

**GENERAL NOTES:**

**PREFABRICATED WOOD TRUSSES & FLOOR JOISTS**  
 PREFABRICATED WOOD TRUSSES AND FLOOR JOISTS (IF APPLICABLE) SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND FABRICATED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION OF THE TRUSS PLATE INSTITUTE (TPI). THE TRUSS SYSTEM DESIGNER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS. SUCH SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL.

ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED TO RESIST THE WORST CASE LOAD COMBINATION WHICH RESULTS IN THE MAXIMUM STRESSES BEING PLACED ON THAT COMPONENT.

GALVANIZED SEAT-PLATES ARE TO BE ATTACHED TO EACH TRUSS AS A PROTECTIVE BARRIER, WHERE THEY BEAR ON CONCRETE OR CMU.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO ENSURE CONFORMANCE TO THE DESIGN INTENT OF THE PROJECT.

**SOIL**  
 FOOTINGS HAVE BEEN DESIGNED FOR 2000 PSF SOIL BEARING CAPACITY. ANY LESSER BEARING SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. WHERE THE SOIL BEARING CAPACITY IS NOT KNOWN OR IS IN QUESTION, THE SOIL SHALL BE TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER, WHO SHALL ESTABLISH THE BEARING CAPACITY. SAID ENGINEERING SHALL COORDINATE WITH THE STRUCTURAL ENGINEER WHEN NECESSARY. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

**SLAB ON GRADE**  
 SLAB SHALL BE OVER .006" POLYETHYLENE VAPOR BARRIER SEALED ON TERMITE-TREATED SOIL WHICH HAS BEEN COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. OR UNDISTURBED SOIL. SLABS SHALL BE AT A MINIMUM ELEVATION OF 6" ABOVE FINISHED GRADE. HIGHER ELEVATION MAY BE SUBSTITUTED OR REQUIRED.

**CONCRETE**  
 UNLESS OTHERWISE SPECIFIED, CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. CAST IN PLACE GROUT 2,000 PSI. PRECAST CONCRETE LINTELS 3000 PSI AND PRE-STRESSED CONCRETE LINTELS 5000 PSI, AT 28 DAYS.

CONCRETE SHALL CONSIST OF 1" MAX AGGREGATE CONCRETE MIX WITH SLUMP BETWEEN 6" AND 7" AT THE TIME OF PLACEMENT. SEE ASTM AND ACI SPECIFICATIONS FOR ADDITIONAL CRITERIA.

CONSTRUCTION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE DESIGN CODES AND GUIDELINES AT THE ENGINEER'S DIRECTION.

METHOD OF CONCRETE FORMING, PLACEMENT, AND CURING SHALL BE CONDUCTED IN ACCORDANCE WITH ACI AND ASTM SPECIFICATIONS.

**CMU**  
 ALL CONCRETE MASONRY UNITS SHALL BE STANDARD WEIGHT BLOCK CONFORMING TO ASTM C-90, TYPE II NON-MOISTURE CONTROLLED AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900 PSI.

**MORTAR**  
 MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.

**GROUT**  
 GROUT SHALL HAVE A MINIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8" TO 10" SLUMP AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. SEE ACI AND ASTM SPECIFICATIONS FOR ADDITIONAL CRITERIA.

**REINFORCING STEEL**  
 REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND SHALL CONFORM TO ASTM A615 UNLESS OTHERWISE NOTED.

ALL CONTINUOUS VERTICAL AND HORIZONTAL REBAR SHALL BE LAP SPICED WHERE NECESSARY BY WIRING TOGETHER. LAP SPICES SHALL BE CLASS B WITH A MINIMUM LAP OF 48 BAR DIAMETERS UNLESS SPECIFIED OTHERWISE.

IN LIEU OF 6"x6" WELDED WIRE MESH OF 10 GAUGE STEEL, CONCRETE MAY BE REINFORCED WITH AN APPROVED FIBERMESH PRODUCT AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIBER MANUFACTURER MUST DOCUMENT COMPLIANCE WITH ASTM C-1116.

COVER FOR REINFORCING SHALL BE MEASURED FROM CENTER OF BAR AND BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
  - NO. 6 THROUGH NO. 18 BARS = 2"
  - NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER = 1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
  - SLABS, WALLS, JOISTS:
    - NO. 14 AND NO. 18 BARS = 1-1/2"
    - NO. 11 BAR AND SMALLER = 3/4"
  - GROUT FILLED MASONRY = 1-1/2"
  - PRE-CAST AND PRE-STRESSED GROUT FILLED LINTELS = 1-1/2"
  - STEEL REINFORCEMENT MAY NOT BE WELDED.

**WELDED WIRE MESH**  
 WELDED WIRE MESH SHALL CONFORM TO ASTM A185.  
 WELDED WIRE MESH SHALL BE SUPPLIED IN SHEETS NOT ROLLS.

**ANCHOR BOLTS**  
 CAST IN PLACE ANCHOR BOLTS SHALL BE GALVANIZED AND MUST EXTEND 7" MINIMUM INTO CONCRETE UNLESS OTHER NOTED.

**RAILINGS**  
 RAILINGS (IF APPLICABLE) ARE TO BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD AT ANY POINT AND IN ANY DIRECTION.

**TYPE OF LUMBER**  
 FOR WOOD FRAME CONSTRUCTION EXCLUDING HEADERS, USE #2 SPF FOR ALL EXTERIOR AND INTERIOR BEARING WALLS. ALL ROOF FRAMING MEMBERS AND HEADERS TO BE #2 YELLOW PINE.

**TREATED LUMBER**  
 ALL WOOD MEMBERS THAT ARE WITHIN 8" OF FINISHED GRADE LEVEL. ALL EXPOSED UNFINISHED WOOD AND ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR OTHER MASONRY SHALL BE PRESERVATIVE TREATED WITH DISODIUM OCTABORATE TETRA HYDRATE TO A MINIMUM GRADE OF 0.40PCF RETENTION AND SHALL CONFORM AWWA STANDARD C1 THROUGH C23 DEPENDING ON THE APPLICATION.

**EXTERIOR WALL SHEATHING** 7/16" MINIMUM OSB OR PLYWOOD NAILED 6" O.C. EDGES AND FIELD WITH 8d NAILS.

**ROOF DECKING**  
 UNLESS OTHERWISE SPECIFIED, ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD INSTALLED WITH EDGE CLIPS IN EACH BAY. ALL SHEATHING SHALL BE APA RATED FOR THE USE INTENDED.

**PREFABRICATED PRODUCTS**  
 LAMINATED VENEER LUMBER SHALL CONFORM TO ASTM D5456 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS. ALL WOOD STRUCTURAL PANELS, INCLUDING BUT NOT LIMITED TO PLYWOOD, O.S.B., WAFER BOARD AND MEDIUM DENSITY FIBERBOARD (MDF) SHALL CONFIRM TO PS-1 AND PS-2 PERFORMANCE STANDARDS FOR WOOD BASED STRUCTURAL USE PLYWOOD. MDF SHALL NOT BE USED IN ANY EXTERIOR APPLICATIONS. PREFABRICATED WOOD JOISTS AND TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN CONFORMANCE TO ASTM D5055, ANSITPI 1-2014 AND WTC-A 1-2014 AND SHALL BE CERTIFIED BY A FLORIDA REGISTERED ENGINEER (DELEGATED ENGINEER).

**CONTRACTOR RESPONSIBILITIES**  
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS. ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION. HE/SHE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONSTRUCTION FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.

**MISC. ABBREVIATIONS**

MIN. - MINIMUM	P.T. - PRESSURE TREATED
MAX. - MAXIMUM	(TYP.) - TYPICAL
H.D.G. - HOT DIPPED GALVANIZED	O.C. - ON CENTER
S.S. - STAINLESS STEEL	SOFT. - SQUARE FEET
F.F.E. - FINISHED FLOOR ELEVATION	CMU - CONCRETE MASONRY UNIT
SYP. - SOUTHERN YELLOW PINE	A.F.G. - ABOVE FINISHED GRADE
SPF. - SPRUCE, PINE OR FIR	A.F.F. - ABOVE FINISHED FLOOR

DRAWINGS ARE DESIGNED TO MEET OR EXCEED THE STRUCTURAL REQUIREMENTS OF A.S.C.E. 7-16 AND THE 2020 FLORIDA BUILDING CODE 7TH EDITION

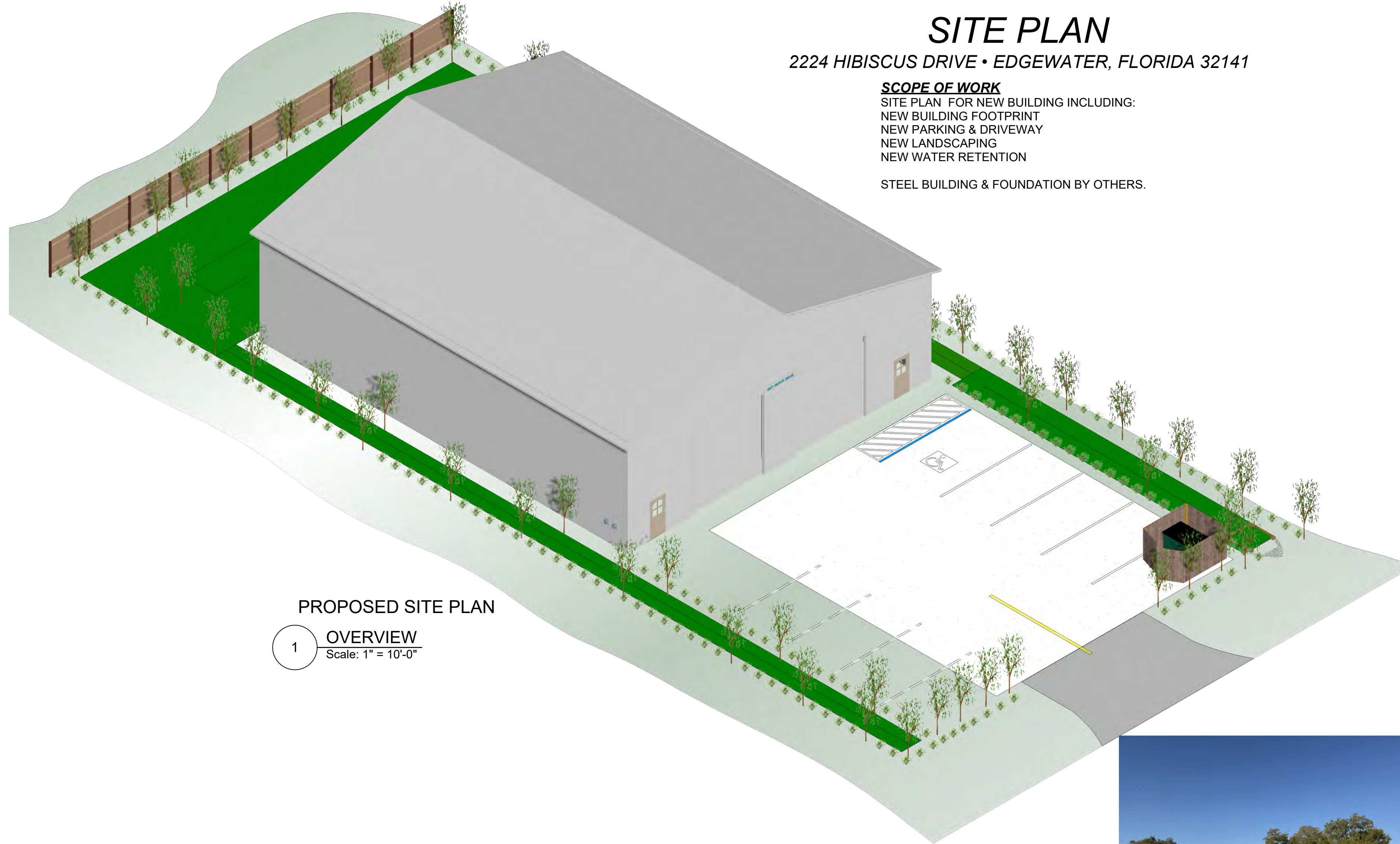
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# SITE PLAN

2224 HIBISCUS DRIVE • EDGEWATER, FLORIDA 32141

**SCOPE OF WORK**  
 SITE PLAN FOR NEW BUILDING INCLUDING:  
 NEW BUILDING FOOTPRINT  
 NEW PARKING & DRIVEWAY  
 NEW LANDSCAPING  
 NEW WATER RETENTION

STEEL BUILDING & FOUNDATION BY OTHERS.



PROPOSED SITE PLAN

1 OVERVIEW  
 Scale: 1" = 10'-0"



5 Aerial Photo  
 Scale: 1" = 20'-0"



1 Looking West from Hibiscus  
 Scale: 1" = 20'-0"



4 Looking East from Rear Property Line  
 Scale: 1" = 20'-0"



5 Street Scene w/ Existing Driveway Culvert  
 Scale: 1" = 10'-0"

Short Parcel Id 840201068680  
 Property Location 2224 HIBISCUS DR, EDGEWATER, 32141  
 PC Code 1000 - VACANT COMM  
 Total Bldgs 0  
 Neighborhood 7471 - EDGE- MISC MXD COMM  
 Edgewater Zoning Classification: B-2 Neighborhood Business  
 Legal Description LOTS 6868 & 6869 BLK 225 FLORIDA SHORES NO 7 REVISED PLAT MB 23 PG 131 PER OR 5219 PG 2074 PER OR 6689 PG 1236 PER OR 7414 PGS 4668-4669 PER OR 8723 PG 2655  
 Map TWP-RNG-SEC 18 - 34 - 02  
 Subdivision-Block-Lot 01 - 06 - 8680  
 Usage -Class V -Warehouse

Lot Area = 13,680 ft<sup>2</sup> = 0.314 Acres

**Proposed Impervious Areas**

Proposed Steel Building	4,380 ft <sup>2</sup>
60' x 73'	(32.02% of 13,680 ft <sup>2</sup> Lot Area)
Proposed Parking	2,775 ft <sup>2</sup>
Additional Future Parking	741 ft <sup>2</sup>
Total Parking	3,516 ft <sup>2</sup>
	(25.70% of 13,680 ft <sup>2</sup> Lot Area)
Proposed Sidewalk	224 ft <sup>2</sup>
	(1.64% of 13,680 ft <sup>2</sup> Lot Area)
<b>Total Impervious Area:</b>	<b>8,120 ft<sup>2</sup></b>
	(59.36% of Lot Area)

**Landscape Notes**

NEW PLANTINGS- 14 CANOPY TREES  
 36 UNDERSTORY TREES  
 303 SHRUBS

THERE ARE NO EXISTING PLANTS OR TREES ON THE SITE.

LOCATIONS OF NEW PLANTINGS ARE GRAPHICAL REPRESENTATIONS ONLY. ACTUAL POSITIONS MAY BE FIELD ADJUSTED. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE #1.

NEW SHRUB PLANTINGS SHALL 24" MIN. HEIGHT AT PLANTING.

REPLACEMENT TREES SHALL BE A MINIMUM OF 2 1/2 INCHES IN DIAMETER MEASURED 6 INCHES ABOVE THE SOIL LINE OR 10 FEET IN HEIGHT ABOVE THE SOIL LINE.

NO HARDWOOD TREES 12" OR LARGER OR PINE TREES 18" OR LARGER ON SITE.

ALL LANDSCAPE IRRIGATION TO BE BY RECLAIMED WATER IF AVAILABLE.

ALL DISTURBED AREAS MUST BE SODDED.

INSPECTION OF EROSION AND CONTROL MEASURES AFTER A 1/2" RAINFALL SHALL BE PERFORMED AND ANY CORRECTIONS TO SUCH PROMPTLY DONE.

TYPE B SILT FENCING TO SURROUND ENTIRE PROPERTY AT PROPERTY LINE DURING CONSTRUCTION

SHEET INDEX	
S1	COVER SHEET
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S3	SURVEYS
S4	PARKING PLAN
S5	WATER RETENTION A
S6	WATER RETENTION A
S7	LANDSCAPING
S8	DETAILS
S9	DETAILS

Client  
 OSM Development LLC  
 1218 Commodore Dr  
 New Smyrna Beach, FL 32168  
 Volusia County, Florida

Design Firm:  
 Williams Engineering, PLC  
 FL CA# 27412  
 931 S. Ridgewood Avenue - Suite B-4  
 Edgewater, Florida 32132  
 386.427.8431

Site Location:  
 SITE PLAN  
 2224 Hibiscus Dr  
 Edgewater, Florida 32141  
 Volusia County, Florida

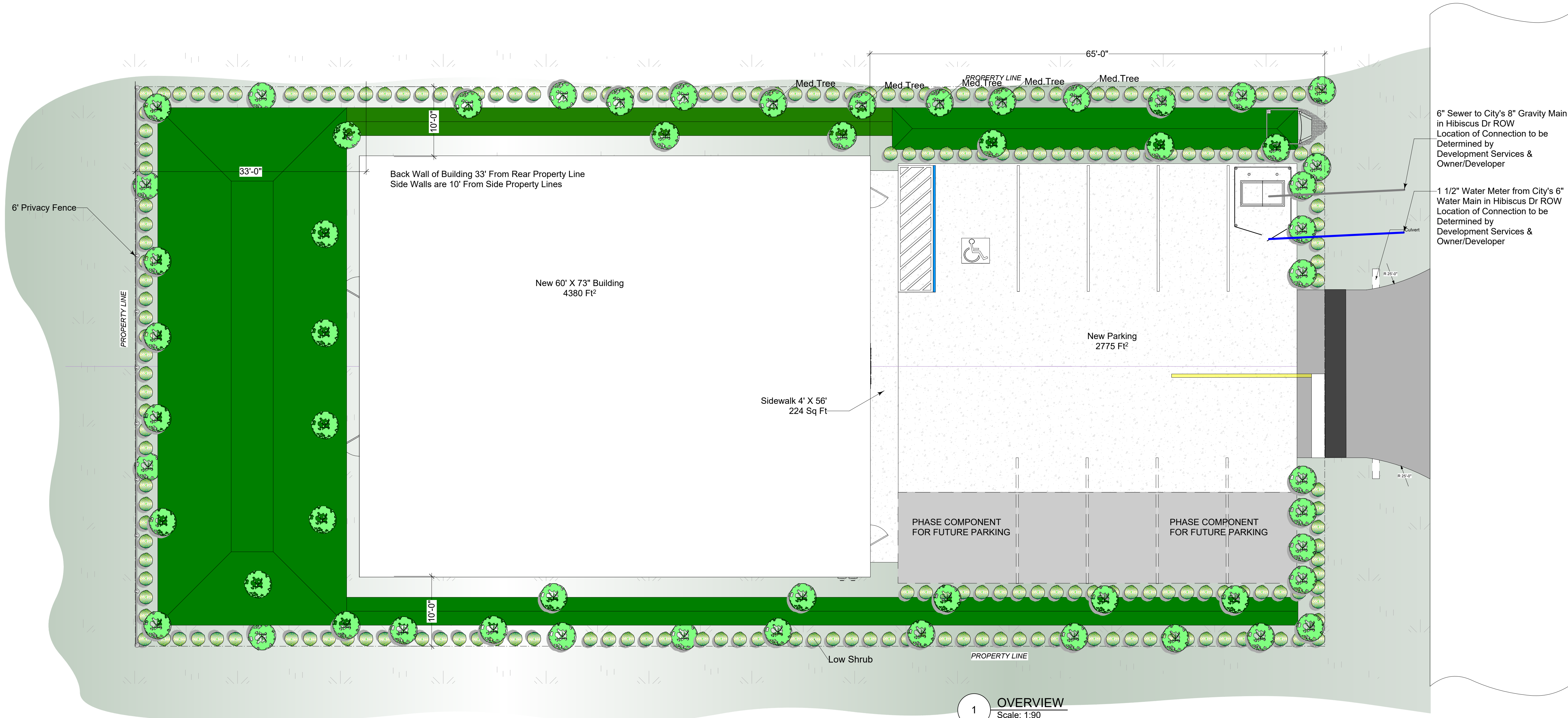
Issue/Revision 03/01/2021  
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 Drawn By TW  
 Checked By TCW  
 Issue Date: 01/22/2026  
 Plot Date:  
 Reviewed by TCW  
 Designed by Client  
 Submitted By BM  
 Drawing Code EN

Sheet Title

COVER SHEET

Drawing No. **S1**  
 Sheet 1 of 9

# OVERVIEW



1 OVERVIEW  
Scale: 1:90

OSM Development LLC  
1218 Commodore Dr  
New Smyrna Beach, FL 32168  
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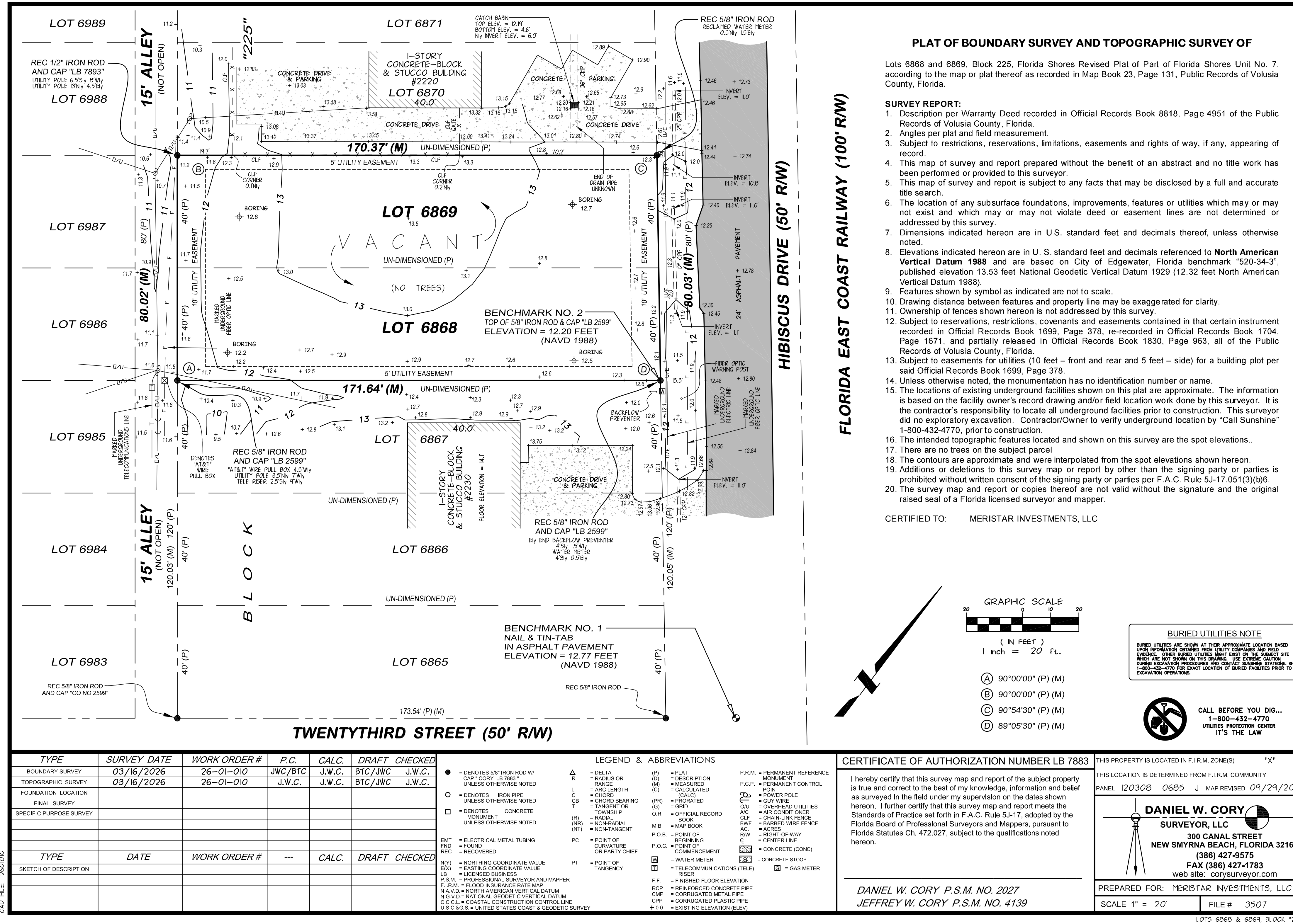
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Reviewed by	TCW
Designed by	Client
Submitted By	BM
Drawing Code	EN

Sheet Title  
**OVERVIEW**

Drawing No.  
**S2**  
Sheet 2 of 9

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# SURVEYS



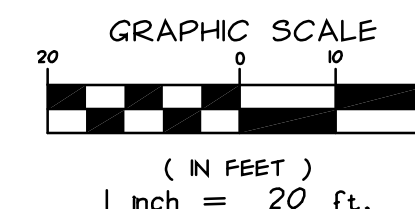
### PLAT OF BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY OF

Lots 6868 and 6869, Block 225, Florida Shores Revised Plat of Part of Florida Shores Unit No. 7, according to the map or plat thereof as recorded in Map Book 23, Page 131, Public Records of Volusia County, Florida.

#### SURVEY REPORT:

1. Description per Warranty Deed recorded in Official Records Book 8818, Page 4951 of the Public Records of Volusia County, Florida.
2. Angles per plat and field measurement.
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
4. This map of survey and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
5. This map of survey and report is subject to any facts that may be disclosed by a full and accurate title search.
6. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
7. Dimensions indicated hereon are in U.S. standard feet and decimals thereof, unless otherwise noted.
8. Elevations indicated hereon are in U. S. standard feet and decimals referenced to **North American Vertical Datum 1988** and are based on City of Edgewater, Florida benchmark "520-34-3", published elevation 13.53 feet National Geodetic Vertical Datum 1929 (12.32 feet North American Vertical Datum 1988).
9. Features shown by symbol as indicated are not to scale.
10. Drawing distance between features and property line may be exaggerated for clarity.
11. Ownership of fences shown hereon is not addressed by this survey.
12. Subject to reservations, restrictions, covenants and easements contained in that certain instrument recorded in Official Records Book 1699, Page 378, re-recorded in Official Records Book 1704, Page 1671, and partially released in Official Records Book 1830, Page 963, all of the Public Records of Volusia County, Florida.
13. Subject to easements for utilities (10 feet - front and rear and 5 feet - side) for a building plot per said Official Records Book 1699, Page 378.
14. Unless otherwise noted, the monumentation has no identification number or name.
15. The locations of existing underground facilities shown on this plat are approximate. The information is based on the facility owner's record drawing and/or field location work done by this surveyor. It is the contractor's responsibility to locate all underground facilities prior to construction. This surveyor did no exploratory excavation. Contractor/Owner to verify underground location by "Call Sunshine" 1-800-432-4770, prior to construction.
16. The intended topographic features located and shown on this survey are the spot elevations.
17. There are no trees on the subject parcel.
18. The contours are approximate and were interpolated from the spot elevations shown hereon.
19. Additions or deletions to this survey map or report by other than the signing party or parties is prohibited without written consent of the signing party or parties per F.A.C. Rule 5J-17.05(1)(3)(b)6.
20. The survey map and report or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

CERTIFIED TO: MERISTAR INVESTMENTS, LLC



**BURIED UTILITIES NOTE**  
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MAY EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. THE CLIENT SHOULD CONSULT WITH THE UTILITY COMPANIES AND CONTACT SUNSHINE STATION 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

**CALL BEFORE YOU DIG...**  
1-800-432-4770  
UTILITIES PROTECTION CENTER  
IT'S THE LAW

#### CERTIFICATE OF AUTHORIZATION NUMBER LB 7883

I hereby certify that this survey map and report of the subject property is true and correct to the best of my knowledge, information and belief as surveyed in the field under my supervision on the dates shown hereon. I further certify that this survey map and report meets the Standards of Practice set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

**DANIEL W. CORY P.S.M. NO. 2027**  
**JEFFREY W. CORY P.S.M. NO. 4139**

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE(S) "X"

THIS LOCATION IS DETERMINED FROM F.I.R.M. COMMUNITY PANEL 120308 0685 J MAP REVISED 09/29/2017

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

PREPARED FOR: MERISTAR INVESTMENTS, LLC  
SCALE 1" = 20' FILE # 3507

TYPE	SURVEY DATE	WORK ORDER #	P.C.	CALC.	DRAFT	CHECKED
BOUNDARY SURVEY	03/16/2026	26-01-010	J.W.C./B.T.C.	J.W.C.	B.T.C./J.W.C.	J.W.C.
TOPOGRAPHIC SURVEY	03/16/2026	26-01-010	J.W.C.	J.W.C.	B.T.C./J.W.C.	J.W.C.
FOUNDATION LOCATION						
FINAL SURVEY						
SPECIFIC PURPOSE SURVEY						

TYPE	DATE	WORK ORDER #	---	CALC.	DRAFT	CHECKED
SKETCH OF DESCRIPTION						

#### LEGEND & ABBREVIATIONS

● = DENOTES 5/8" IRON ROD W/ CAP "CORY LB 7883" UNLESS OTHERWISE NOTED	Δ = DELTA	(P) = PLAT	P.R.M. = PERMANENT REFERENCE MONUMENT
○ = DENOTES IRON PIPE UNLESS OTHERWISE NOTED	R = RADIUS OR RANGE	(D) = DESCRIPTION (MEASURED)	P.C.P. = PERMANENT CONTROL POINT
□ = DENOTES CONCRETE MONUMENT UNLESS OTHERWISE NOTED	L = ARC LENGTH	(M) = CALCULATED (CALC)	P.O. = POWER POLE
EMT = ELECTRICAL METAL TUBING FOUND	C = CHORD BEARING	(PR) = PROCRATED	GUY = GUY WIRE
REC = RECOVERED	T = TANGENT OR TOWNSHIP	(O) = CHORD	O.V. = OVERHEAD UTILITIES
N.V. = NORTHING COORDINATE VALUE	(R) = RADIAL	(O.R.) = OFFICIAL RECORD BOOK	A.C. = AIR CONDITIONER
E.V. = EASTING COORDINATE VALUE	(NR) = NON-RADIAL	M.B. = MAP BOOK	B.W.F. = BARBED WIRE FENCE
LB = LICENSED BUSINESS	(NT) = NON-TANGENT	P.O.B. = POINT OF BEGINNING	ACR = ACRES
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER	PC = POINT OF CURVATURE OR PARTY CHIEF	P.O.C. = POINT OF COMMENCEMENT	AL = ALLEY
F.I.R.M. = FLOOD INSURANCE RATE MAP	PT = POINT OF TANGENCY	W.M. = WATER METER	R.W. = RIGHT-OF-WAY
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	PC = POINT OF CURVATURE OR PARTY CHIEF	CONC. = CONCRETE	C.L. = CENTER LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	PT = POINT OF TANGENCY	CONC. STOMP = CONCRETE STOMP	
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE		TELE. = TELECOMMUNICATIONS (TELE)	G.M. = GAS METER
U.S.C.G.S. = UNITED STATES COAST & GEODETIC SURVEY		RISER = RISER	
		F.F. = FINISHED FLOOR ELEVATION	
		R.C.P. = REINFORCED CONCRETE PIPE	
		C.M.P. = CORRUGATED METAL PIPE	
		C.P.P. = CORRUGATED PLASTIC PIPE	
		+0.0 = EXISTING ELEVATION (ELEV)	

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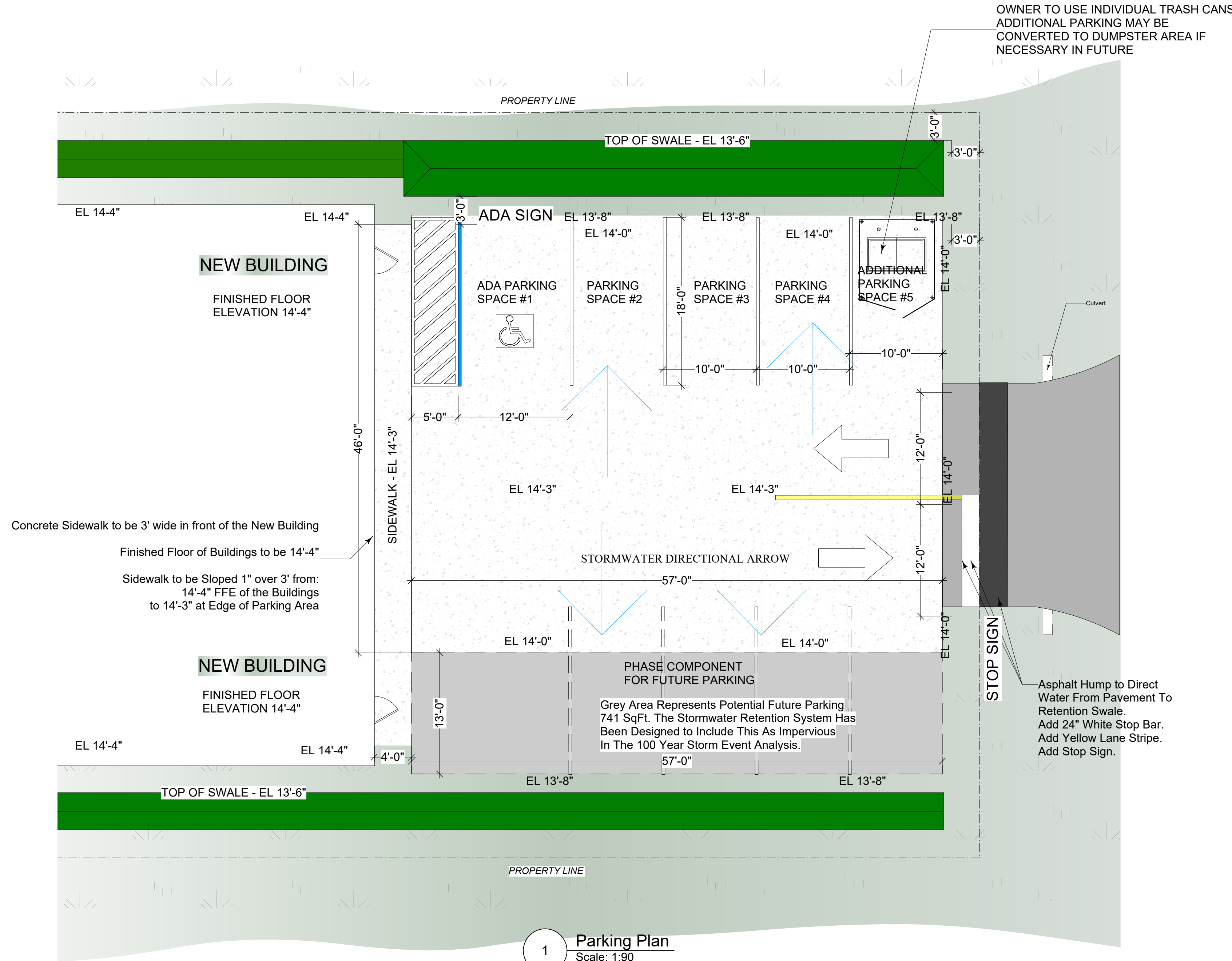
Williams Engineering, PLC  
FL CA# 27412  
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**SITE PLAN**  
2224 Hibiscus Dr  
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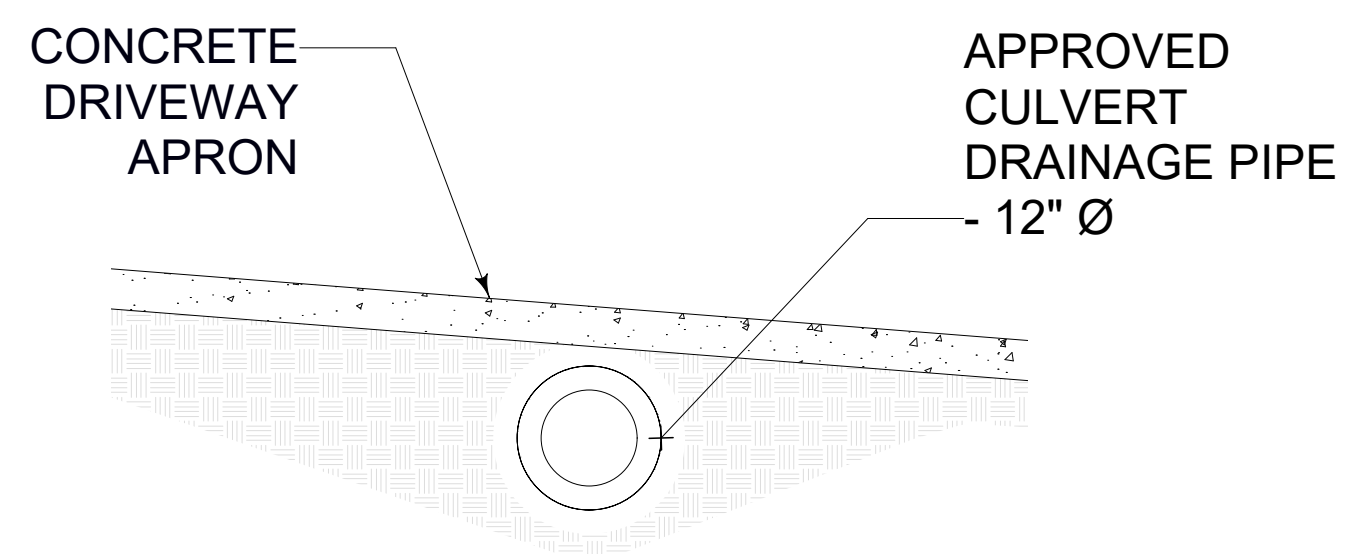
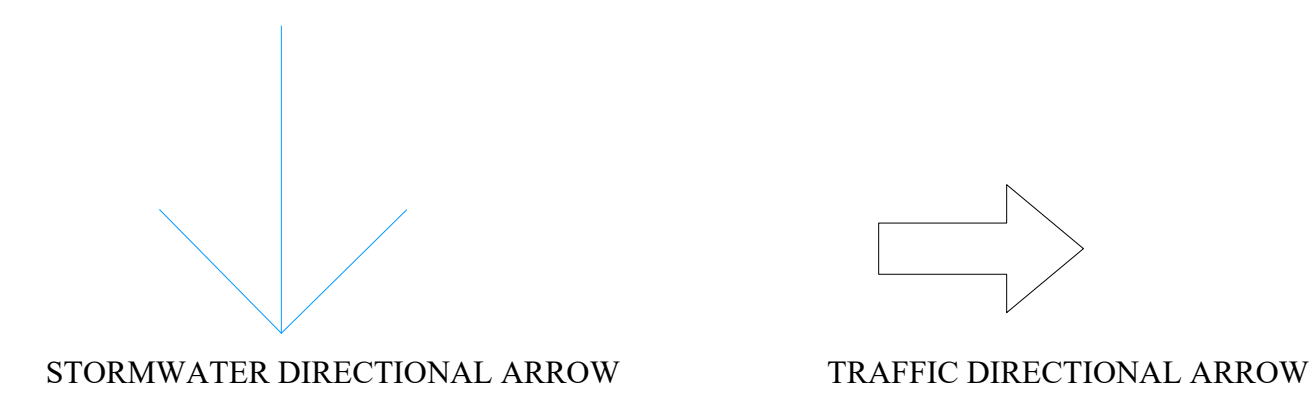
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Project ID  
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Drawn By TW  
Checked By TCW  
Issue Date: 01/22/2026  
Plot Date:  
Reviewed by TCW  
Designed by Client  
Submitted By BM  
Drawing Code EN

Sheet Title  
**SURVEYS**  
Drawing No. **S3**  
Sheet 3 of 9

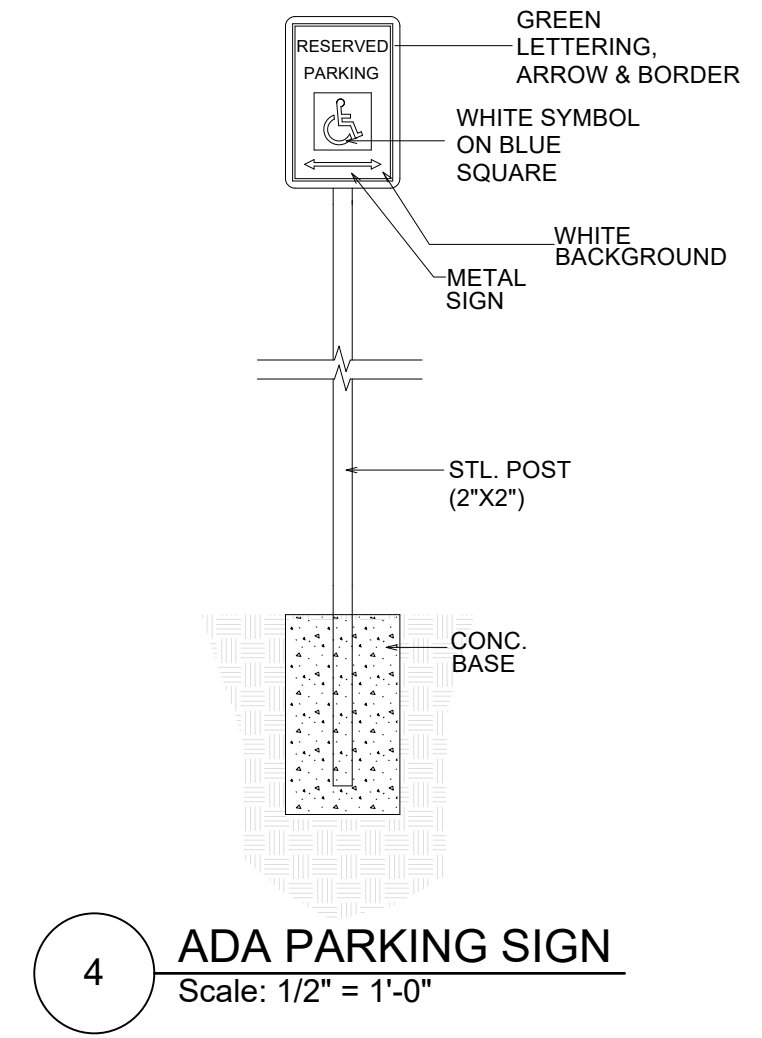
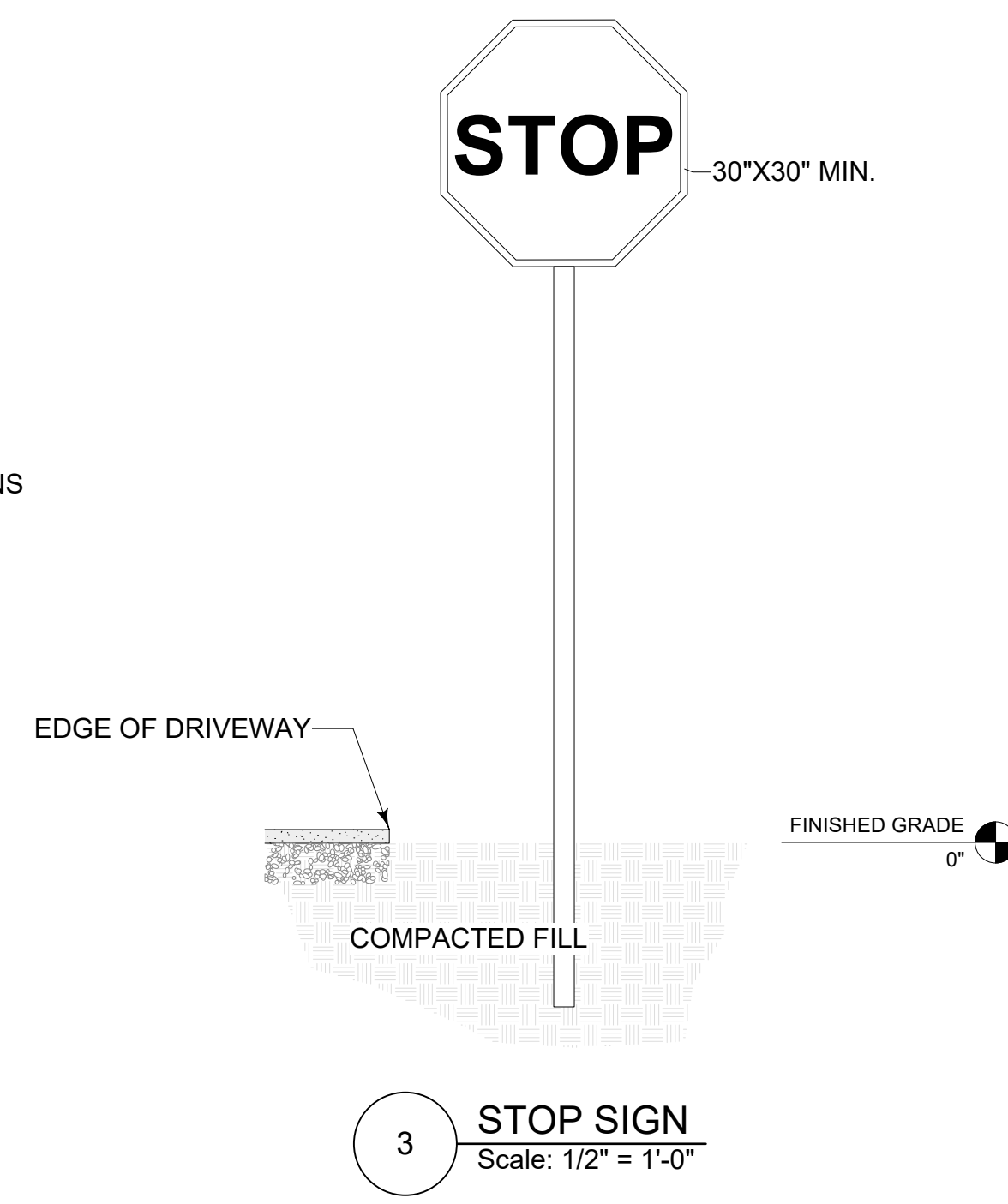
# PARKING PLAN



1 Parking Plan  
Scale: 1:90



2 CULVERT DETAIL  
Scale: 1/2" = 1'-0"



**Parking Spaces Required**  
Warehouses - (1) Spaces per 1000 ft<sup>2</sup>  
Including (1) ADA Accessible space.  
New Building 4,080 ft<sup>2</sup>  
4 Parking Spaces Required

**Parking Spaces Provided**  
(5) Total Spaces including (1) ADA Accessible space  
(1) Additional Space Provided

### DRAINAGE REQUIREMENTS

- Buildings to be Guttered to Direct Water to Water Retention Tributary Swales.
- Porches and Sidewalks to have Minimum Slope of 1/8" per Foot to Direct Water Away From Buildings.
- Parking Area Shall Be Graded with elevations shown to Shed Water towards Retention Swales.
- Provide Trench Drain and Asphalt Berm in Diveway to Direct Water to Retention Swale and Prevent Water Shedding to Guava Dr from the Driveway.

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1218 Commodore Dr  
New Smyrna Beach, FL 32168  
Volusia County, Florida

Williams Engineering, PLC  
FL CA# 27412  
931 S. Ridgewood Avenue - Suite B-4  
Edgewater, Florida 32132  
386.427.8431

SITE PLAN  
2224 Hibiscus Dr  
Edgewater, Florida 32141  
Volusia County, Florida

Issue/Revision	03/01/2021
Project ID	
CAD File Name	2224 Hibiscus
Drawn By	TW
Checked By	TCW
Issue Date	01/22/2026
Plot Date	
Reviewed by	TCW
Designed by	Client
Submitted by	BM
Drawing Code	EN

Sheet Title  
**PARKING**

Drawing No.  
**S4**  
Sheet 4 of 9

# STORMWATER RETENTION SYSTEM

ALL PERVIOUS AREAS TO BE SODDED

Lot Area = 13,680 ft<sup>2</sup> = 0.314 Acres

### Proposed Impervious Areas

Proposed Steel Building (29.82% of 13,680 ft <sup>2</sup> Lot Area)	4,380 ft <sup>2</sup>
Proposed Parking (19.93% of 13,680 ft <sup>2</sup> Lot Area)	2,775 ft <sup>2</sup>
Potential Future Parking (19.93% of 13,680 ft <sup>2</sup> Lot Area)	741 ft <sup>2</sup>
Proposed Sidewalk (1.64% of 13,680 ft <sup>2</sup> Lot Area)	224 ft <sup>2</sup>
<b>Total Impervious Area:</b> (51.4% of Lot Area)	<b>8,120 ft<sup>2</sup></b>

### Traditional Storm Water Retention Calculations

Provide storm water retention of 1.25" of rain per square foot over Proposed Impervious or 1/2" of rain over the entire area of site whichever is greater.  
Provide an additional 1/2" of rain over the entire site.

(Impervious Area) 8,120 ft <sup>2</sup> x 1.25" / 12"	= 846 ft <sup>3</sup> (Governs)
(Site Area) 13,680 ft <sup>2</sup> x 0.50" / 12"	= 570 ft <sup>3</sup>
	= 1,416 ft <sup>3</sup>

Volume of Retention Swale #1	4,016 ft <sup>3</sup>
Volume of Retention Swale #2	180 ft <sup>3</sup>
Volume of Retention Swale #3	103 ft <sup>3</sup>
Volume of Retention Swale #4	171 ft <sup>3</sup>
<b>Total</b>	<b>4,470 ft<sup>3</sup></b>

Traditional Stormwater Retention Volume Required - 1,385 ft<sup>3</sup>  
Retention Volume Provided - 4,470 ft<sup>3</sup>

### Analysis of 100 Year Storm Event

Provide storm water retention to assure post development runoff volume and peak discharge rate is equal to or less than the runoff volume and peak discharge rate of the existing predeveloped vacant lot.  
Per the HydroCad Software Analysis Report Provided with this Site Plan:

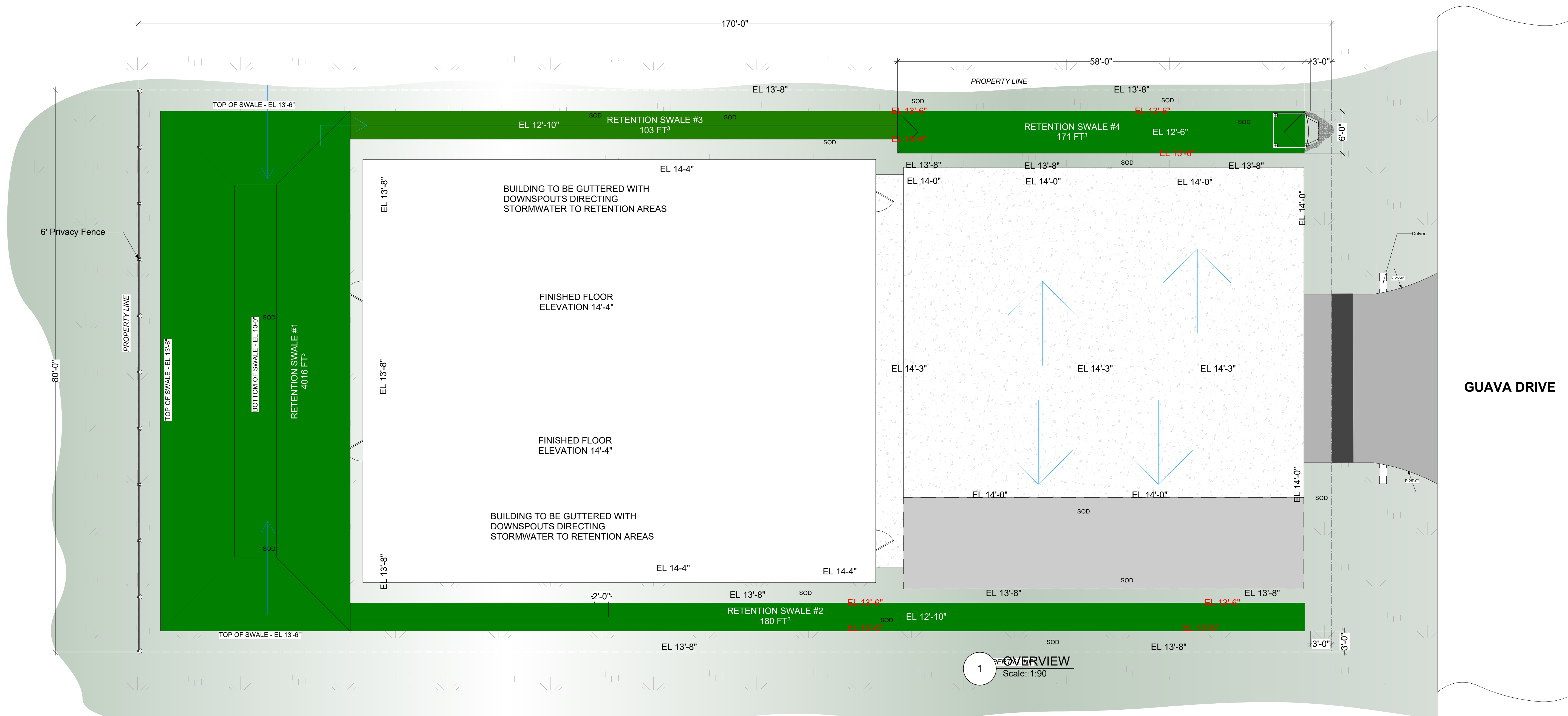
Per NOAA Atlas 14 Point Precipitation Frequency Estimate  
The 100 year 24 hour Type II Rainfall for this location is 13 inches.

Pre-Developed - Runoff Volume -	0.133 acre ft - (5793 ft <sup>3</sup> )
Peak Discharge Rate	2.37 cfs @ 12.06 hours
Post- Developed - Runoff Volume -	0.235 acre ft - (10,237 ft <sup>3</sup> )
Peak Discharge Rate	5.15 cfs @ 11.95 hours

Post-Developed Routed Through Retention Swale system	
Runoff Volume -	0.127 acre ft - (5,532 ft <sup>3</sup> )
Peak Discharge Rate	0.91 cfs @ 12.13 hours

Traditional Stormwater Retention Volume Required for 100 Year Storm-  
10,062 ft<sup>3</sup> - 5,793 ft<sup>3</sup> = 4,269 ft<sup>3</sup>  
Retention Volume Provided - 4,470 ft<sup>3</sup>

Maximum Peak Discharge Rate Allowed - 2.37 cfs  
Maximum Peak Discharge Rate Attained - 0.91 cfs



1 OVERVIEW  
Scale: 1:90

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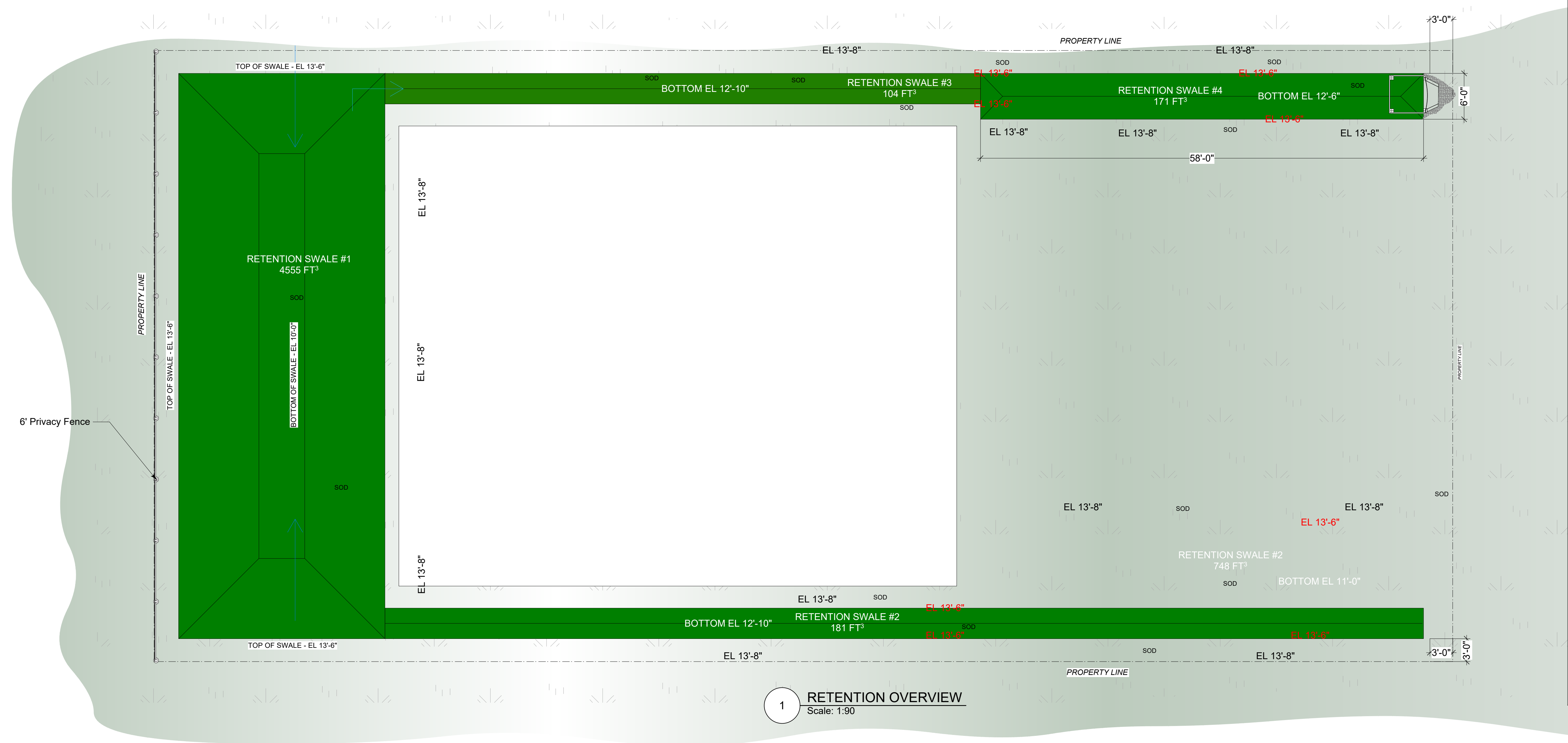
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SITE PLAN  
2224 Hibiscus Dr  
Edgewater, Florida 32141  
Volusia County, Florida

Issue/Revision	03/01/2021
Project ID	
CAD File Name	2224 Hibiscus
Drawn By	TW
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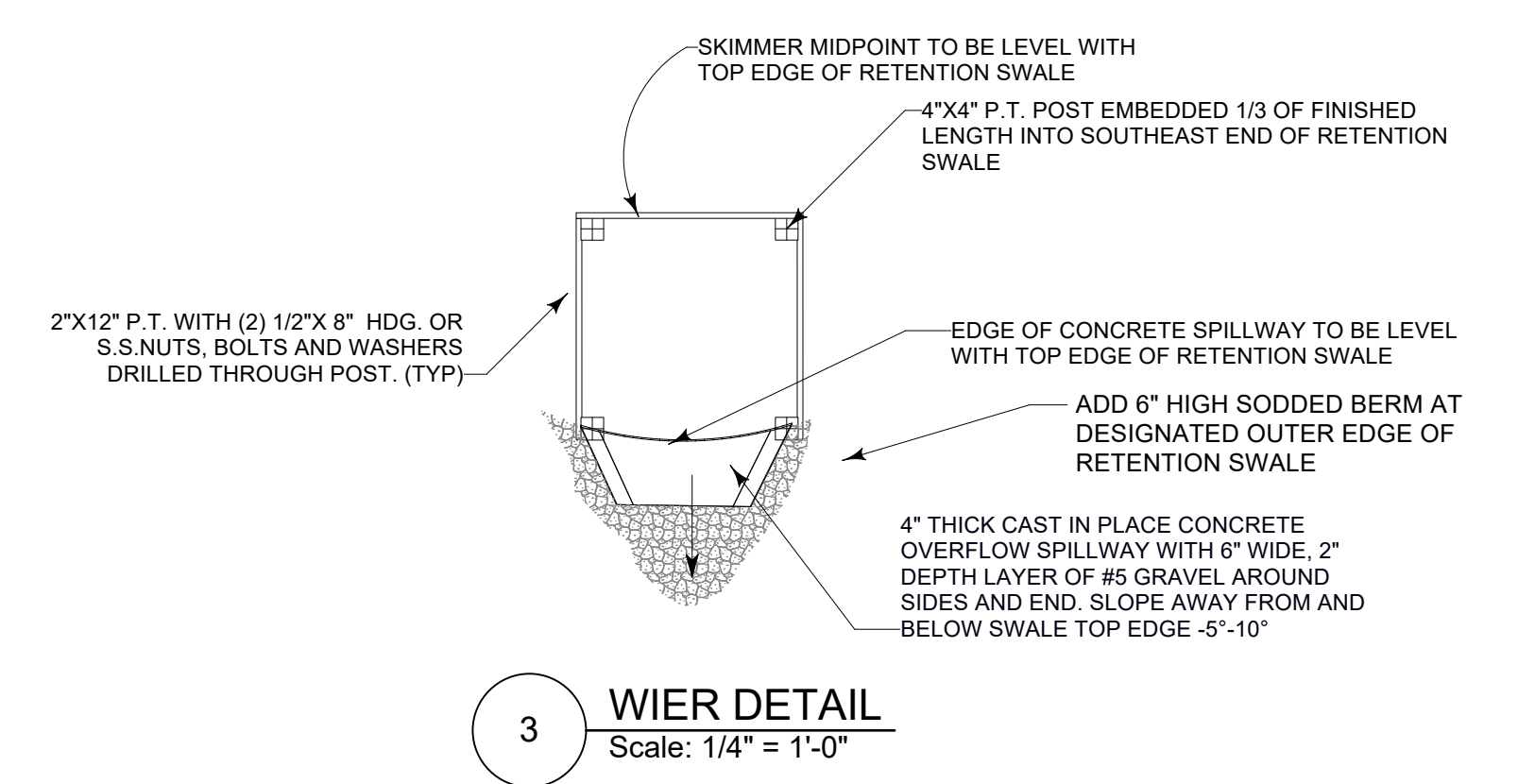
Sheet Title  
STORM WTR (A)

Drawing No.  
**S5**  
Sheet 5 of 9

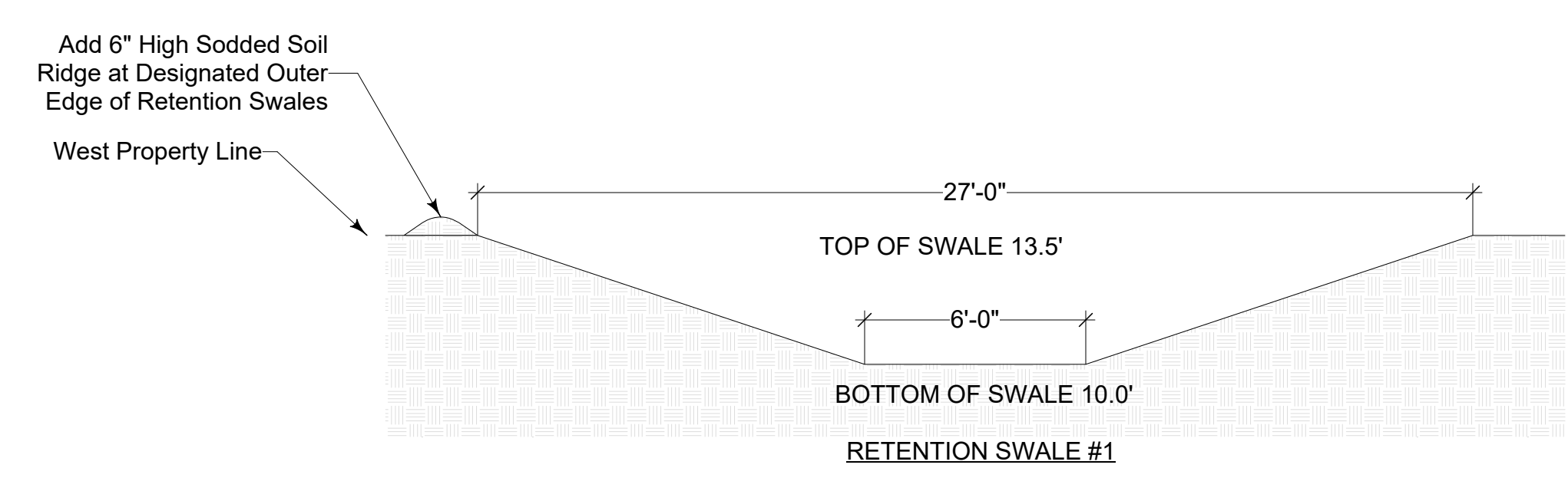
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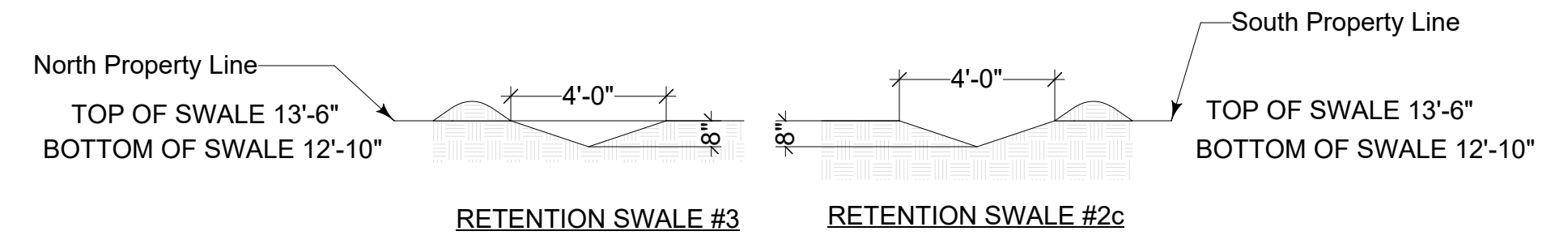
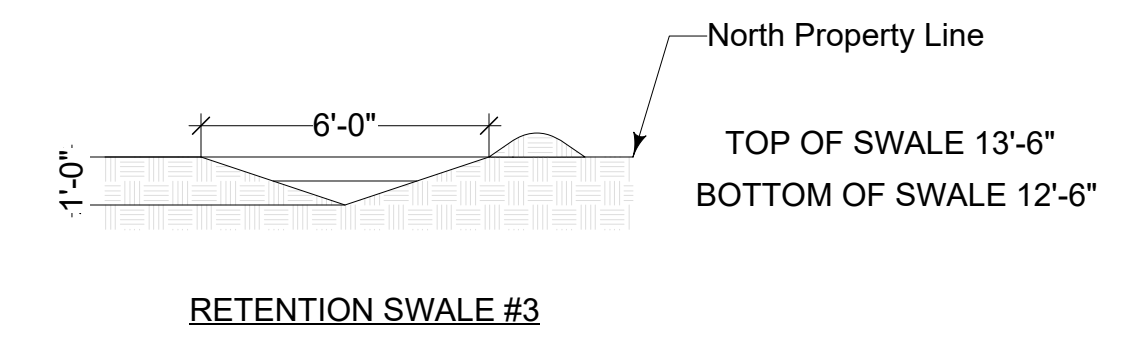
**1 RETENTION OVERVIEW**  
Scale: 1:90



**3 WIER DETAIL**  
Scale: 1/4" = 1'-0"



**2 Swale Cross Sections**  
Scale: 1/4" = 1'-0"



Client  
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GUAVA DRIVE

Site Location:  
SITE PLAN  
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Volusia County, Florida

Issue/Revision	03/01/2021
Project ID	
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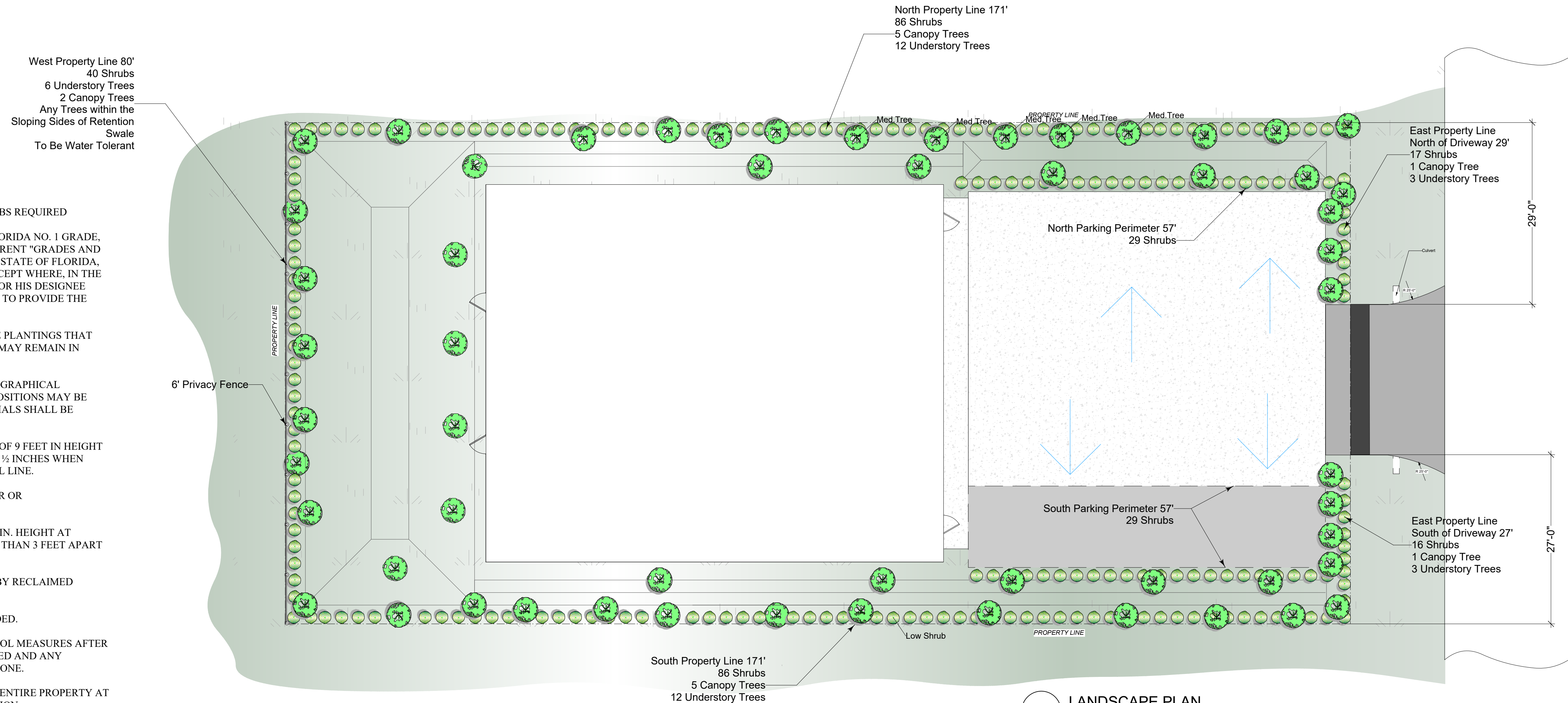
STORM WTR (B)

Drawing No. **S6**  
Sheet 6 of 9

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# LANDSCAPING PLAN

ALL PERVIOUS AREAS TO BE SODDED



**Landscape Notes**

NEW PLANTINGS- 56 TREES, 320 SHRUBS REQUIRED

ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE, OR BETTER, ACCORDING TO THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE - EXCEPT WHERE, IN THE DISCRETION OF THE CITY MANAGER OR HIS DESIGNEE NATURAL VEGETATION IS ADEQUATE TO PROVIDE THE NECESSARY VISUAL SCREEN.

ANY EXISTING TREES OR LANDSCAPE PLANTINGS THAT DO NOT EFFECT THE PROPOSED SITE MAY REMAIN IN PLACE.

LOCATIONS OF NEW PLANTINGS ARE GRAPHICAL REPRESENTATIONS ONLY. ACTUAL POSITIONS MAY BE FIELD ADJUSTED. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE #1.

TREE SPECIES SHALL BE A MINIMUM OF 9 FEET IN HEIGHT AND HAVE A MINIMUM CALIPER OF 2 1/2 INCHES WHEN MEASURED 6 INCHES ABOVE THE SOIL LINE.

NO HARDWOOD TREES 12" OR LARGER OR PINE TREES 18" OR LARGER ON SITE.

NEW SHRUB PLANTINGS SHALL 24" MIN. HEIGHT AT PLANTING AND BE SPACED NO MORE THAN 3 FEET APART FROM CENTER TO CENTER

ALL LANDSCAPE IRRIGATION TO BE BY RECLAIMED WATER WHERE AVAILABLE.

ALL DISTURBED AREAS MUST BE SODDED.

INSPECTION OF EROSION AND CONTROL MEASURES AFTER A 1/2" RAINFALL SHALL BE PERFORMED AND ANY CORRECTIONS TO SUCH PROMPTLY DONE.

TYPE B SILT FENCING TO SURROUND ENTIRE PROPERTY AT PROPERTY LINE DURING CONSTRUCTION

**Landscape Requirements**

Per Edgewater Planning & Zoning Article V - Tables V-3, & V-4

**Style A**  
 North and South Property Lines  
 171 Linear Feet  
 3 Canopy Trees/100' - 3(171)/100 = 5  
 7 Understory Trees/100' - 7(171)/100 = 12  
 50 Shrubs/100' - 50(171)/100 = 86

**West Property Line**  
 80 Linear Feet  
 3 Canopy Trees/100' - 3(80)/100 = 2  
 7 Understory Trees/100' - 7(80)/100 = 6  
 50 Shrubs/100' - 50(80)/100 = 40

**Style B**  
 East Property Line  
 North of Driveway  
 29 Linear Feet  
 5 Canopy Trees/100' - 5(29)/100 = 1  
 10 Understory Trees/100' - 10(29)/100 = 3  
 60 Shrubs/100' - 60(29)/100 = 17

**East Property Line**  
 South of Driveway  
 27 Linear Feet  
 5 Canopy Trees/100' - 5(27)/100 = 1  
 10 Understory Trees/100' - 10(27)/100 = 3  
 60 Shrubs/100' - 60(27)/100 = 16

**South of Parking Lot and Sidewalk**  
 57 Linear Feet  
 29 Shrubs

**North of Parking Lot and Sidewalk**  
 57 Linear Feet  
 29 Shrubs

**New Plantings Required**

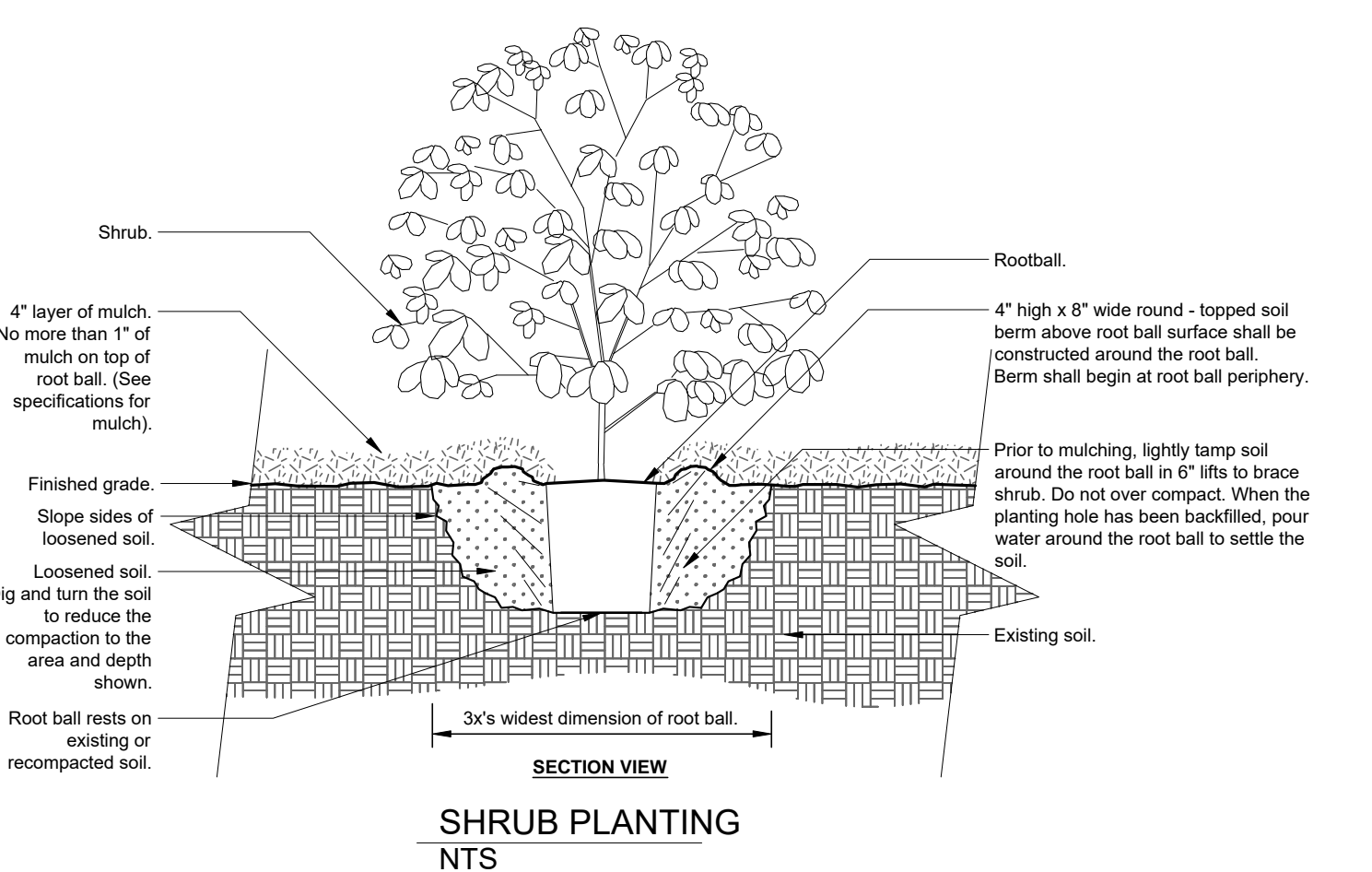
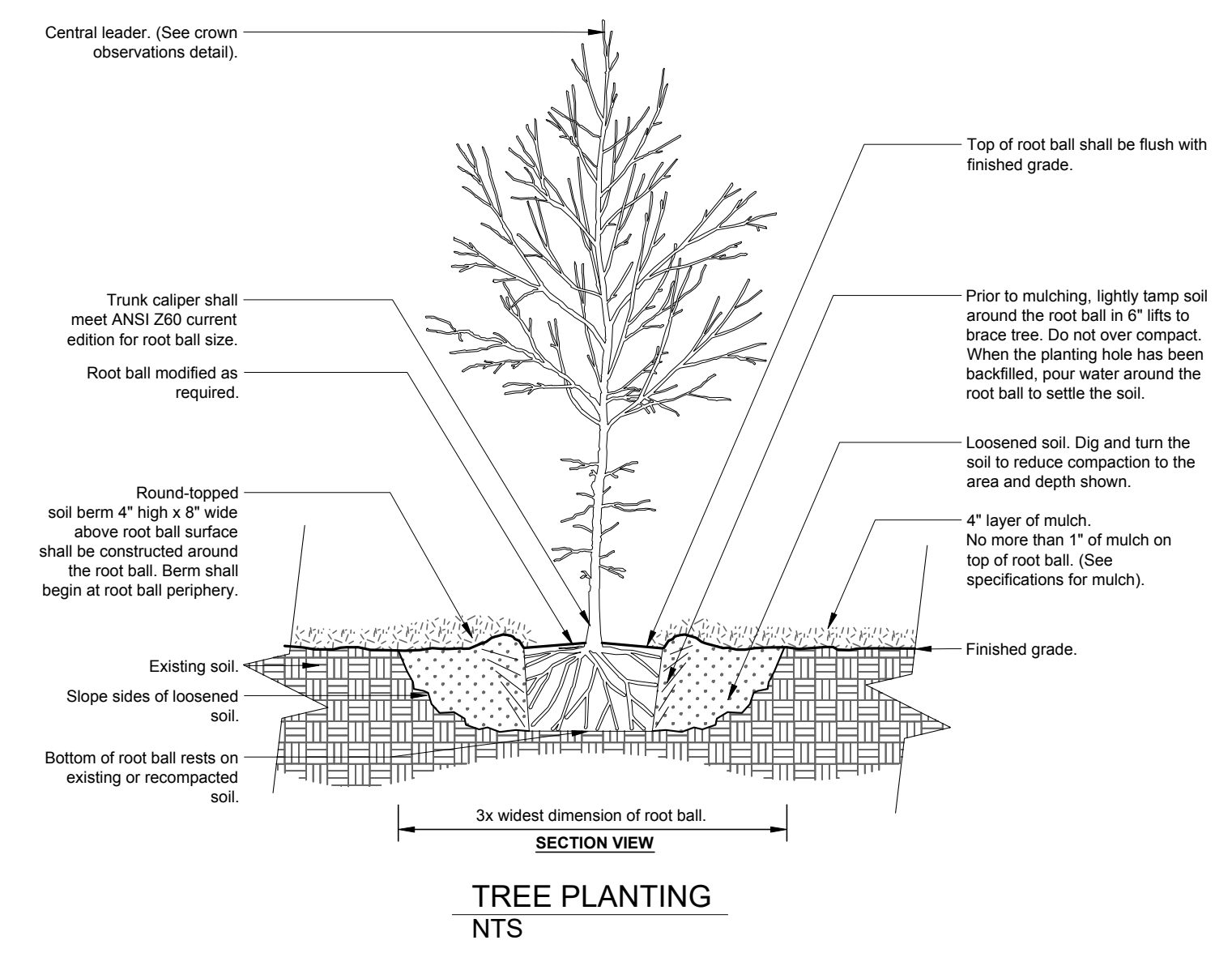
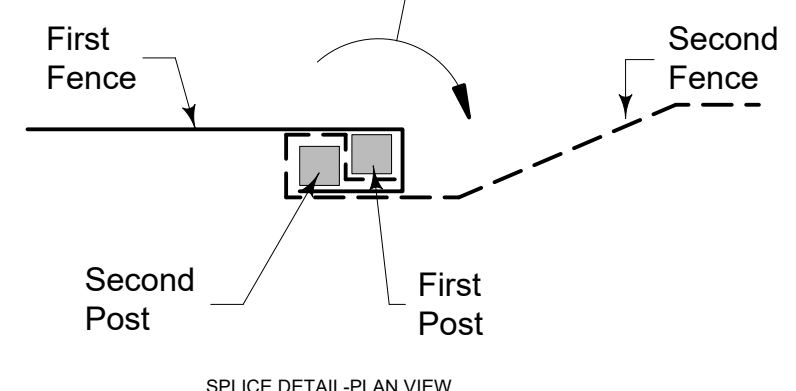
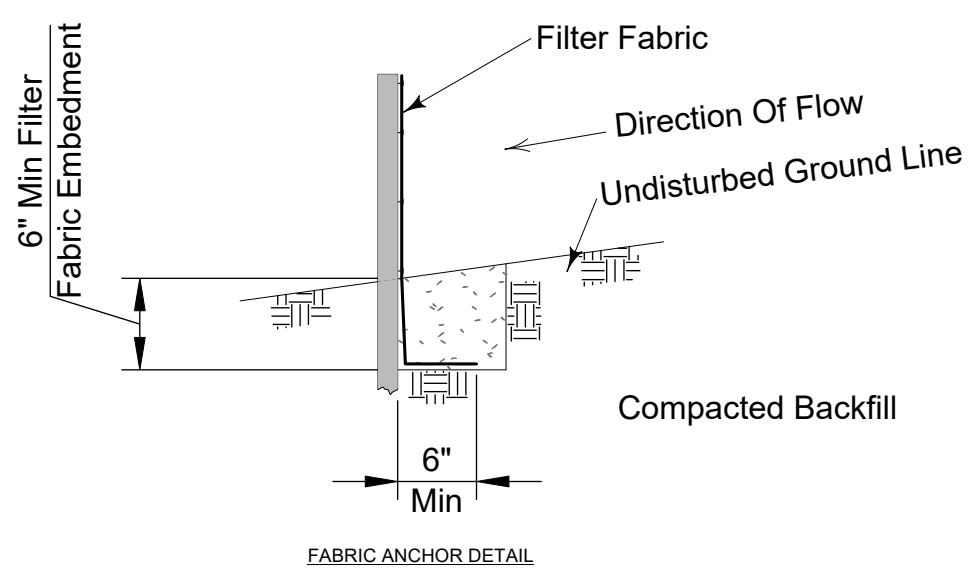
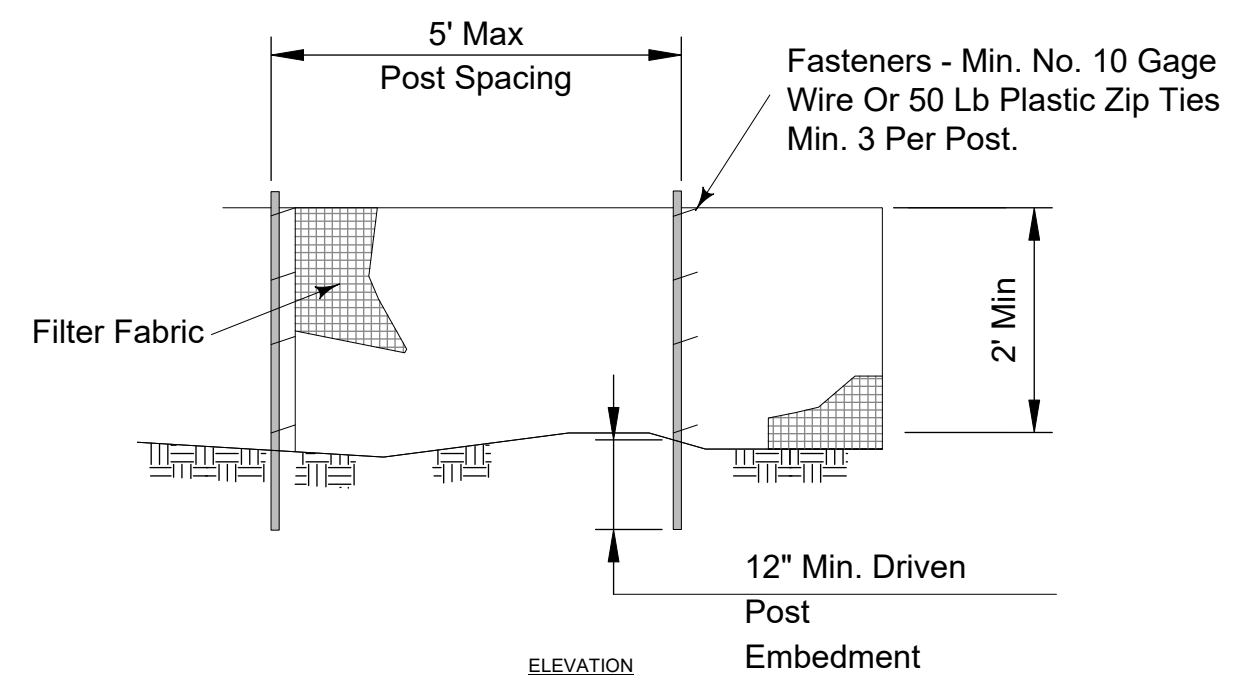
320 Shrubs  
 18 Canopy Trees  
 38 Understory Trees

**Shrubs to be:**  
 Edgewater Approved Florida Native Plants  
 With No Shrub Accounting for More Than 75% of the Planting

**Canopy Trees to be:**  
 Edgewater Approved Water Tolerant  
 Florida Native Trees

**Understory Trees to be:**  
 Edgewater Approved Florida Native Trees

1 LANDSCAPE PLAN  
 Scale: 1" = 10'-0"



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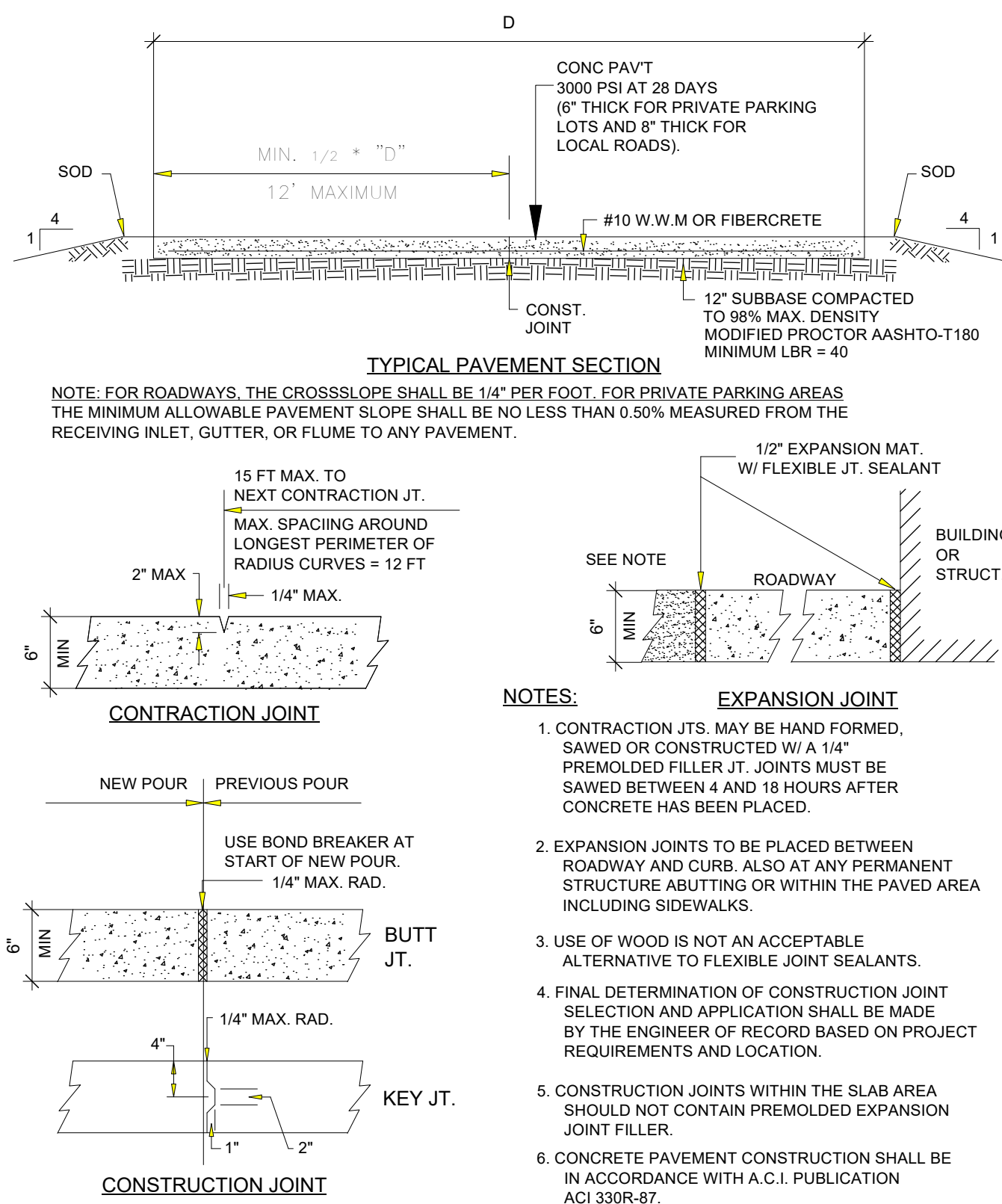
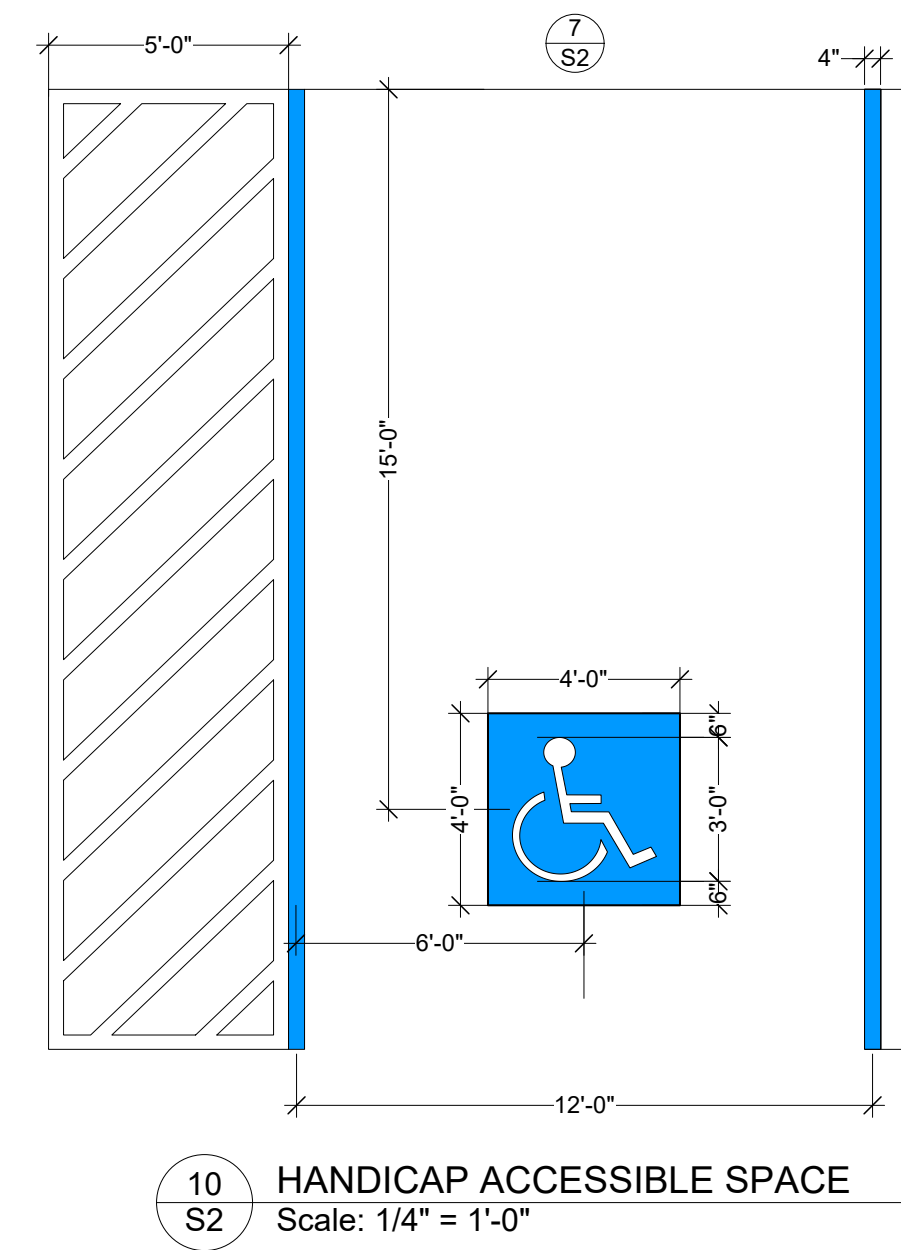
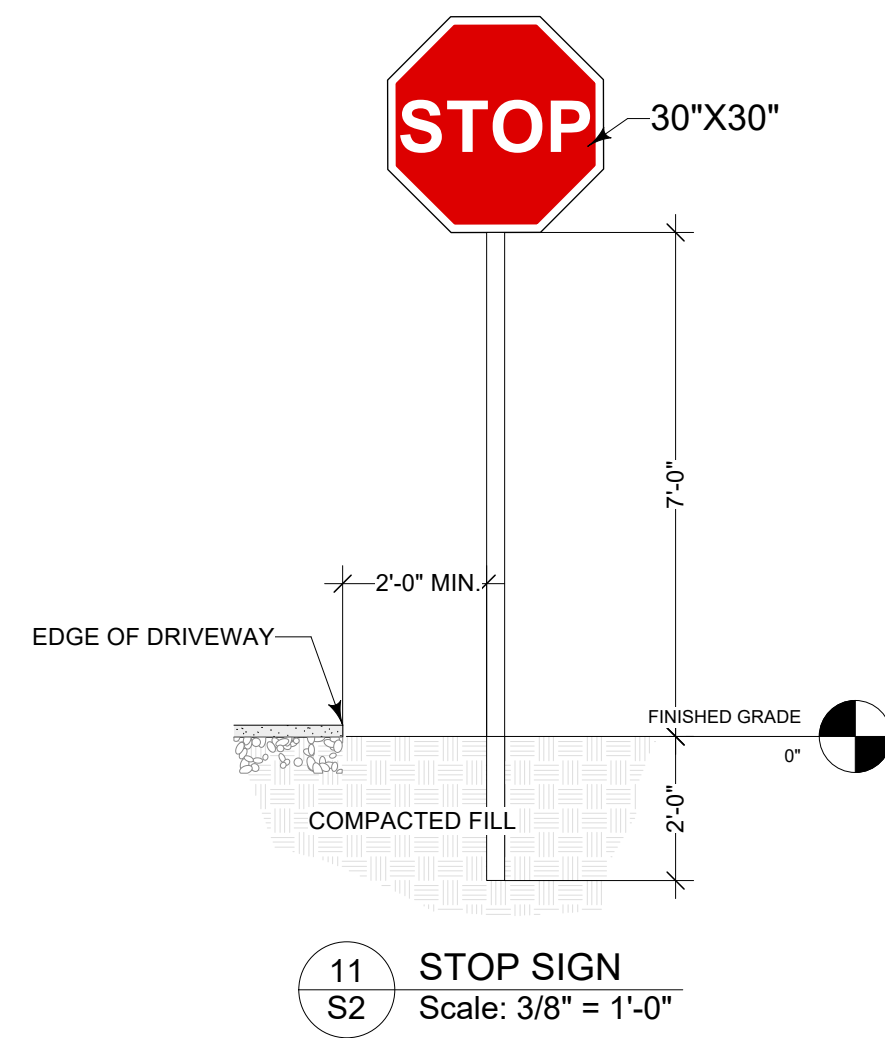
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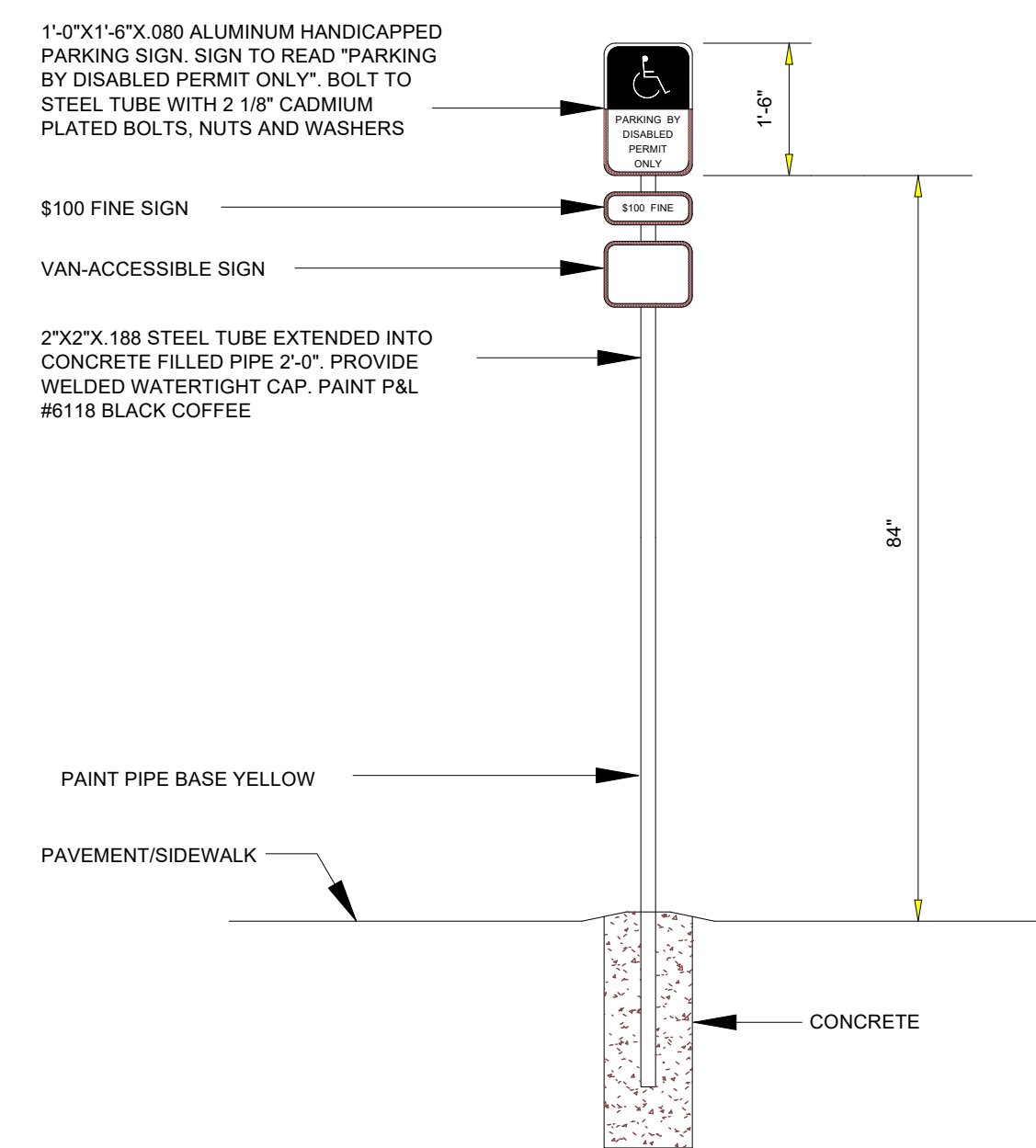
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Sheet Title  
 LANDSCAPING

Drawing No.  
 Sheet 7 of 9

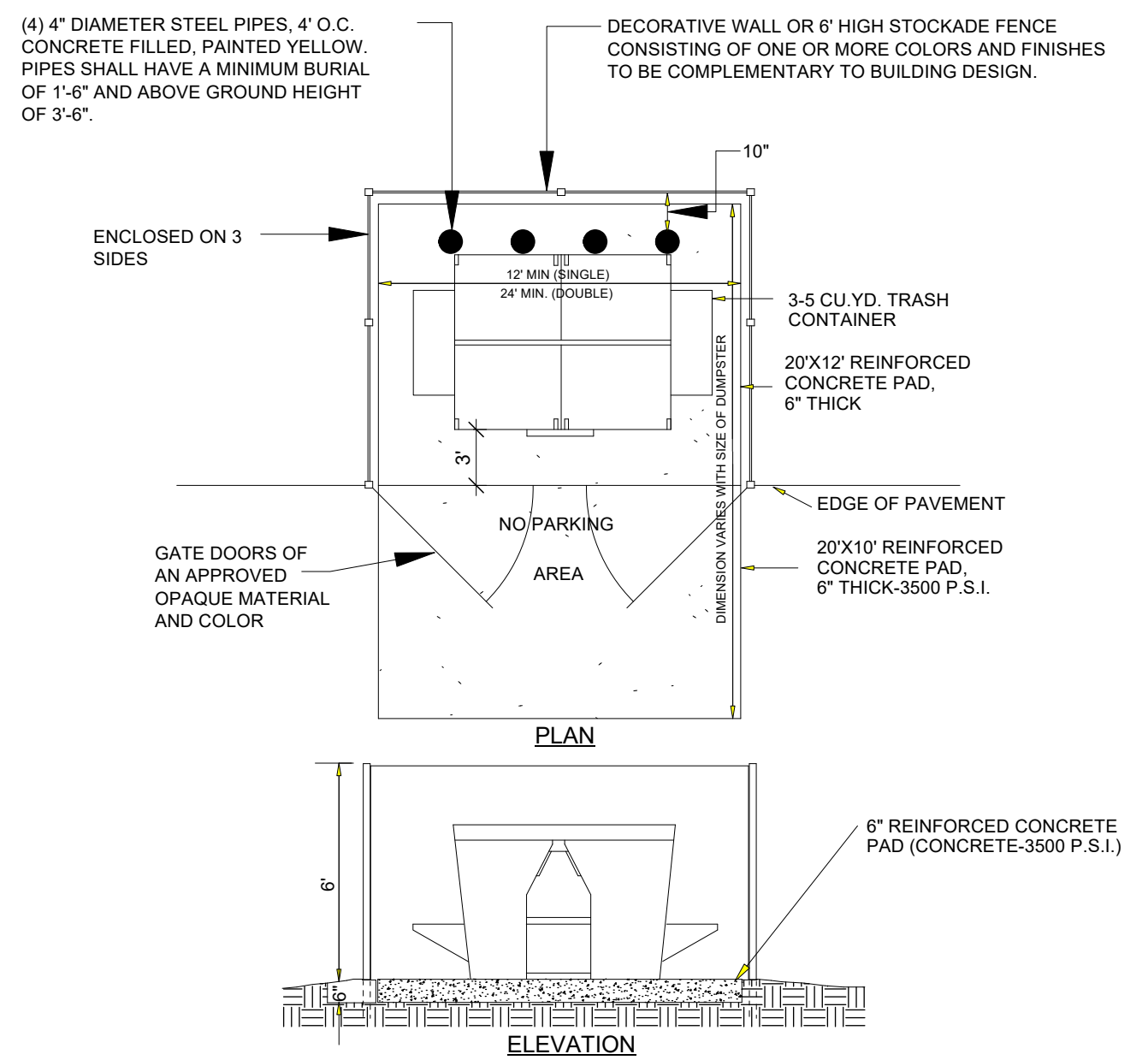


12 PAVE DETAILS  
S2 NTS FROM CITY OF EDGEWATER



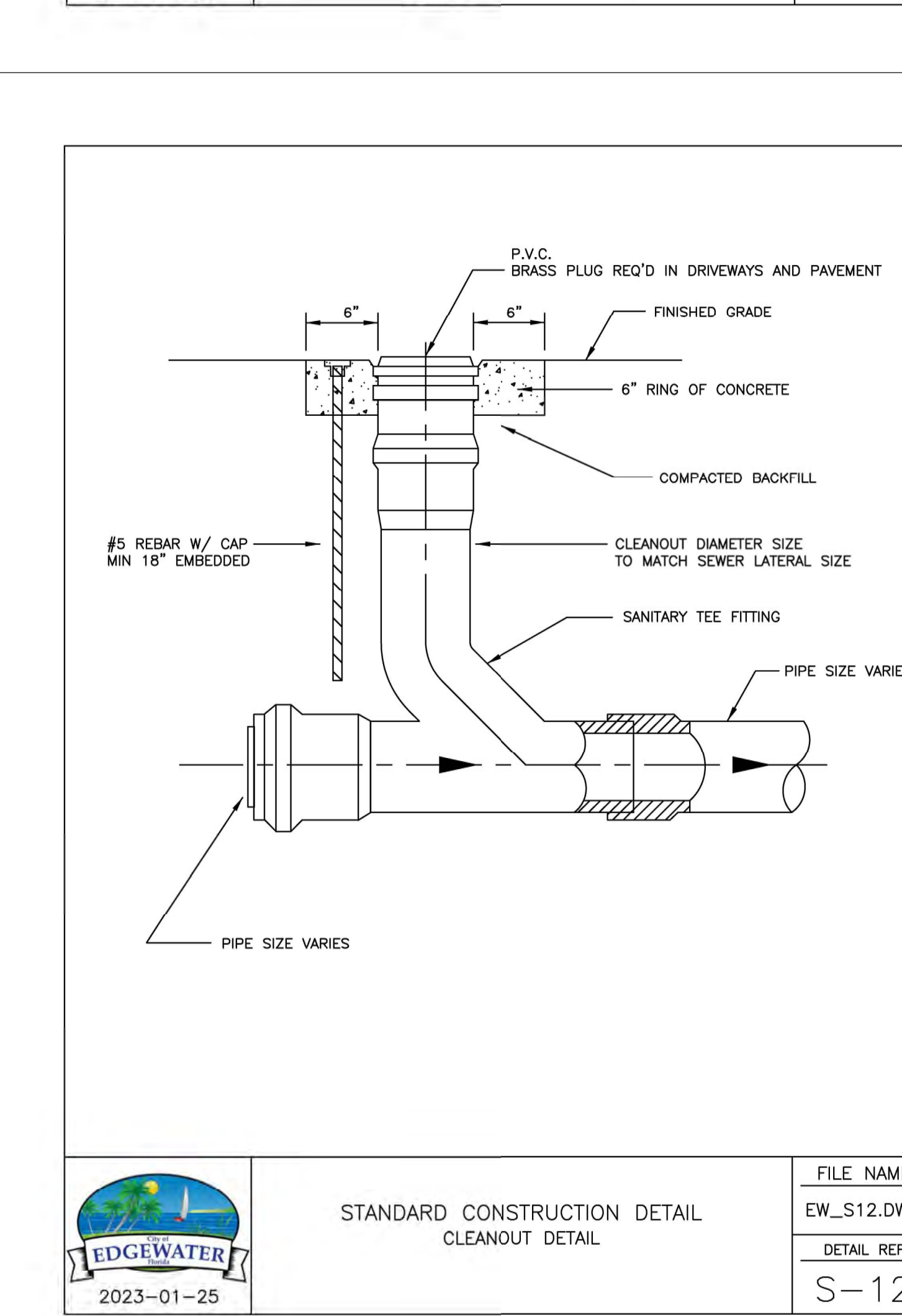
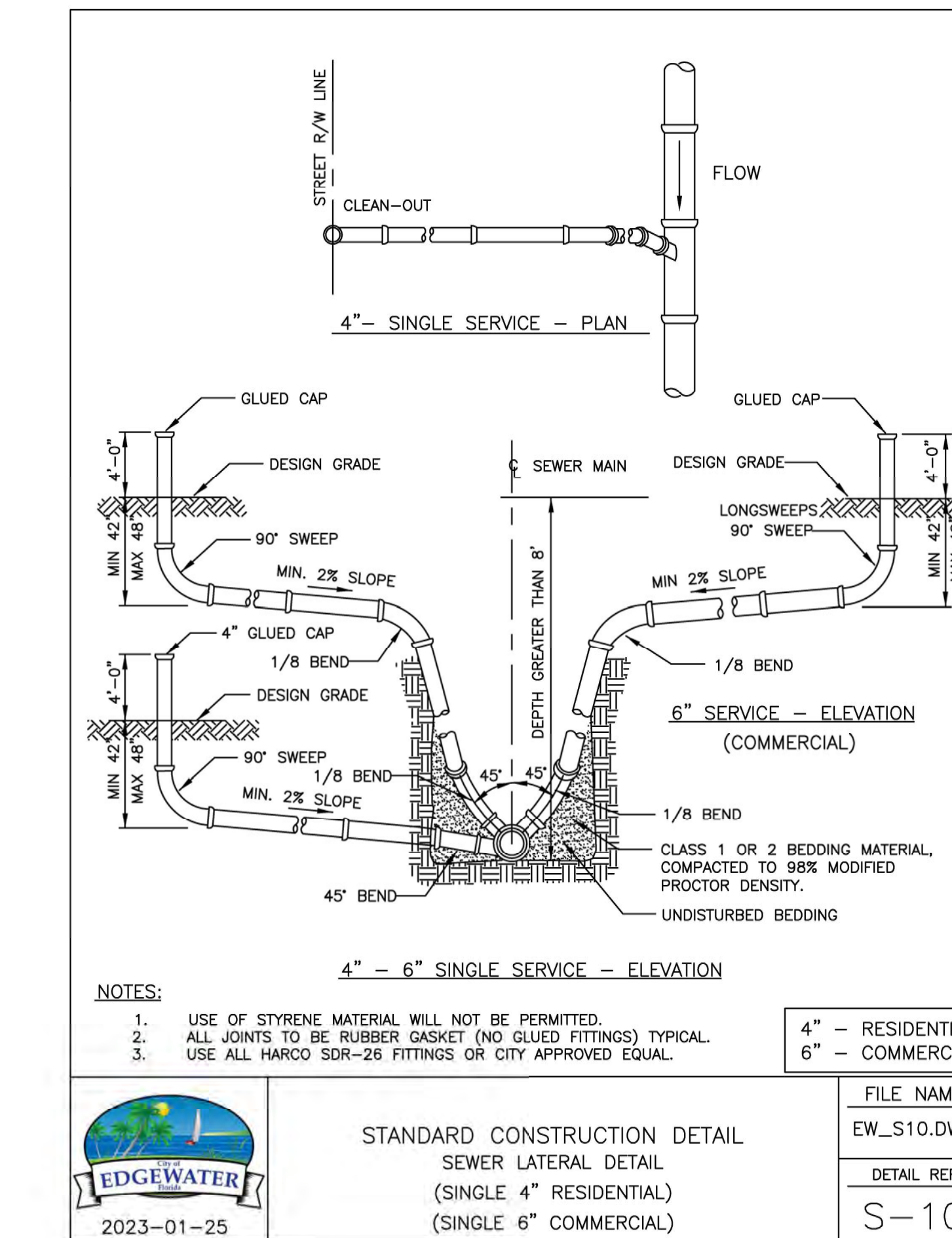
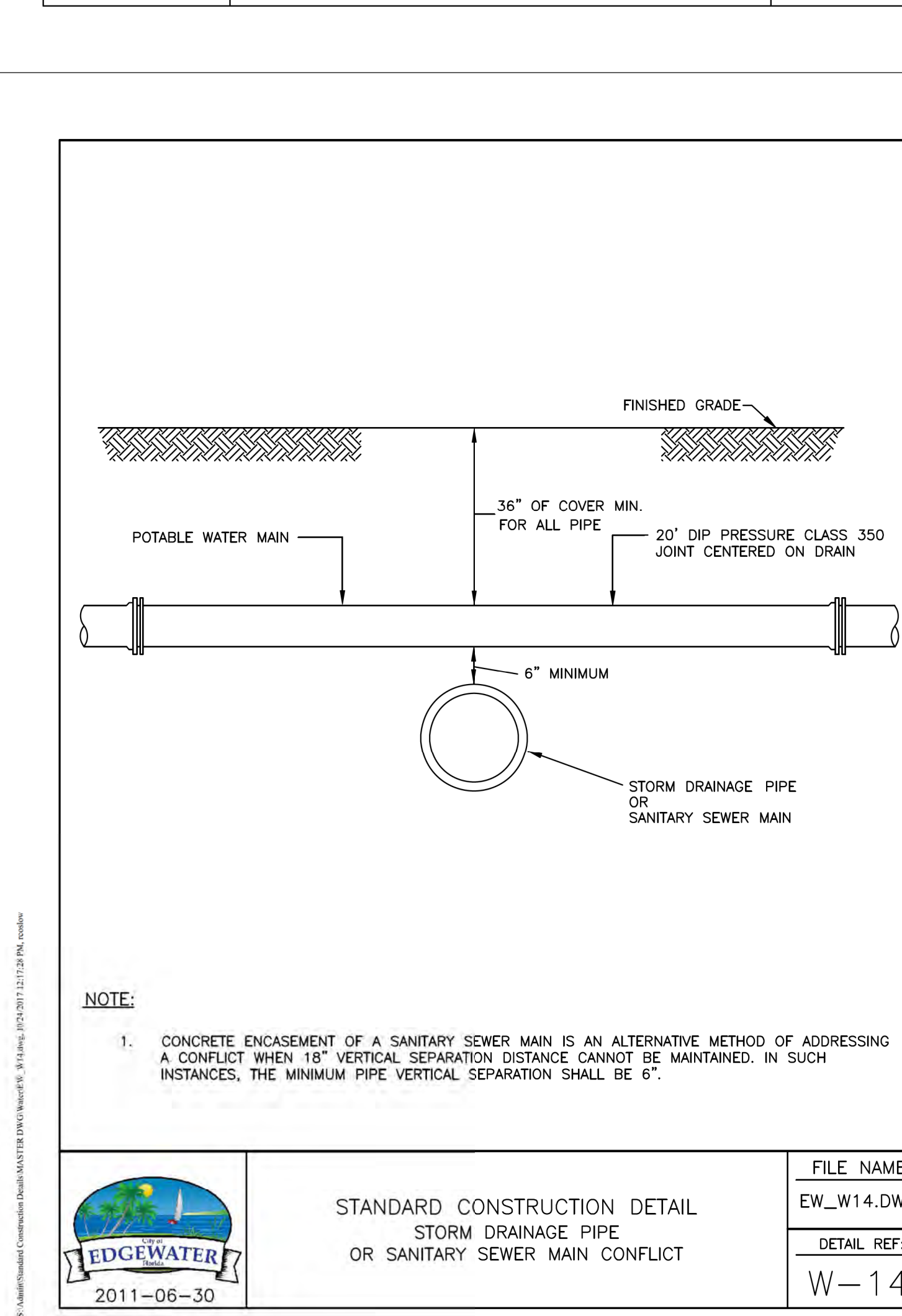
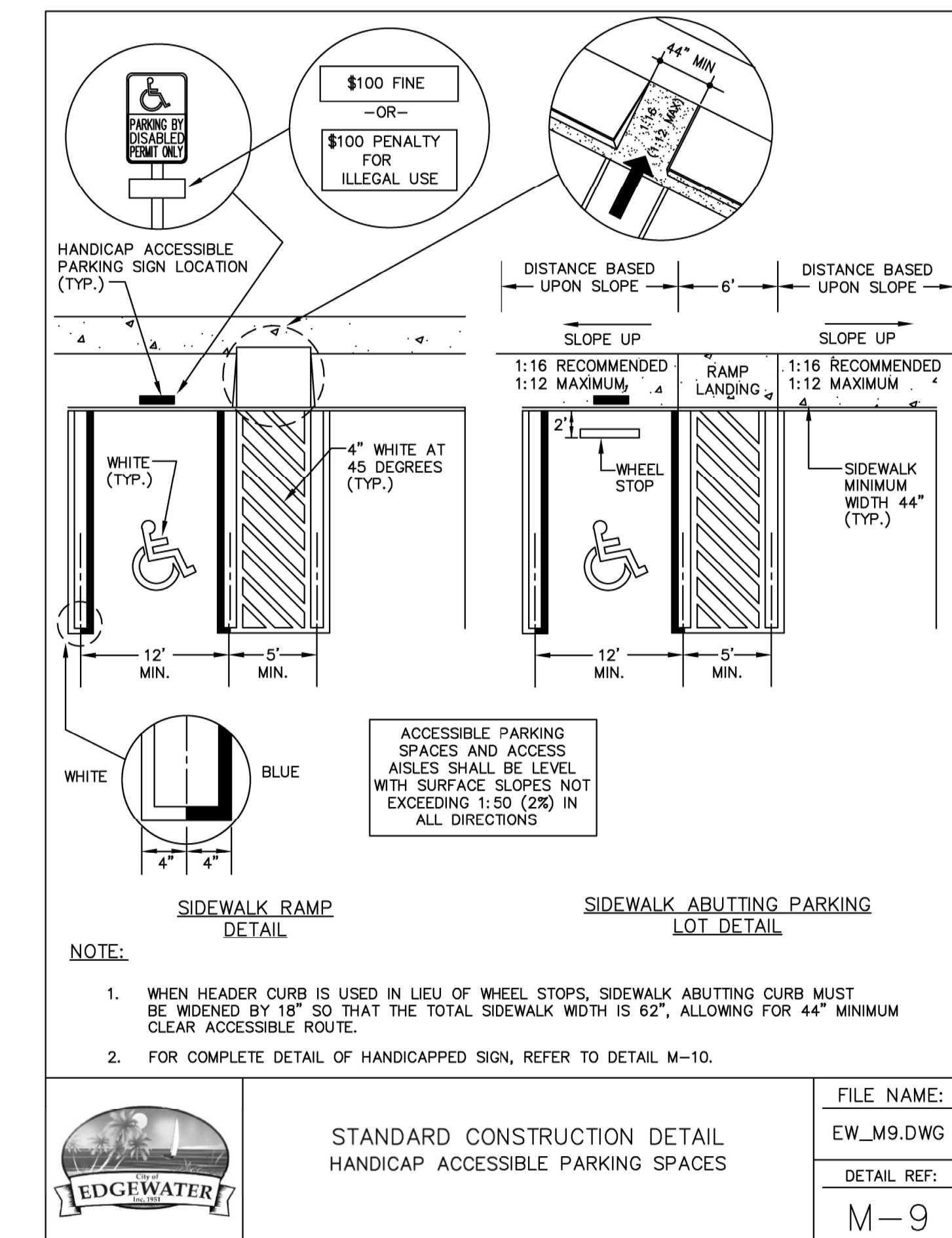
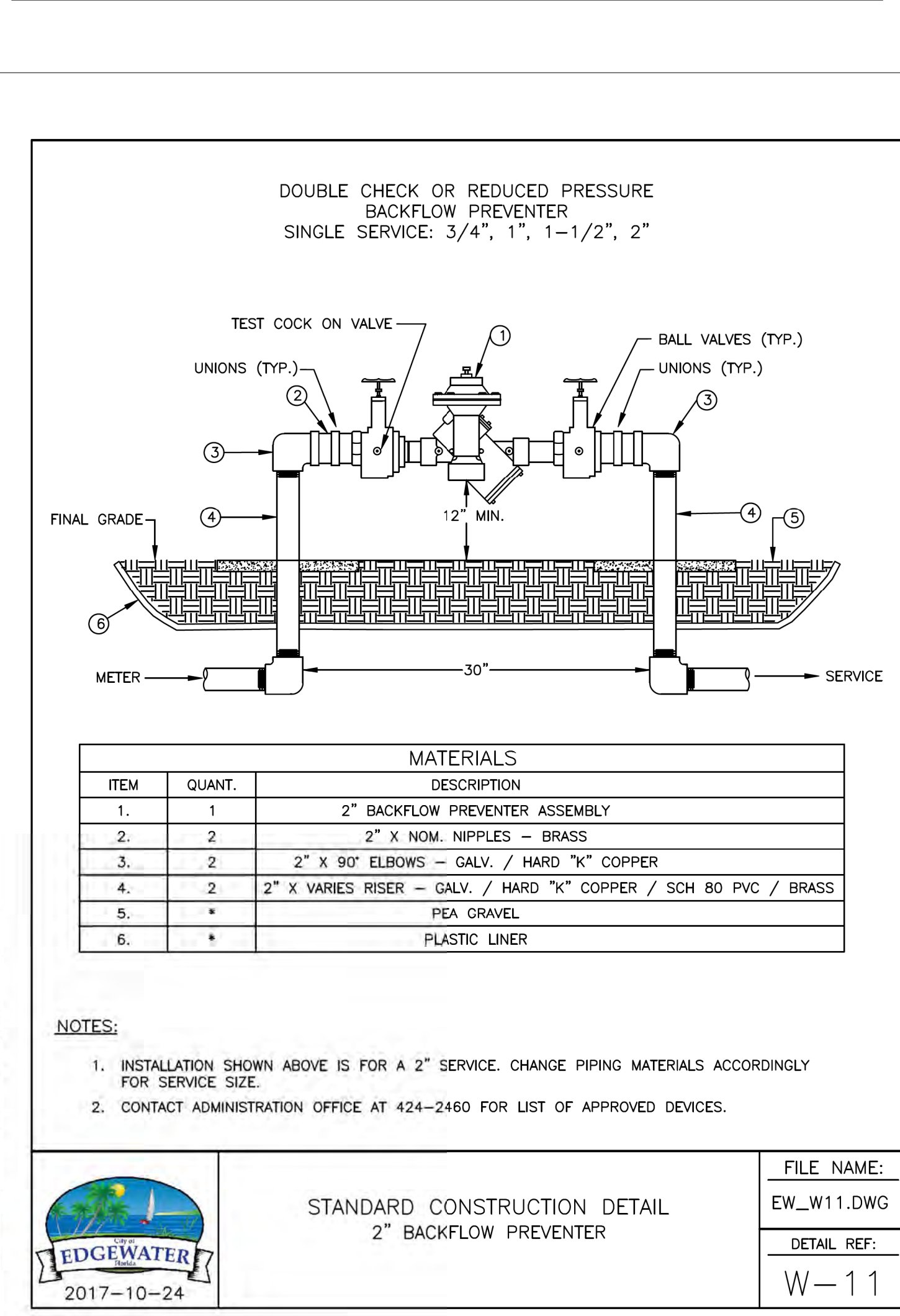
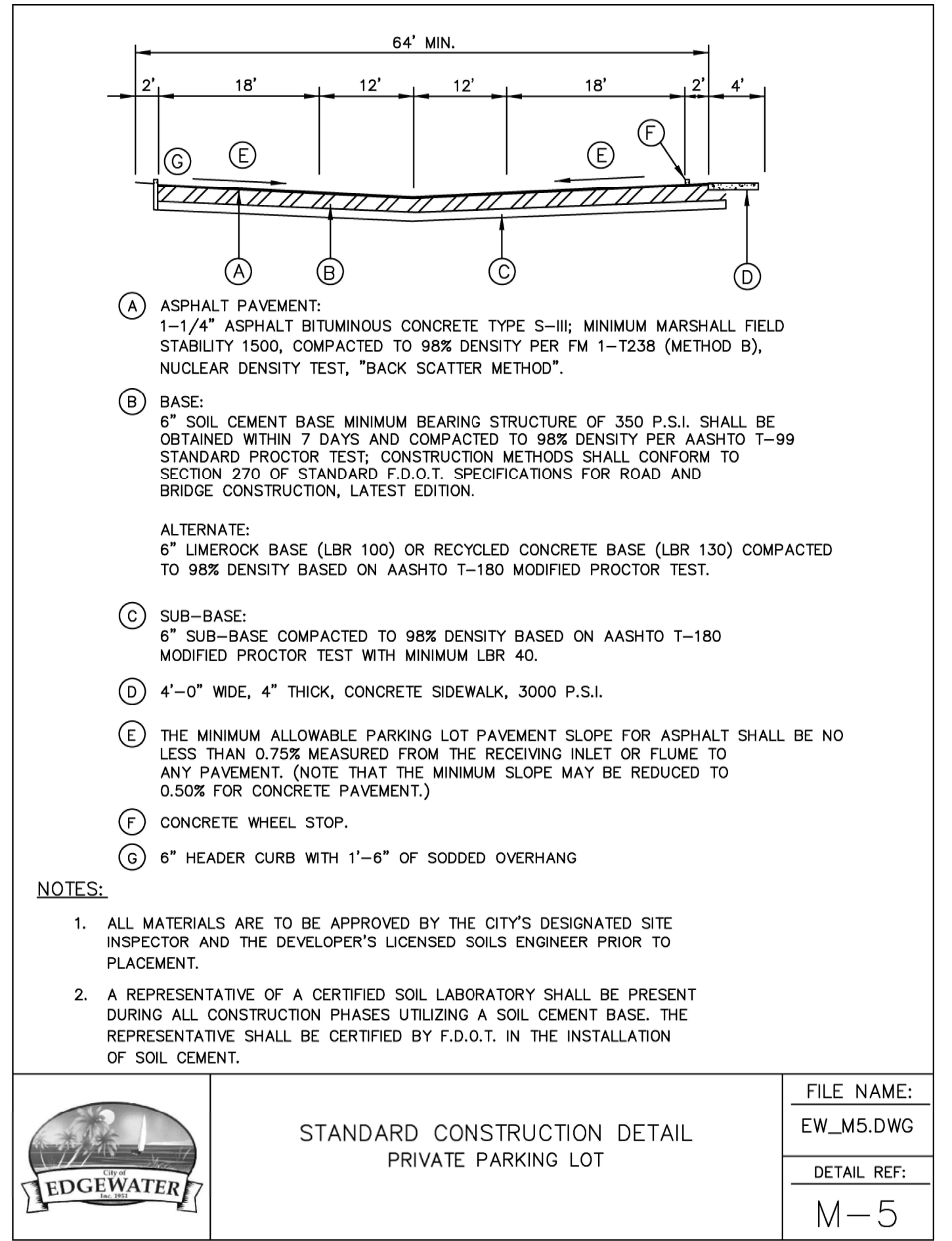
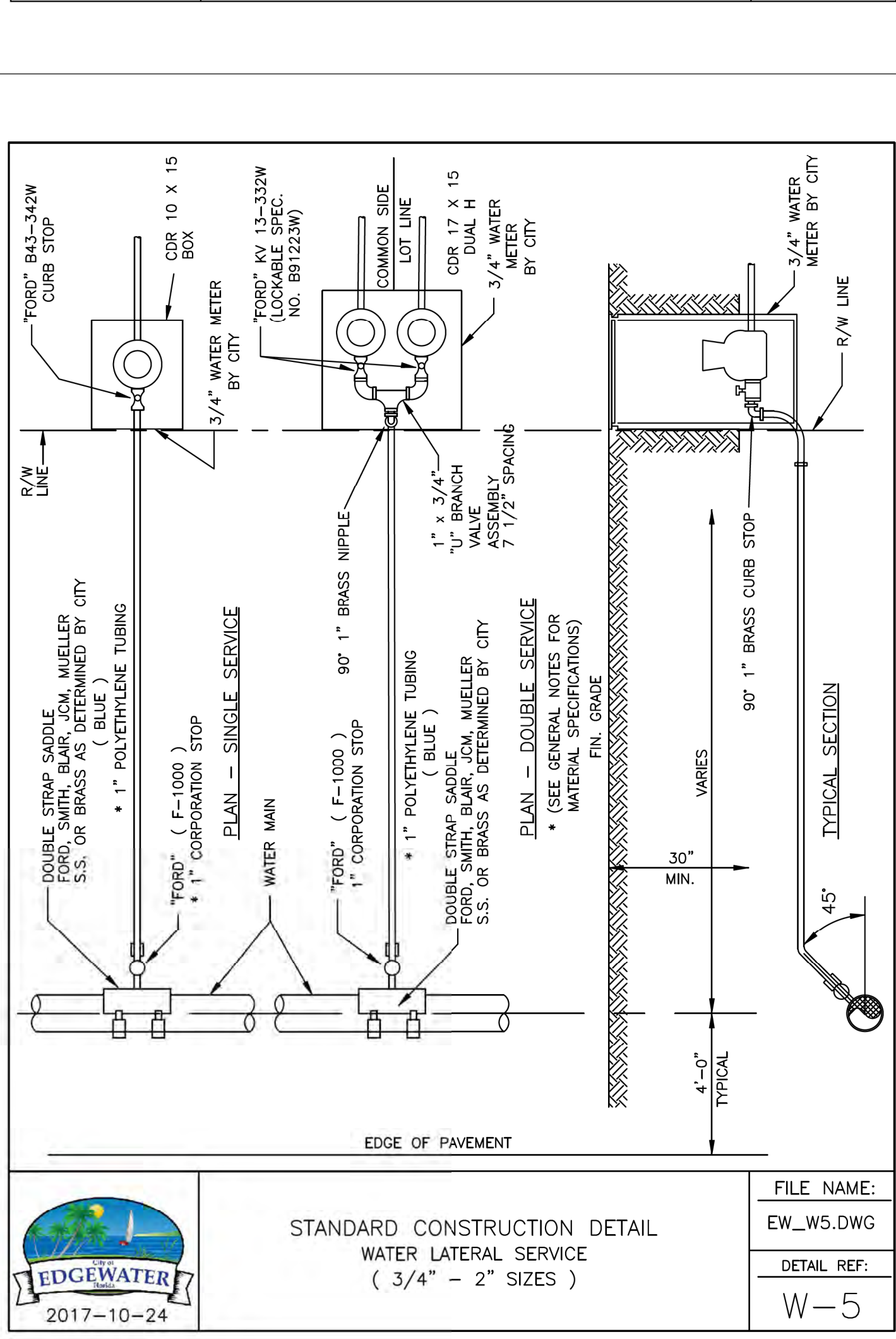
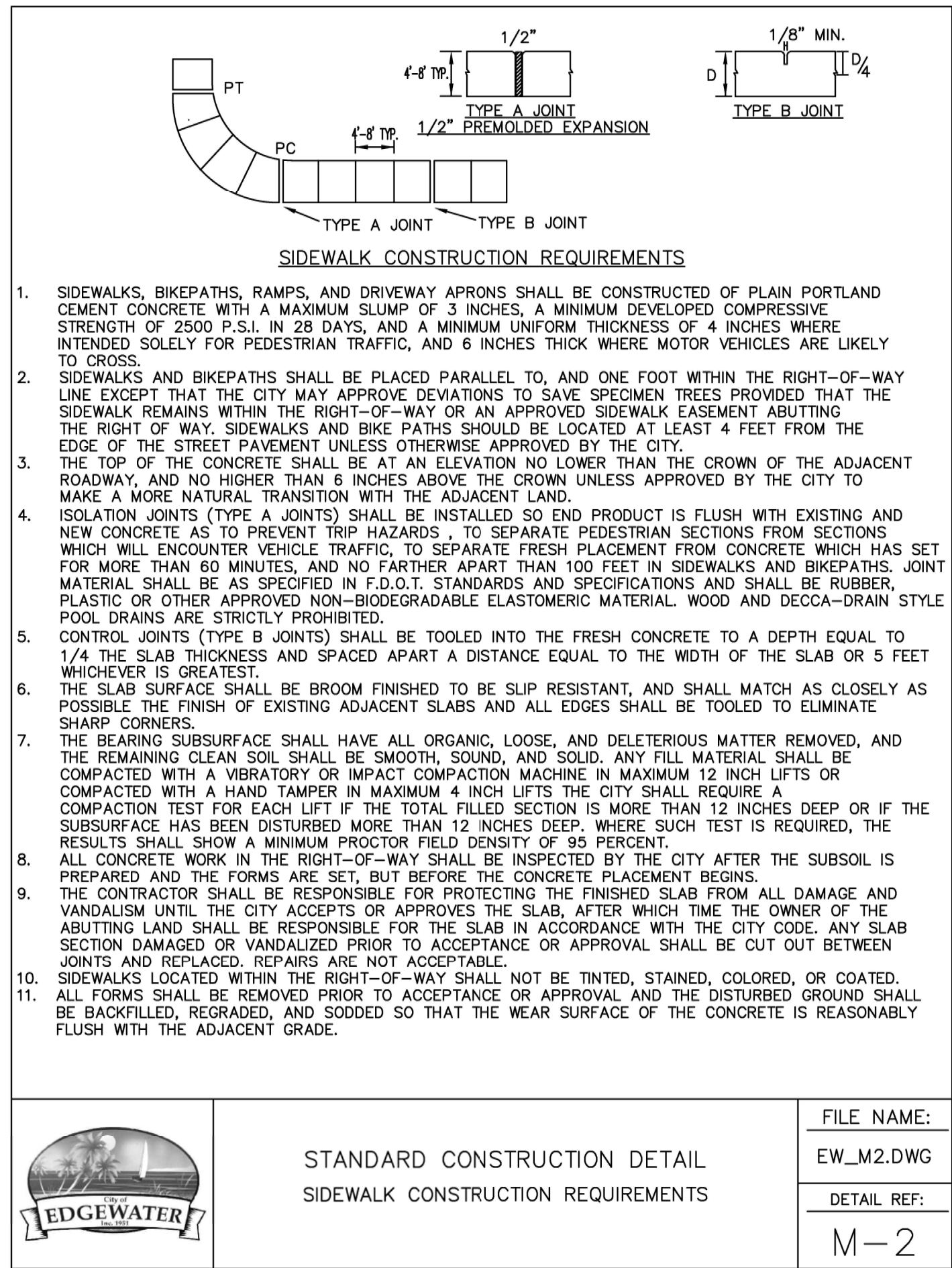
- NOTE:
- HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL AND FEDERAL CODES AND REGULATIONS.
  - ALL SIGNS SHALL BE DESIGNED TO WITHSTAND 100 M.P.H. WINDLOAD.

7 ADA SIGNAGE  
S2 NTS FROM CITY OF EDGEWATER



- NOTES:
- MAXIMUM ANGLE OF CONTAINER PAD TO DIRECTION OF AISLE TO BE 30°
  - AREA TO BE FREE OF OVERHEAD LINES AND WIRES
  - DUMPSTER PAD TO BE 12' MIN. (SINGLE) 24' MIN (DOUBLE) FOR DUMPSTER RECYCLING.

8 DUMPSTER DETAILS FROM CITY OF EDGEWATER  
S2 NTS



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