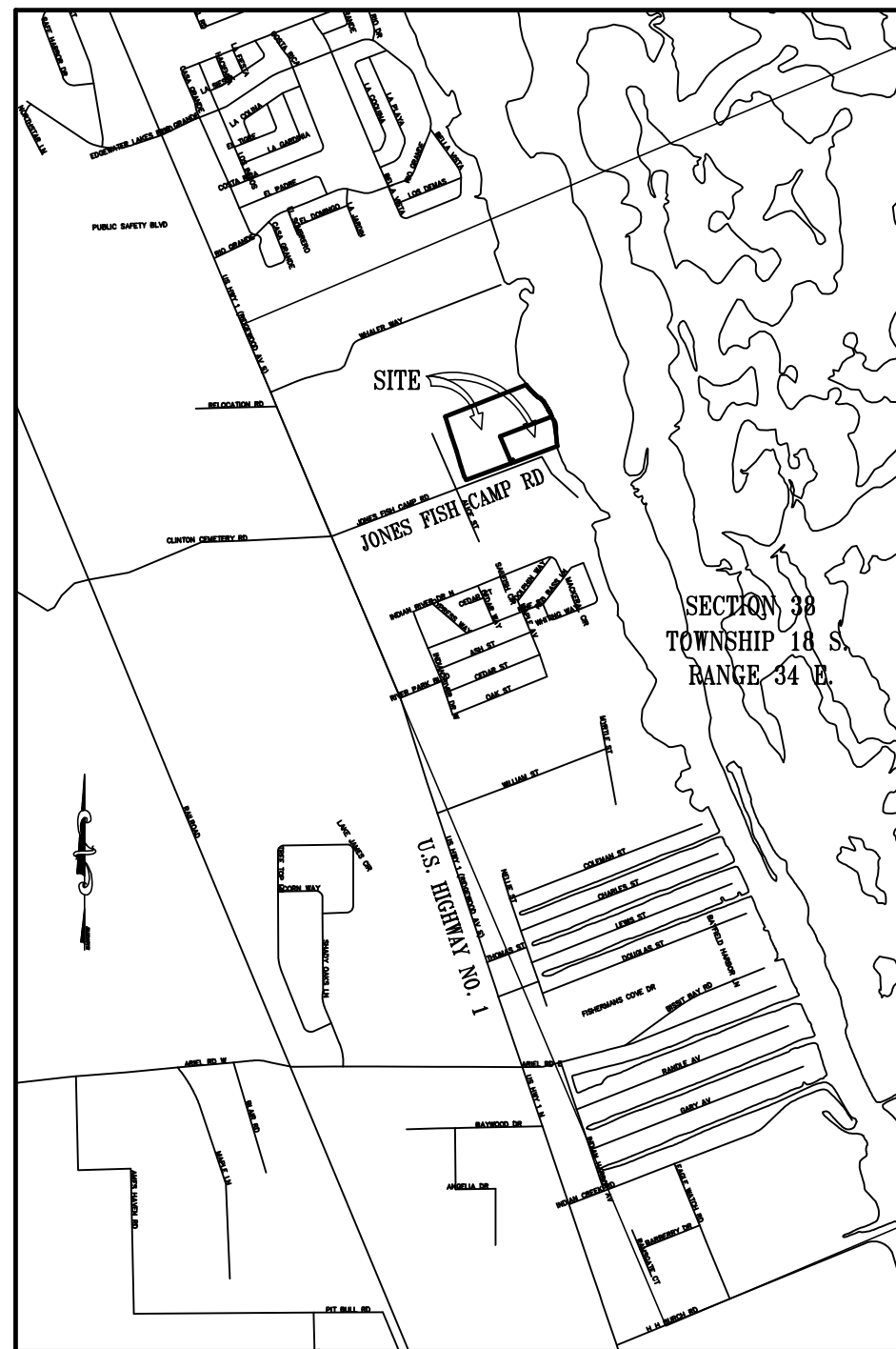
 AZ Power Systems <i>Engineering & Consulting, LLC.</i> Certificate of Authorization #31703 5555 S. Orange Ave. Orlando, FL 32817 azpowersystems@yahoo.com	Dredging & Marine Consultants 4649 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone: (386) 304-6505 Fax: (386) 304-6506 www.dmcsc.com  DMC ENGINEERS • SCIENTISTS	PROJECT NAME:	PLANS FOR: JONES FISH CAMP MARINA PHASE 1			
		DRAWING:	ELECTRICAL POWER PLAN			
		DMC JOB NO.	---			
		DRAWN -	CAD	AEZ	SHEET NO.	
		CHECKED -	SCALE	SHOWN	E-2	
		APPROVED -	DATE	---		
		CLIENT:	CLIENT			



TOPOGRAPHIC SURVEY
& TREE SURVEY
FOR
FUSILIER REALTY GROUP
A PORTION OF
SECTION 38 — TOWNSHIP 18 SOUTH — RANGE 34 EAST
VOLUSIA COUNTY, FLORIDA

LOCATION

JONES FISH CAMP ROAD, EDGEWATER, FLORIDA



VICINITY MAP
1"=2000'

SURVEY NOTES:

1. THE BOUNDARY SHOWN HEREON WAS PREPARED BY THIS FIRM JOB NO. 22-0850 & 22-0597, AND IS FOR REFERENCE ONLY.

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3) THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, AS ESTABLISHED FROM MULTIPLE OBSERVATIONS USING THE LENGEMANN REAL TIME KINEMATIC REFERENCE STATIONS, ALSO KNOWN AS THE L-NET (TOPNET GNSS NETWORK). DERIVING A BEARING OF N68°36'30"E, ALONG THE NORTH LINE OF SOUTH 100 FEET OF LOT 6, RIVERFRONT ESTATES.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

6. ELEVATIONS REFER TO NAVD 1988 DATUM, U.S.C. & G.S. BENCHMARK N-211, HAVING A PUBLISHED ELEVATION 12.11 FEET

7. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE X .
THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0715J MAP
EFFECTIVE DATE: SEPTEMBER 29, 2017, APPROXIMATE SCALE: 1"=500'.

8. THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILT DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES SHOWN IN THE FIELD RECORDS PROVIDED. HOWEVER, S&A HAS CONDUCTED A FIELD SURVEY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS. S&A HAS NOT CONDUCTED A FIELD SURVEY OF ANY PHYSICAL UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

DESCRIPTION OF TOPOGRAPHIC AREA

PARCEL E

A PORTION OF LOT 28, ALL OF LOTS 31, 32, A PORTION OF LOTS 35 AND 36, THE PLAT OF RIVERFRONT ESTATES UNIT NO. 2, AS RECORDED IN MAP BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND A PORTION OF THE SOUTH 100 FEET OF LOT 6, THE PLAT OF RIVERFRONT ESTATES AS RECORDED IN MAP BOOK 19, PAGE 18, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

TOGETHER WITH

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 10436294

LOTS 1, 2, 3, 4, AND 5 OF RIVER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

TRACTS A, B, AND C OF RIVER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,
FLORIDA.

TOGETHER WITH

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 10432264

LOTS 6, 7, 8, 9, AND 10, RIVER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,
FLORIDA.

INDEX OF SHEETS:

- | | |
|-----|---|
| 1 | COVER SHEET (CURRENT) CERTIFICATIONS
AND SIGNATURE. DESCRIPTION, AND NOTES |
| 2 | KEY SHEET |
| 3-6 | TOPOGRAPHIC SURVEY |

THIS IS NOT A BOUNDARY SURVEY

NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

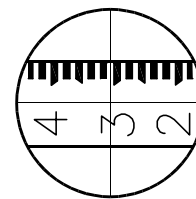
SURVEYOR'S CERTIFICATION.

TO: FUSILIER REALTY GROUP

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.W. BARNES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5576

PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PO BOX 127
POWELL (396) 761-5385
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No:	Date	Revision
		Approved

<i>FIELD DATE: DECEMBER 28, 2022</i>	<i>FIELD BOOK:1485</i>
<i>PARTY CHIEF: W. FONTAIN</i>	<i>PAGE (S): 71-75</i>
<i>DRAWN BY: J. MOLLER</i>	<i>FIELD BOOK:1493</i>
<i>CHECKED BY: J. ZAPERT</i>	<i>PAGE (S): 68</i>

TOPOGRAPHIC & TREE SURVEY
JONES FISH CAMP ROAD PROPERTY
CLIENT: FUSILIER REALTY GROUP

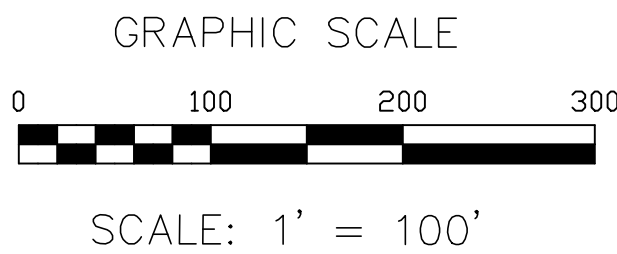
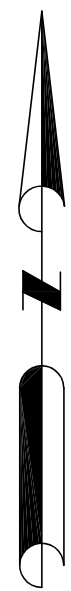
PROJ.: 08575

JOB: 22-1358

SCALE: *N/A*

SHEET: 1 of 6

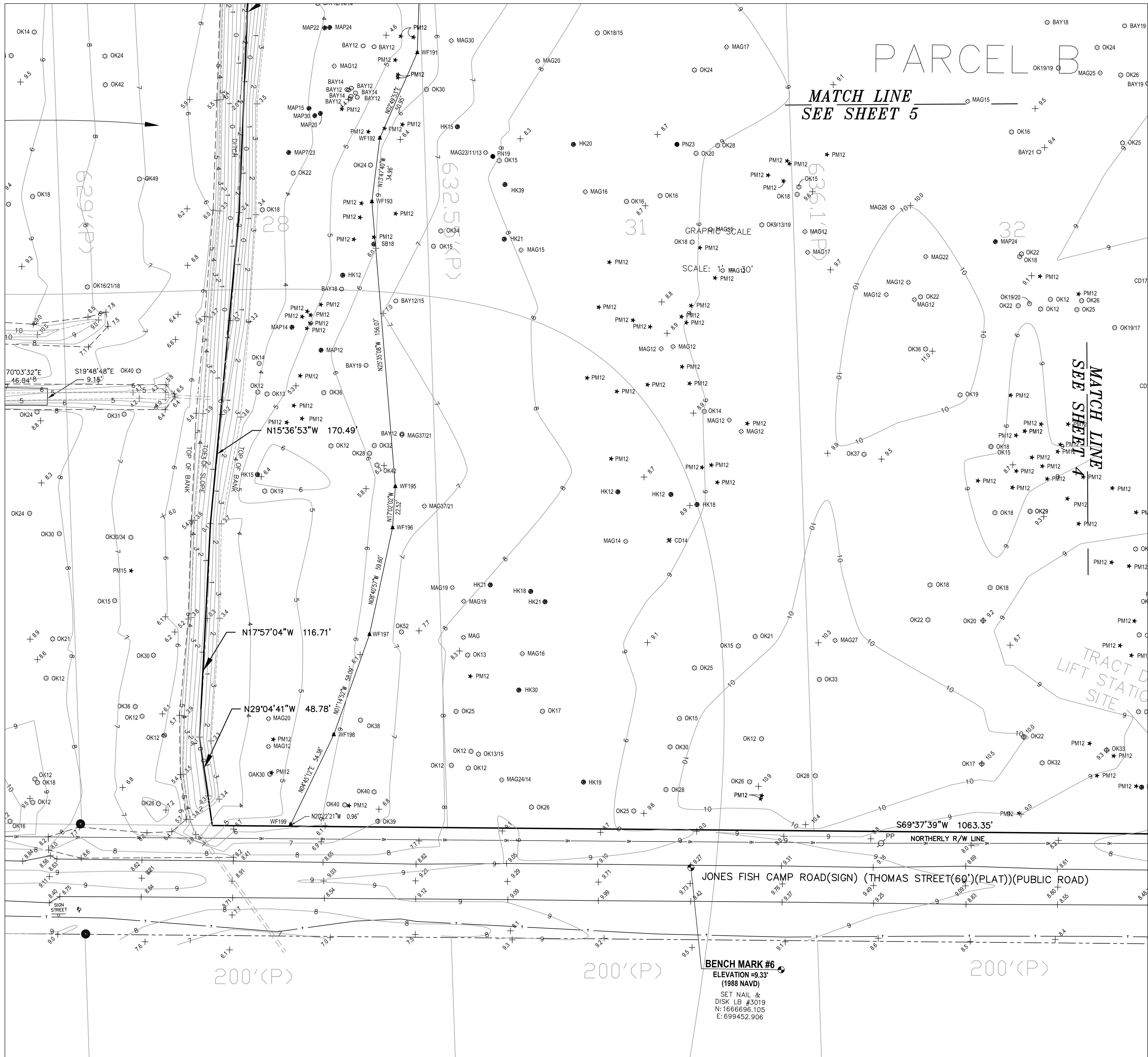
TOPOGRAPHIC & TREE SURVEY
FOR
FUSILIER REALTY GROUP



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 6

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PROFESSIONAL LAND SURVEYORS
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Naples, FL 34109
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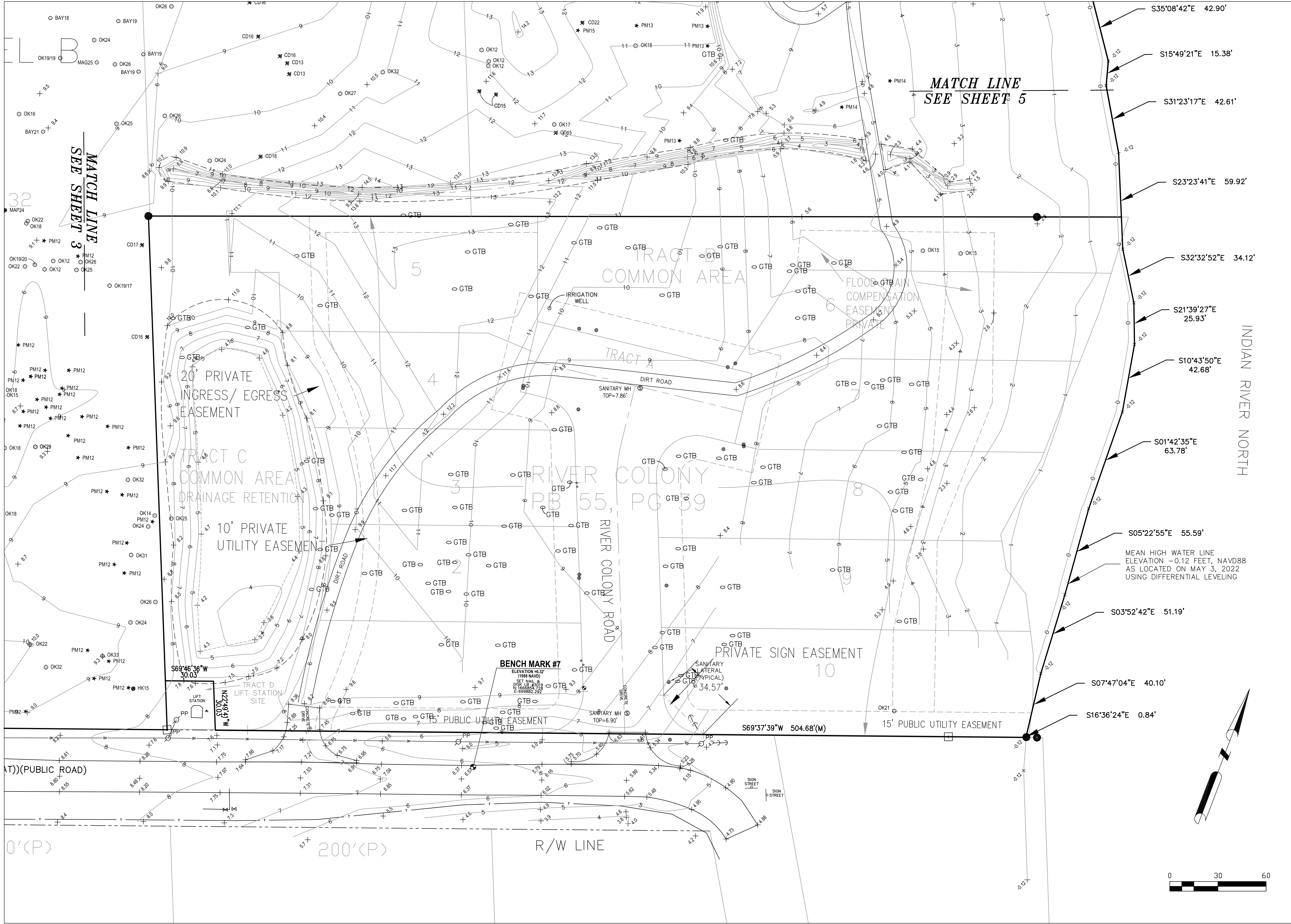
TOPOGRAPHIC & TREE SURVEY		JONES FISH CAMP ROAD PROPERTY		CLIENT: FUSILIER REALTY GROUP	
FIELD DATE: DECEMBER 23, 2022	FIELD BOOK: 1485/1487	PARTY CHIEF: K. HELMICK II	PAGE (S): 71-75/71-78	PROJECT: 08575	
DRAWN BY: J. MOLLER	FIELD BOOK:	CHECKED BY: J. BARNES	PAGE (S):	JOB: 22-1358	
				SCALE: 1" = 100'	
				SHEET: 2 OF 6	



PROJECT: 08575		FIELD DATE: DECEMBER 23, 2022		FIELD BOOK: 1496			
JOB: 22-1358		PARTY CHIEF: K. HELMICK II		PAGE (S): 31-37			
SCALE: 1" = 30'		DRAWN BY: J. MOLLER		FIELD BOOK: 1500			
SHEET: 3 OF 6		CHECKED BY: J. BARNES		PAGE (S): 67-68			
						No. Date Revision	
TOPOGRAPHIC & TREE SURVEY							
JONES FISH CAMP ROAD EDGEWATER, FLORIDA							
CLIENT: FUSILIER REALTY GROUP							

FILE: K:\22\220597 FISH CAMP\221358 EAST TOPO-TREES\221358.DWG

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 6



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TOPOGRAPHIC & TREE SURVEY

JONES FISH CAMP ROAD
EDGEWATER, FLORIDA

CLIENT: FUSILIER REALTY GROUP

FIELD DATE: DECEMBER 23, 2022	PARTY CHIEF: K. HELMICK II	DIAGN BY: J. MOLLER	CHECKED BY: J. BARNES
FIELD BOOK: 1496	PAGE (S): 31-37	FIELD BOOK: 1500	PAGE (S): 67-68

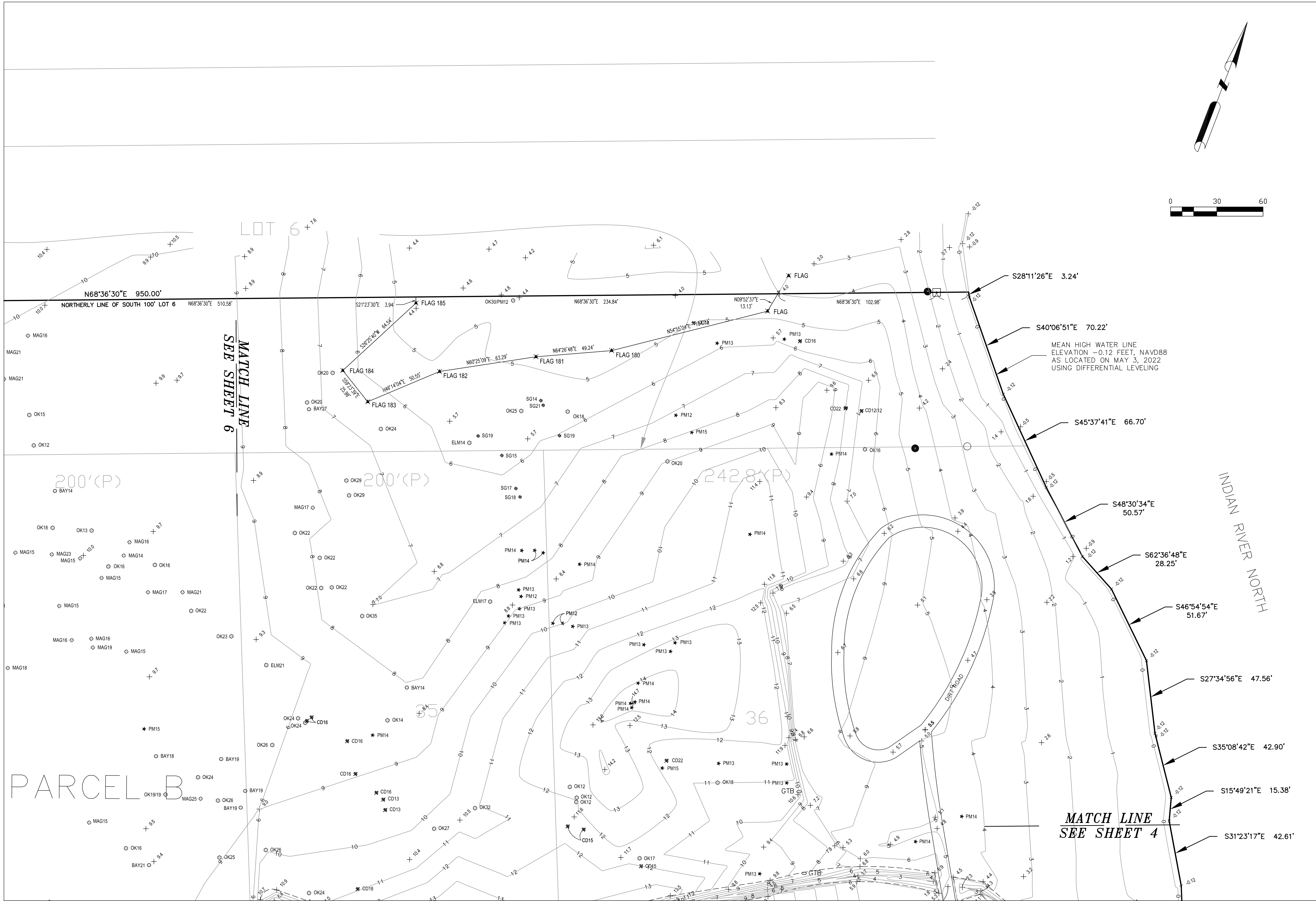
PROJECT: 08575

JOB: 22-1358

SCALE: 1" = 30'

SHEET: 4 OF 6

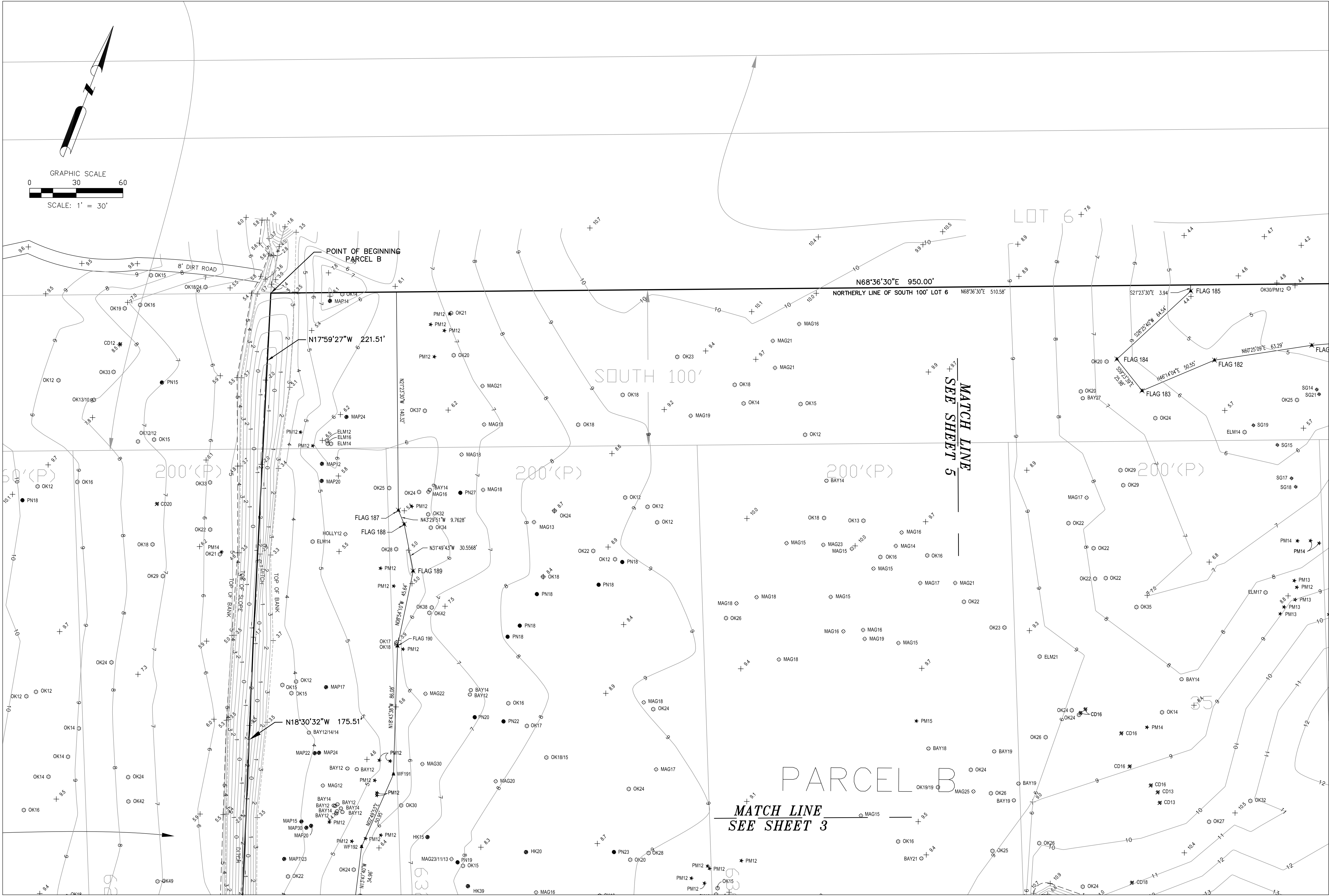
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NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 6

TOPOGRAPHIC & TREE SURVEY		FIELD DATE: DECEMBER 23, 2022	FIELD BOOK: 1496	SLIGER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 1880 78th Avenue SE PO Box 10000 Tomball, Texas 77375 www.sligerandassociates.com Copyright © 2023 Sliger & Associates, Inc.	
JONES FISH CAMP ROAD SOUTH RIDGEWOOD AVENUE EDGEWATER, VOLUSIA COUNTY, FLORIDA		PARTY CHIEF: K. HELMICK II	PAGE (S): 31-37	REVISION	
CLIENT: FUSILIER REALTY GROUP		DRAWN BY: J. MOLLER	FIELD BOOK: 1500	DATE	
		CHECKED BY: J. BARNES	PAGE (S): 67-68	No.	
PROJECT: 08575					
JOB: 22-1358					
SCALE: 1" = 30'					
SHEET: 5 OF 6					

FILE: K:\22\220597 FISH CAMP\221358 EAST TOPO-TREES\221358.DWG



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 6

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LICENSED BUSINESS CERTIFICATION NUMBER 3019
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4 5 2

TOPOGRAPHIC & TREE SURVEY	FIELD DATE: DECEMBER 23, 2022	FIELD BOOK: 1496	Revision
JONES FISH CAMP ROAD	PARTY CHIEF: K. HELMICK II	PAGE (S): 31-37	Date
SOUTH RIDGEWOOD AVENUE	DRAWN BY: J. MOLLER	FIELD BOOK: 1500	No.
EDGEWATER, VOLUSIA COUNTY, FLORIDA	CHECKED BY: J. BARNES	PAGE (S): 67-68	
CLIENT: FUSILIER REALTY GROUP			

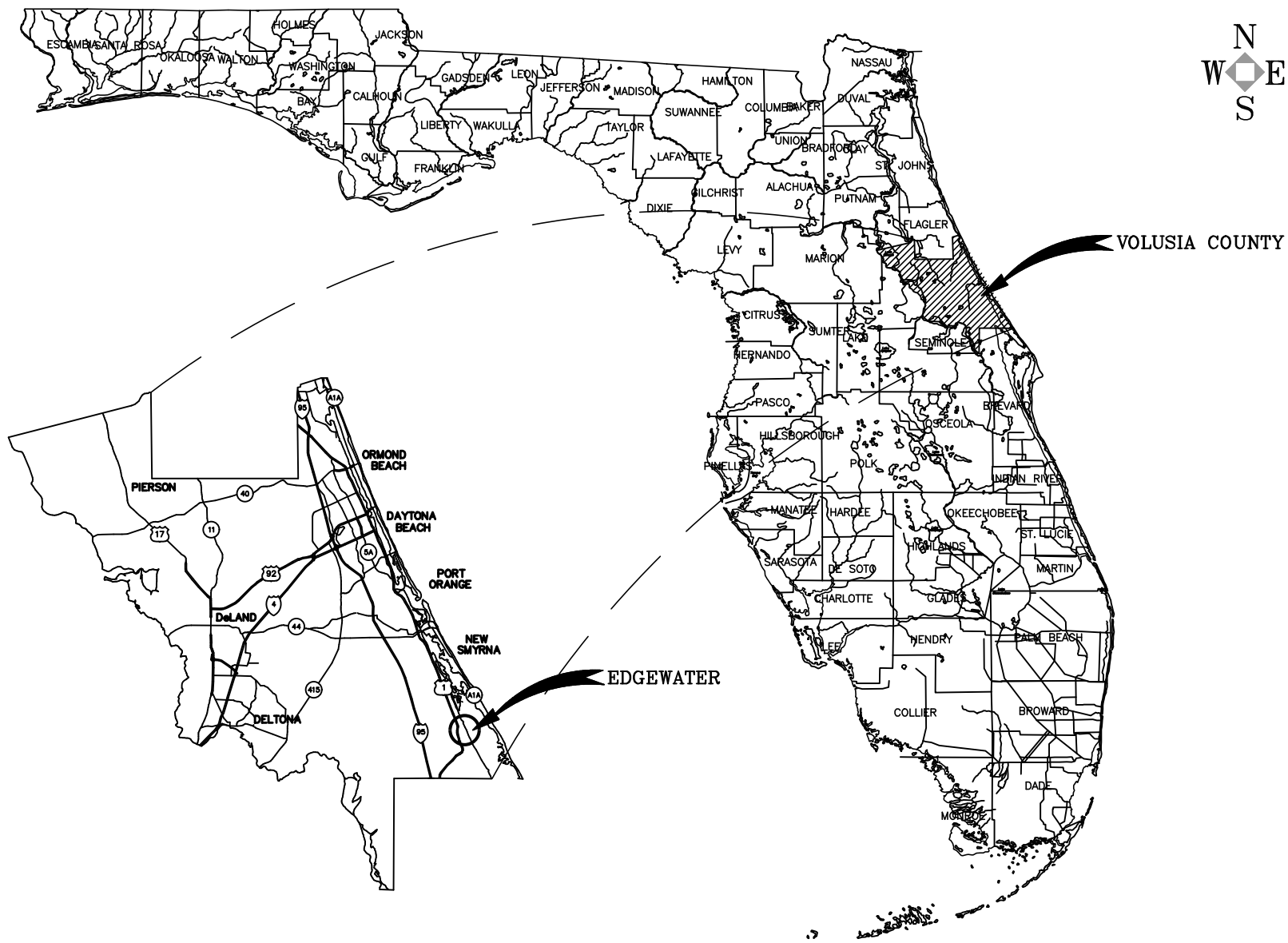
PROJECT: 08575

JOB: 22-1358

SCALE: 1" = 30'

SHEET: 6 OF 6

FILE: K:\22\240326 FC SIGNAL\240326.DWG



BATHYMETRIC SURVEY

FOR

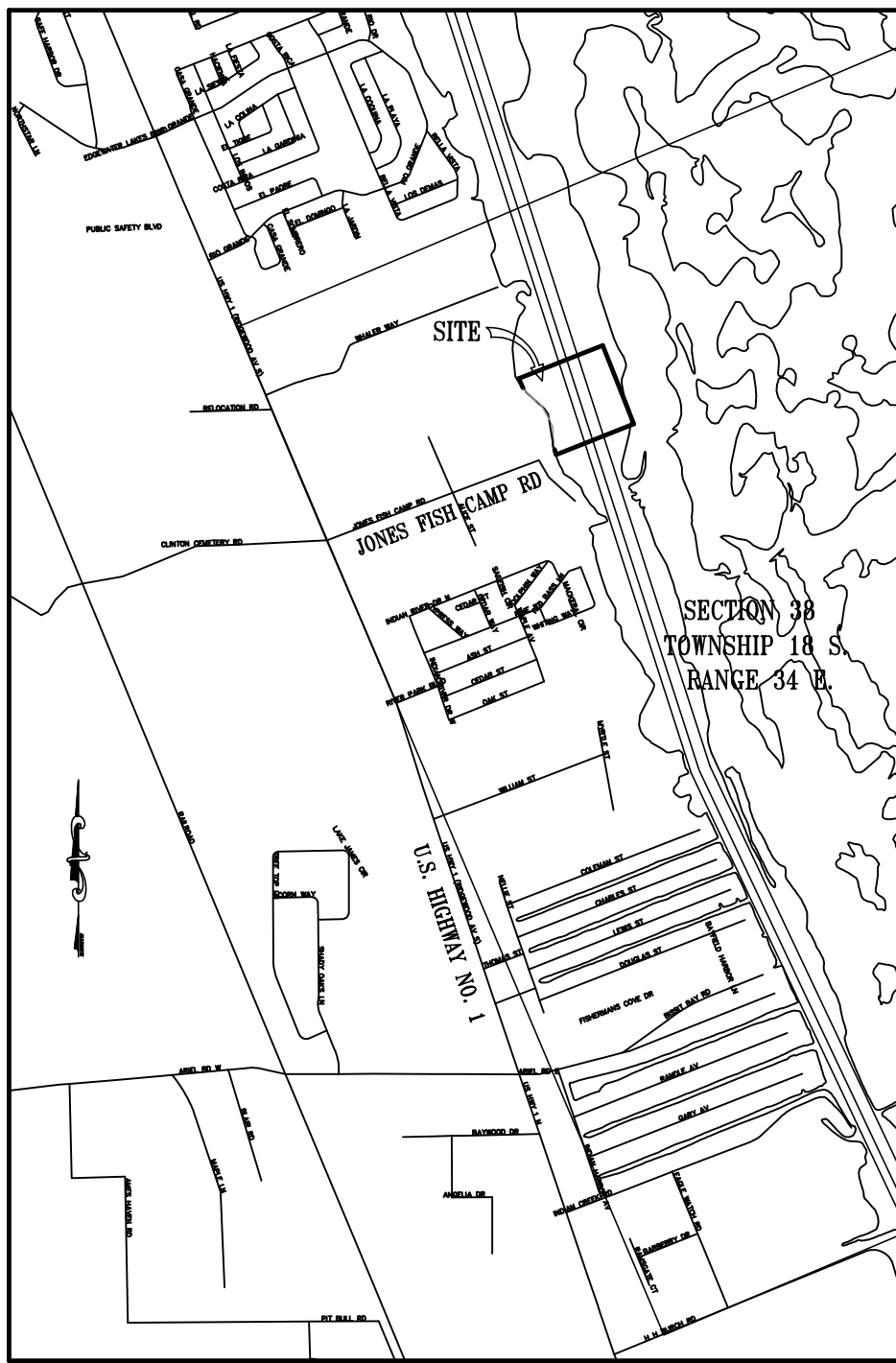
INDIAN RIVER SHORELINE, LLC

A PORTION OF

SECTION 38 – TOWNSHIP 18 SOUTH – RANGE 34 EAST
VOLUSIA COUNTY, FLORIDA

LOCATION

JONES FISH CAMP ROAD, EDGEWATER, FLORIDA



VICINITY MAP
1"=2000'

DESCRIPTION OF UPLAND AREA:

PARCEL B

A PORTION OF LOT 28, ALL OF LOTS 31, 32, A PORTION OF LOTS 35 AND 36, THE PLAT OF RIVERFRONT ESTATES UNIT NO. 2, AS RECORDED IN MAP BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND A PORTION OF THE SOUTH 100 FEET OF LOT 6, THE PLAT OF RIVERFRONT ESTATES AS RECORDED IN MAP BOOK 19, PAGE 18, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, PLAT OF RIVERFRONT ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 18, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN N23°00'28"W ALONG THE WESTERLY LINE OF SAID LOT 6 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (200' R/W) A DISTANCE OF 100.21 FEET; THENCE DEPART SAID WESTERLY LINE N68°36'30"E ALONG THE NORTHERLY LINE OF THE SOUTH 100 FEET OF SAID LOT 6, A DISTANCE OF 1550.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTHERLY LINE N68°36'30"E, A DISTANCE OF 950.00 FEET TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER, THENCE ALONG THE SAID MEAN HIGH WATER LINE S28°11'26"E, 3.24 FEET; THENCE S40°06'51"E, 70.22 FEET; THENCE S45°37'41"E, 66.70 FEET; THENCE S48°30'34"E, 50.57 FEET; THENCE S62°36'48"E, 28.25; THENCE S46°54'54"E, 51.67 FEET; THENCE S27°34'56"E, 47.56 FEET; THENCE S35°08'42"E, 42.90 FEET; THENCE S15°49'21"E, 15.38 FEET; THENCE S31°23'17"E, 42.61 FEET; THENCE S23°23'41"E, 39.91 FEET TO THE NORTHERLY LINE OF RIVER COLONY AS RECORDED IN MAP BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPART SAID MEAN HIGH WATER LINE S69°10'20"W ALONG SAID NORTHERLY LINE A DISTANCE OF 553.12 FEET TO THE WESTERLY LINE OF SAID RIVER COLONY; THENCE ALONG SAID WESTERLY LINE S22°58'23"E, A DISTANCE OF 320.04 FEET TO THE SOUTHERLY LINE OF LOT 32, PLAT OF RIVERFRONT ESTATES UNIT NO. 2, AS RECORDED IN MAP BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF JONES FISH CAMP ROAD (PLATTED THOMAS STREET) (60' R/W); THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 32, 31 AND 28 AND THE SAID NORTHERLY RIGHT OF WAY LINE S69°37'39"W, 528.61 FEET; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE N29°04'41"W, 48.78 FEET; THENCE N17°57'04"W, 116.71 FEET; THENCE N15°36'53"W, 170.49 FEET; THENCE N18°30'32"W, 175.51 FEET; THENCE N17°59'27"W, 221.51 FEET TO THE POINT OF BEGINNING. CONTAINING 13.000 ACRES MORE OR LESS.

DESCRIPTION OF UPLAND AREA:

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 10436294

LOTS 1, 2, 3, 4, AND 5 OF RIVER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

TRACTS A, B, AND C OF RIVER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 10432264

LOTS 6, 7, 8, 9, AND 10, RIVER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 39, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SURVEY NOTES:

1. THE BOUNDARY SHOWN HEREON WAS PREPARED BY THIS FIRM JOB NO. 22-1143, AND IS FOR REFERENCE ONLY.

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3) THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, AS ESTABLISHED FROM MULTIPLE OBSERVATIONS USING THE LENCEMANN REAL TIME KINEMATIC REFERENCE STATIONS, ALSO KNOWN AS THE L-NET (TOPNET GNSS NETWORK), DERIVING A BEARING OF N68°36'30"E, ALONG THE NORTH LINE OF SOUTH 100 FEET OF LOT 6, RIVERFRONT ESTATES.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

6. ELEVATIONS REFER TO NAVD 1988 DATUM, U.S.C. & G.S. BENCHMARK N-211, HAVING A PUBLISHED ELEVATION 12.11 FEET

7. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE X . THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0715J MAP EFFECTIVE DATE: SEPTEMBER 29, 2017, APPROXIMATE SCALE: 1"=500'.

8. REVISED TO REMOVE PROPOSED FEATURES AT CLIENT REQUEST. SEPTEMBER 30, 2025. NO ADDITIONAL FIELD WORK PERFORMED THIS DATE. (JM)

INDEX OF SHEETS:

- COVER SHEET (CURRENT) CERTIFICATIONS AND SIGNATURE. DESCRIPTION, NOTES AND
- BATHYMETRIC SURVEY

NOT A BOUNDARY SURVEY

NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: INDIAN RIVER SHORELINE, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JEFFREY S. HATTENDORF
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6193

DATE:

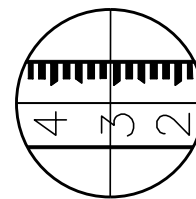
SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

PORT ORANGE, FL 32127

LICENSED BUSINESS CERTIFICATION NUMBER 3019

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TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	CHECKED BY
SPECIFIC PURPOSE			
BOUNDARY SURVEY	OCT 06, 2022	24-0325	J. HATTENDORF
TOPOGRAPHIC SURVEY			
BATHYMETRIC SURVEY	MARCH 28, 2024	24-0325	J. HATTENDORF
FOUNDATION LOCATION			
FINAL IMPROVEMENTS			
RECERTIFICATION			

FIELD DATE:	MARCH 28, 2024	FIELD BOOK: 1485
PARTY CHIEF:	K. HELMICK	PAGE (S): 71-75
DRAWN BY:	J. MOLLER	FIELD BOOK:
CHECKED BY:	J. HATTENDORF	PAGE (S):

BATHYMETRIC SURVEY	JONES FISH CAMP ROAD PROPERTY
CLIENT:	INDIAN RIVER SHORELINE, LLC

PROJ.: 08545

JOB: 24-0325

SCALE: N/A

SHEET: 1 of 2

NOTE:

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2

BATHYMETRIC SURVEY
FOR
INDIAN RIVER SHORELINE, LLC



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2

BATHYMETRIC SURVEY		FIELD DATE: MARCH 28, 2024		FIELD BOOK: 1485		TYPE OF SURVEY		SURVEY DATE		JOB NUMBER		CHECKED BY	
JONES FISH CAMP ROAD PROPERTY		PARTY CHIEF: K. HELMICK		PAGE (S): 71-75		BOUNDARY SURVEY							
		DRAWN BY: J. MOLLER		FIELD BOOK:		TOPOGRAPHIC SURVEY		OCT 06, 2022		24-0325		J. HATTENDORF	
		CHECKED BY: J. HATTENDORF		PAGE (S):		BATHYMETRIC SURVEY		MARCH 28, 2024		24-0325		J. HATTENDORF	
CLIENT: INDIAN RIVER SHORELINE, LLC						FOUNDATION LOCATION							
						FINAL IMPROVEMENTS							
						RE-CERTIFICATION							