



# STAFF REPORT

## EDISON POINTE FINAL PLAT AND PLAN

CASE NO. FPP 2022-01

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**REQUEST:** Approval of Edison Pointe (947 Big Tree Road), Final Plat and Plan

**LOCATION:** 947 Big Tree Road (Figure 1)

**OWNER:** Edison Pointe, LLC

**APPLICANT:** Richard Maugeri

**PLANNING & APPEALS BOARD**

**DATE:** April 28, 2022

**STAFF CONTACT:** S. Lauren Kornel, AICP, Director

**TENTATIVE CITY COUNCIL**

**DATE:** May 12, 2022

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**INTRODUCTION:** The applicant requests approval of the Edison Pointe Final Plat and Plan. If approved, the applicant intends to subdivide the  $\pm 8.72$ -acre vacant property into an 86-unit two-story townhome development including tree preservation and open space with on-site private roads, drainage, stormwater and utilities. As shown below in Figure 1, the subject property is located at 947 Big Tree Road east of the intersection of South Nova and Big Tree Roads.



Figure 1. Edison Pointe Location Aerial

**BACKGROUND:** The proposed Edison Pointe townhome development lies between a Big Tree Shores Mobile Home Subdivision to the west and Oak Meadow Townhomes to the east.



The property is currently developed with a vacant 1-story single family home which is planned for demolition. The depth of the property is  $\pm 1,160$  linear feet with a width of  $\pm 327$  linear feet. The property is surrounded by residential uses to the east, west and south with industrial uses to the north. The site is mostly treed and there is a pond located on the southwest side of the parcel. The surrounding uses are shown in Table 1.

**TABLE 1: Land use and zoning classifications of adjacent properties.**

	Current Land Uses	Future Land Use Designation	Zoning Classification
<b>North</b>	Giles Electric and Votran	"Light Industrial"	LI (Light Industrial)
<b>South</b>	Single-Family Residential	"Residential Density 1"	R1A (Single Family Residential)
<b>East</b>	Multi-family	"Residential Density 3"	R3 (Multiple Family Residential)
<b>West</b>	Mobile Home Subdivision	"Residential Density 3"	MHS (Mobile Home Subdivision)

The subject property has a land use designation of "Residential Density 3" and a zoning classification of R-3 (Multiple Family residential district). The purpose of the R3 zoning classification states, "The intent of the R-3 district is to provide for the construction of multiple-family dwellings on tracts of single or common ownership; require the preparation and approval of detailed site plans; and require a sufficient amount of open space. Properties in the R-3 district shall have direct access to an arterial, collector or minor collector as designated by the comprehensive plan." The R-3 zoning district permits townhomes and requires a minimum lot size of one acre with a maximum number of

dwelling units not to exceed ten units per gross acre consistent with the “Residential Range #3” land use which accommodates eight to ten units per acre. The zoning classification is consistent with the policy directive of the future land use designation. The plat and subdivision plans have been designed according to the requirements of the City’s LDC and the dimensional standards outlined in the R3 zoning district of the Code (Attachments 1 and 2).

For properties that desire to subdivide land by more than one lot, a plat is required. The applicant requested preliminary plat which showed the plat in a draft format, the site survey, and infrastructure improvements needed to support the subdivision of land. The preliminary plat was reviewed at the March 20, 2022, Planning and Appeals Board was unanimously (6-0) recommended for approval. Since that time, the City Council met to review and discuss the item at a public hearing on April 12, 2022 whereby the Council approved the Preliminary Plat. The second and final step of the process is Final Plat and Plan which requires a recommendation from the Planning and Appeals Board and final approval by the City Council. The plat will ultimately be recorded with the Volusia County Clerk of the Court which allows the property owner to sell or submit building permits for the individual units.

**ANALYSIS:** In accordance with *Section 5.5(G)* of the LDC, the assigned R3 zoning classification provides the requirements for the subdivision of land. The project seeks approval of the Final Plat and Plan. Upon final approval the developer will then file a performance bond as required by the LDC, followed by permitting and construction of the infrastructure for the project.

The 8.72-acre site will have 3.72 acres of impervious surface along with tree preservation and open space with on-site improvements including stormwater, landscaping, parking, and utilities. Attachment 2 of this report provides a site plan rendering showing the property is being developed for an 86-unit, two-story townhome development with a 24’ private right-of-way, a 2-monument signed entranceway and a tree preservation easement. Beyond the requirements of the LDC, the project also proposes a dog park, covered mail kiosk and a fountain. The Edison Pointe Homeowners Association will operate and maintain the entire stormwater management system. All roads, drainage, stormwater and utilities located on-site are private ownership and shall be maintained and operated by the Edison Pointe Home Owners Association.

**CONCLUSION:** In accordance with *Section 3.2(J)(2)* and *Section 6.3(G)* of the Land Development Code, there are certain criteria that must be evaluated before a Final Plat may be approved. The Planning & Appeals Board must consider the following criteria when making their recommendation:

**[1] Degree of departure of the proposed plat from surrounding residential areas in terms of character and density.**

The proposed final plat is in keeping in terms of character and density with the surrounding townhomes to the east and mobile home park to the west.

**[2] Prevention of erosion and degradation of surrounding area.**

The perimeter of the property shall remain intact during the course of construction. All grading related to the site will be sloped internal to the site thereby retaining stormwater and any solids carried along with it.

**[3] Provision for future transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation.**

Transportation: The project lies within the City's Transportation Concurrency Exception area and will have only minimal or insignificant traffic impact onto Big Tree Road and surrounding roadway networks. The trip generation calculations show that the total project generated trip to external roadway network is 500 daily Trips, 38 AM Peak Trips (6 in, 31 out and 0 Pass-By) and 45 PM Peak Hour (30 In, 15 out and 0 Pass-By). Any additional trips will generate only a minimum increase in traffic and the current level-of-service requirement will be met.

Water and sewer: The City receives water from the City of Daytona Beach which has sufficient capacity (24.0 MGD) to accommodate the 86-unit subdivision. The design of the project is complete as an 86-unit townhome development, therefore the proposed sewer system internal to the site will be sufficient for buildout in accordance with the City's regulations.

Surface drainage, flood control and soil conservation: The City's adopted level-of-service standard for stormwater drainage requires that all new retention/detention facilities be able to treat the runoff from a 25-year, 24-hour storm event and convey the runoff from a 100-year, 24-hour storm event without causing flooding or pollution of receiving water bodies. There must be no net loss of stormwater retention function as a result of development; therefore, the subdivision property must have the same ability to store and discharge water after development as it does before development occurs. The proposed stormwater system for the subdivision consists of four (4) interconnected dry retention ponds with exfiltration trenches designed for water quality treatment and attenuation. The system ultimately discharges to existing wet detention pond. The system is designed to attenuate the post-development peak rate and volume of discharge to pre-development levels for the 25-year, 24-hour and 100-year, 24-hour storm events.

Recreation and Open Space: The City currently exceeds its Parks and Recreation Facilities level of service standard and has sufficient facilities to support the additional development from the proposed subdivision. In addition, the applicant proposes a dog park as part of the development.

School Capacity: The School Board of Volusia County has provided a letter of no objection.

There are adequate public facilities (roads, sidewalks, police, fire, utilities and schools) to serve the 86-unit townhome development. The Plat approval and Plan requires the applicant file a performance bond and providing all utility and service extensions, including water and sewer.



**[4] The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed development.**

There are adequate primary streets proposed to support the traffic generated within the proposed development. All roads within the proposed development shall be maintained and operated by the Edison Pointe Home Owners Association. The applicant has provided a Certified statement by Volusia County showing approval of all street names and inclusion in the 911 emergency response system.

**[5] The availability and adequacy of water and sewer service to support the proposed development.**

The City receives water from the City of Daytona Beach which has sufficient capacity (24.0 MGD) to accommodate the 86-unit subdivision. There is adequate water and sewer service to support the proposed development.

**[6] The conformity and compatibility of the development with the comprehensive plan of the city.**

The property is designated “Residential Density 3” on the City’s Future Land Use Map (FLUM) which is consistent with the assigned R3 (Multiple Family Residential) zoning on the City’s Official Zoning Map. The Future Land Use Element of the Comprehensive Plan states the purpose of the Residential Density 3 is as follows: “These areas will accommodate development from eight to ten units per acre. This range includes developed multiple family and mobile home projects. It also includes some additional land as infills to existing multiple family areas and logical extensions to mobile home and multiple family areas”. The project meets the intended density of between eight and ten units per acre with a proposed density of just under ten units per acre. The following Comprehensive Plan policies support the proposed Final Plat:

**GOAL: PROVIDE FOR A LAND USE PATTERN WHICH WILL CREATE A QUALITY, WELL-ROUNDED COMMUNITY AND REINFORCE THE CITY’S COMMITMENT TO DEVELOPMENT AND REDEVELOPMENT.**

**OBJECTIVE 1:** Promote a residential land use pattern that contributes to quality housing, livable neighborhoods, and a variety of housing types and prices.

**POLICY 1-4:** Implement land development regulations which reflect residential densities as follows:

Density Range 1 – Four units/acre or less – to be applied to existing areas developed in this density range and major new residential areas.

Density Range 2 – Four to eight units/acre – to be applied where required by the existing development pattern.

Density Range 3 – Eight to ten units/acre – to be applied to existing areas developed in this density range and to logical extensions of multi-family and mobile home development areas.

**[7] The conformity and compatibility of the proposed primary residential and secondary nonresidential uses within the proposed development.**

The only nonresidential use within the proposed development is a dog park which conforms and is compatible to the proposed primary residential development. The recreational area adds value to the project.

In accordance with the City's policy documents, the Development Review Committee has provided comments to the applicant throughout the preliminary and final plat process which have been incorporated into the Final Plat and Plan. The Final Plat and Plan is consistent with the LDC and the Comprehensive Plan and there have been no significant changes to the Final Plat and Plan from the adopted Preliminary Plat, other than minor landscaping revisions to clarify landscaping calculations. In addition, as required, the plat has been reviewed by a third-party reviewer in accordance with Chapter 177, F.S. The Final Plat and Plan provides for adequate access and egress for City services and emergency vehicles including an emergency access point at the southeast side of the property. The City Council will tentatively review the Final Plat and Plan on May 12, 2022 at a City Council meeting.

**RECOMMENDATION:** Based on the above analysis and conclusion, staff recommends that the Planning and Appeals Board concur with staff's determination to recommend the adoption of the Edison Pointe Final Plat and Plan to the City Council, for the 86-unit, two-story townhome development with associated site improvements.

Attachments: Attachment 1 - Final Plat

Attachment 2 – Subdivision Plan and Elevation

# **ATTACHMENT 1**

Final Plat

# EDISON POINTE

A PORTION OF THE WESTERLY 323 FEET OF LOT 106, TOWN OF BLAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK E, PAGE 150, AND IN PLAT BOOK 1, PAGE 38, AND IN MAP BOOK 15, PAGE 119, LYING IN SECTION 42, TOWNSHIP 15 SOUTH, RANGE 33 EAST, CITY OF SOUTH DAYTONA, VOLUSIA COUNTY, FLORIDA.

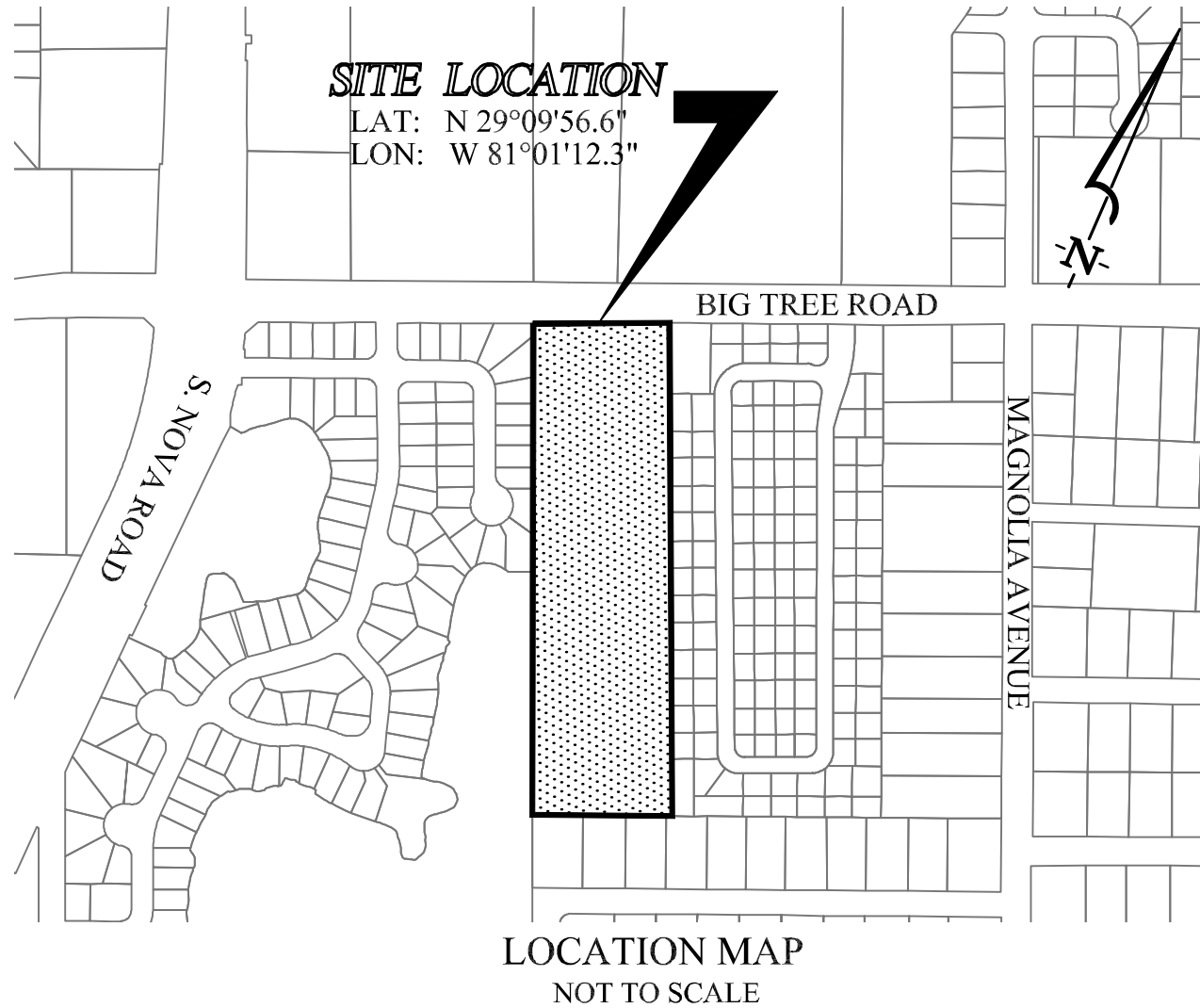
## LEGAL DESCRIPTION:

BEING THE WESTERLY 323 FEET OF LOT 106, TOWN OF BLAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK E, PAGE 150, AND IN MAP BOOK 1, PAGE 38, AND IN MAP BOOK 15, PAGE 119, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL LYING IN SECTION 42, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY CORNER OF LOT 106, TOWN OF BLAKE, MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK E, PAGE 150, AND IN MAP BOOK 1, PAGE 38, AND IN MAP BOOK 15, PAGE 119, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 3, BIG TREE SHORES, AS RECORDED IN MAP BOOK 31, PAGES 84 AND 85, PUBLIC RECORDS OF VOLUSIA COUNTY. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BIG TREE ROAD (FORMERLY KNOWN AS HALIFAX AVENUE PER PLAT) ( A 100' RIGHT-OF-WAY PER PLATS), RUN THENCE N 64 DEGREES 10 MINUTES 41 SECONDS E ALONG THE NORTHERLY LINE OF LOT 106 OF SAID TOWN OF BLAKE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIG TREE ROAD, A DISTANCE OF 326.55 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE EXTENDING NORTHERLY OF OAK MEADOW SUBDIVISION, AS RECORDED IN MAP BOOK 39, PAGES 88 & 89, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S 25 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE SAID WESTERLY EXTENSION LINE, A DISTANCE OF 1,160.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID OAK MEADOW SUBDIVISION, BEING A FOUND 4 INCH X 4 INCH MONUMENT STAMPED UPHAM INC LS 2296, SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF AFORESAID LOT 106 AND THE NORTHERLY LINE OF PALM GROVE SUBDIVISION, AS RECORDED IN MAP BOOK 26, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THENCE SOUTH 64 DEGREES 33 MINUTES 06" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 106 AND THE NORTHERLY LINE OF SAID PALM GROVE SUBDIVISION, A DISTANCE OF 328.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 106 AND THE NORTHWESTERLY CORNER OF SAID PALM GROVE, SAID POINT ALSO INTERSECTING WITH THE EASTERLY LINE OF AFORESAID BIG TREE SHORES, BEING A FOUND AXLE WITH NO IDENTIFICATION AS SHOWN ON THE SAID BIG TREES SHORES SUBDIVISION, THENCE DEPARTING SOUTHERLY LINE OF SAID LOT 106 NORTH 25 DEGREES 48 MINUTES 06 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 106 AND THE EASTERLY LINE OF SAID BIG TREES SHORES SUBDIVISION, A DISTANCE OF 11579.1 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 379,860± SQUARE FEET OR ALSO BEING 8.7± ACRES MORE OR LESS.

## GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BIG TREE ROAD ( FORMERLY KNOWN AS HALIFAX AVENUE PER PLAT) (A 100' RIGHT-OF-WAY PER PLATS), BEING N 64°10'41" E. FOR ANGLE MEASUREMENT ONLY.
- SET 5/8" IRON ROD & CAP LB 8205 AT ALL LOTS, TRACTS AND RIGHT-OF-WAY CORNERS, EXCEPT NOTED BY A PRM OR PCP WILL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000, THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINES RELATIVE TO CURVES.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- BOUNDARY SURVEY DONE BY AIA SURVEYING, INC.
- EDISON POINTE HOMEOWNERS' ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING TRACT "A" AND ALL STREETS, SIDEWALKS, STORMWATER DRAINAGE, POTABLE WATER, SANITARY SEWER, LANDSCAPING, TREE PRESERVATION, IRRIGATION AND IMPROVEMENTS CONSTRUCTED WITHIN THE BOUNDARIES OF THE PLAT. ALL PROPERTY OWNERS, RESIDENTS, AND PROSPECTIVE PURCHASERS ARE PUT ON NOTICE THAT IN THE EVENT THAT EDISON POINTE HOMEOWNERS' ASSOCIATION, INC. FAILS TO SATISFY THESE RESPONSIBILITIES AND THE CITY IS ASKED TO TAKE OVER SUCH RESPONSIBILITIES, THE CITY SHALL NOT BE OBLIGATED TO DO SO, BUT THAT IF THE CITY VOLUNTARILY ELECTS TO DO SO, SUCH COSTS SHALL BE FUNDED SOLELY BY SPECIAL ASSESSMENTS ASSESSED AGAINST EACH PROPERTY WITHIN THE SUBDIVISION, PAYABLE ANNUALLY BY EACH PROPERTY OWNER, TO FULLY FUND THE COSTS OF SUCH MAINTENANCE RESPONSIBILITIES.
- EDISON POINTE HOMEOWNER'S ASSOCIATION, INC. WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVICE THE AREA WITHIN THE BOUNDARIES OF THE PLAT IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY.
- THERE IS A 10.00 FOOT UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS AND TRACTS AS SHOWN HEREON.
- THE LANDS DESCRIBED IN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR EDISON POINTE HOMEOWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PLAT IS SUBJECT TO ARTICLES OF INCORPORATION RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- ALL MEASUREMENTS SHALL REFER TO HORIZONTAL PLANE AND IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.



## INDEX OF SHEETS:

SHEET 1 - COVER, LEGAL DESCRIPTION,  
DEDICATIONS, NOTES, LEGEND, AND VICINITY MAP  
SHEET 2 - KEY MAP  
SHEET 3 - DETAIL SHEET  
SHEET 4 - DETAIL SHEET

## LEGEND:

CCCR	= CERTIFIED CORNER REPORT	⊙	CENTERLINE RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT	□	FOUND 4" X 4" CONCRETE MONUMENT AS NOTED
FD	= FOUND	⚡	SET NAIL AND DISK STAMPED (PCP LB 8205)
FDEP	= FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	●	SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 8205
FDNR	= FLORIDA DEPARTMENT OF NATURAL RESOURCE		SET 5/8" IRON ROD & CAP LB 8205 AT ALL LOTS, TRACTS AND RIGHT-OF-WAY CORNERS, EXCEPT NOTED BY A PRM OR PCP WILL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
FL	= FLORIDA		
ID	= IDENTIFICATION		
IRC	= IRON ROD & CAP		
LB	= LICENSED BUSINESS		
LS	= LICENSED SURVEYOR		
M.B.	= MAP BOOK		
No.	= NUMBER		
O.R.	= OFFICIAL RECORD BOOK		
P.B.	= PLAT BOOK		
PC	= POINT OF CURVATURE		
PCC	= POINT OF COMPOUND CURVATURE		
PCP	= PERMANENT CONTROL POINT		
PG	= PAGE		
PGS	= PAGES		
PK	= PARKER KALON NAIL		
PLS	= PROFESSIONAL LAND SURVEYOR		
PSM	= PROFESSIONAL SURVEYOR & MAPPER		
PRM	= PERMANENT REFERENCE MONUMENT		
PRC	= POINT OF REVERSE CURVATURE		
PT	= POINT OF TANGENT		
R	= RADIUS		
R/W	= RIGHT-OF-WAY		
SQ.FT.	= SQUARE FEET		
U.E.	= UTILITY EASEMENT		

**SHEET 1 OF 4**

## MAP BOOK

## PAGE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE EDISON POINTE, LLC BEING THE OWNER OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED "EDISON POINTE" LOCATED IN THE CITY OF SOUTH DAYTONA, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATED SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. TRACT "A" AND ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE DEDICATED TO THE EDISON POINTE HOMEOWNERS' ASSOCIATION, INC. ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE GRANTED TO THE CITY OF SOUTH DAYTONA FOR PROPER PURPOSES. TRACT "A" AND ALL UTILITY EASEMENTS ARE GRANTED TO PUBLIC UTILITY PROVIDERS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, EDISON POINTE, LLC HAS CAUSED THERE PRESENTS TO BE SIGNED AND ATTESTED BY THE OWNER NAMED BELOW.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_ WITNESS BY: \_\_\_\_\_  
SIGNATURE SIGNATURE  
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME PRINT NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS MANAGER OF EDISON POINTE, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION AND [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

PRINTED NOTARY NAME  
[NOTARY STAMP]

MY COMMISSION EXPIRES

MY COMMISSION No.

### CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN EDISON POINTE, OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED EDISON POINTE, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177 PART 1, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

DAVID McMILLEN PSM #6378  
AIA SURVEYING, Inc.  
555 W. Granada Blvd., Ste. D-7  
Ormond Beach, FL 32174

DATE:

REGISTRATION NUMBER  
LB #8205

### CERTIFICATE OF APPROVAL

I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_

(PRINT NAME)

### CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE CITY OF SOUTH DAYTONA COMMISSION DOES HEREBY APPROVE THE FINAL PLAT OF EDISON POINTE.

(SEAL)

MAYOR, SOUTH DAYTONA \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_ A.M.P.M.

BY: \_\_\_\_\_ FILE NO. \_\_\_\_\_

CLERK OF THE CIRCUIT COURT  
IN AND FOR VOLUSIA COUNTY, FLORIDA



### NOTICE

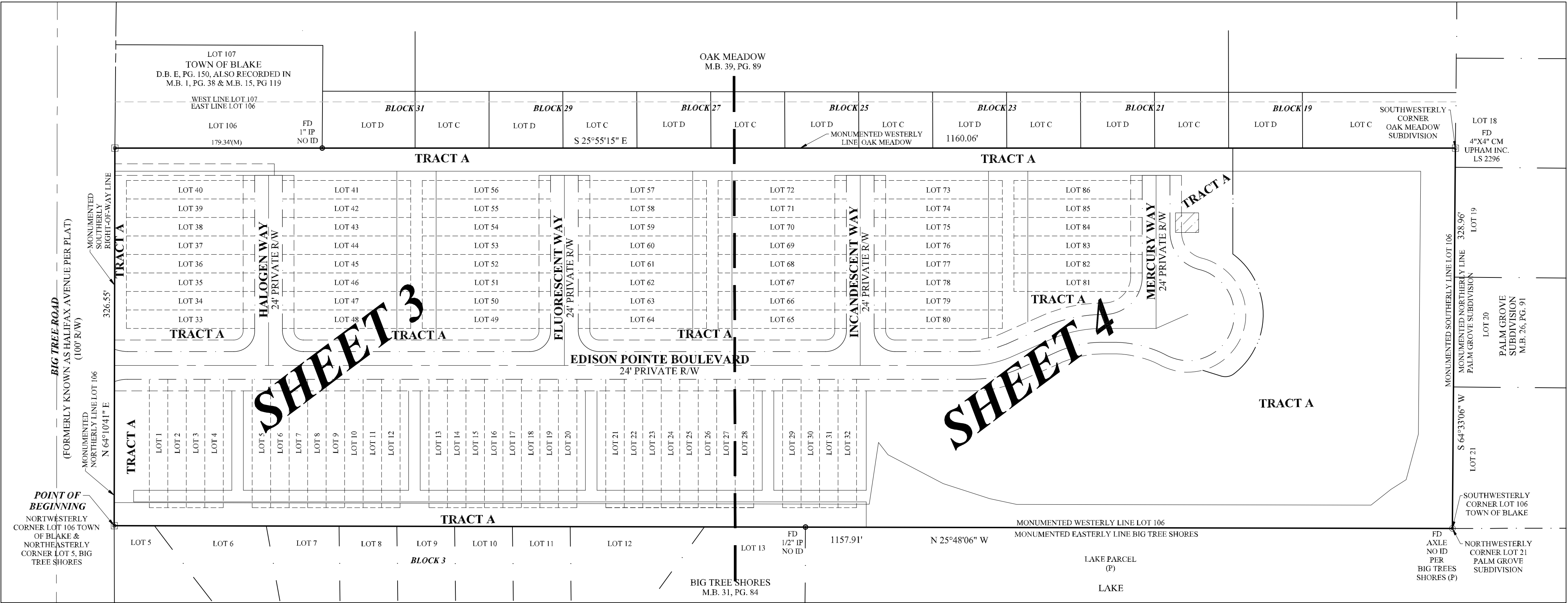
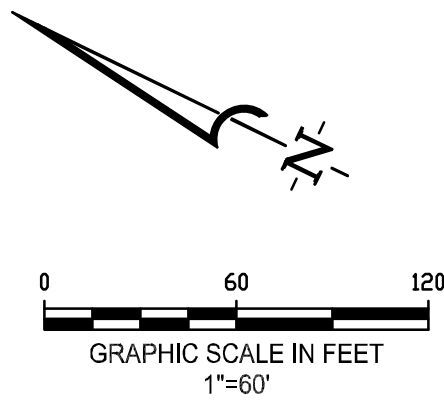
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EDISON POINTE

MAP  
BOOK

PAGE

A PORTION OF THE WESTERLY 323 FEET OF LOT 106, TOWN OF BLAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK E, PAGE 150, AND IN PLAT BOOK 1, PAGE 38, AND IN MAP BOOK 15, PAGE 119, LYING IN SECTION 42, TOWNSHIP 15 SOUTH, RANGE 33 EAST, CITY OF SOUTH DAYTONA, VOLUSIA COUNTY, FLORIDA.



KEY MAP  
1"=60'

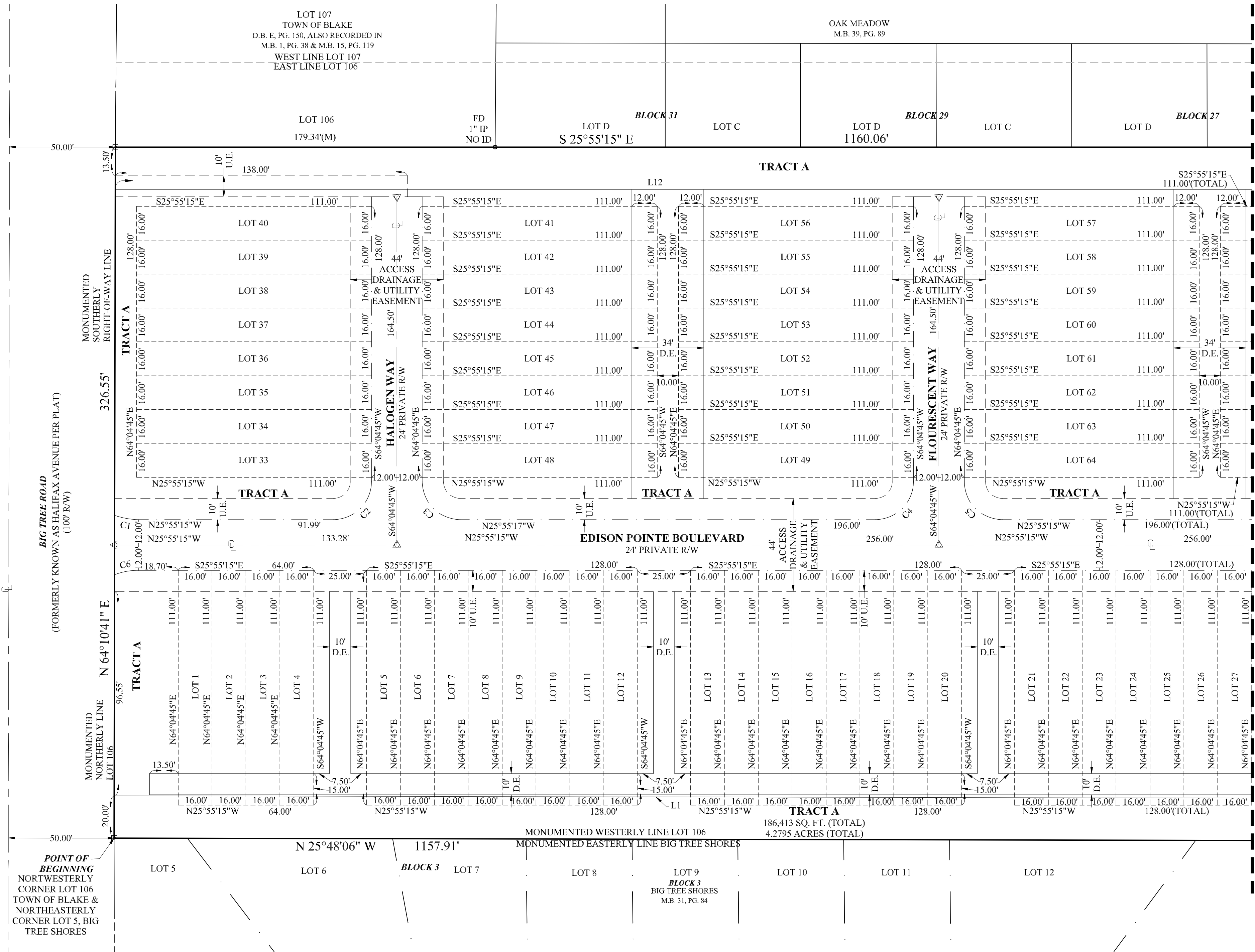
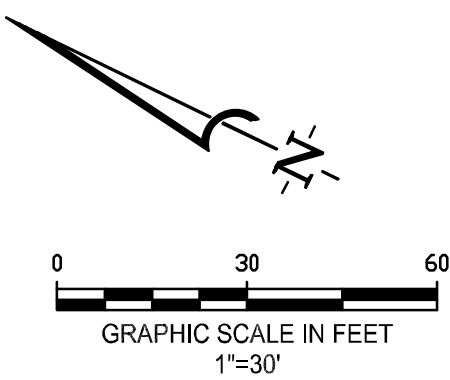
SHEET 2 OF 4

Professional Surveyor **S A 1 A** SURVEYING, INC.  
Phone: 386.216.5730 Residential Commercial Construction  
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

EDISON POINTE

MAP BOOK PAGE

A PORTION OF THE WESTERLY 323 FEET OF LOT 106, TOWN OF BLAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK E, PAGE 150, AND IN PLAT BOOK 1, PAGE 38, AND IN MAP BOOK 15, PAGE 119, LYING IN SECTION 42, TOWNSHIP 15 SOUTH, RANGE 33 EAST, CITY OF SOUTH DAYTONA, VOLUSIA COUNTY, FLORIDA.



CURVE & LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	33.00'	11.49'	11.43'	N15°56'44"W	019°57'00"
C2	18.00'	28.27'	25.46'	N70°55'15"W	090°00'00"
C3	18.00'	28.27'	25.46'	N19°04'44"E	090°00'02"
C4	18.00'	28.27'	25.46'	S70°55'16"E	089°59'58"
C5	18.00'	28.27'	25.46'	N19°04'43"E	090°00'00"
C6	33.00'	11.54'	11.48'	S35°56'25"E	020°02'21"

TREE PRESERVATION EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°48'06"E	653.28'

SHEET 3 OF 4

Professional Surveyor

**S A I A**

**URVEYING, INC.**

Phone: 386.216.5730  
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

Residential Commercial Construction



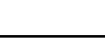
MAP	PAGE
BOOK	



LINE	BEARING	DISTANCE
L1	S25°48'00"E	63' 28"
L2	S79°34'54"W	53.89'
L3	S26°25'44"W	13.36'
L4	N01°40'45"E	54.11'
L5	N08°05'03"W	42.21'
L6	N13°48'48"W	23.79'
L7	N25°48'06"W	306.61'
L8	N64°00'44"W	22.03'
L9	S58°10'09"W	11.45'
L10	S79°31'18"W	40.85'
L11	S64°33'06"W	227.41'
L12	S25°55'15"E	1129.92'

***SHEET 4 OF 4***

---



Professional Surveyor

**S A 1 A**

**SURVEYING, INC.**

Phone: 386.216.5730

Residential Commercial Construction

555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174

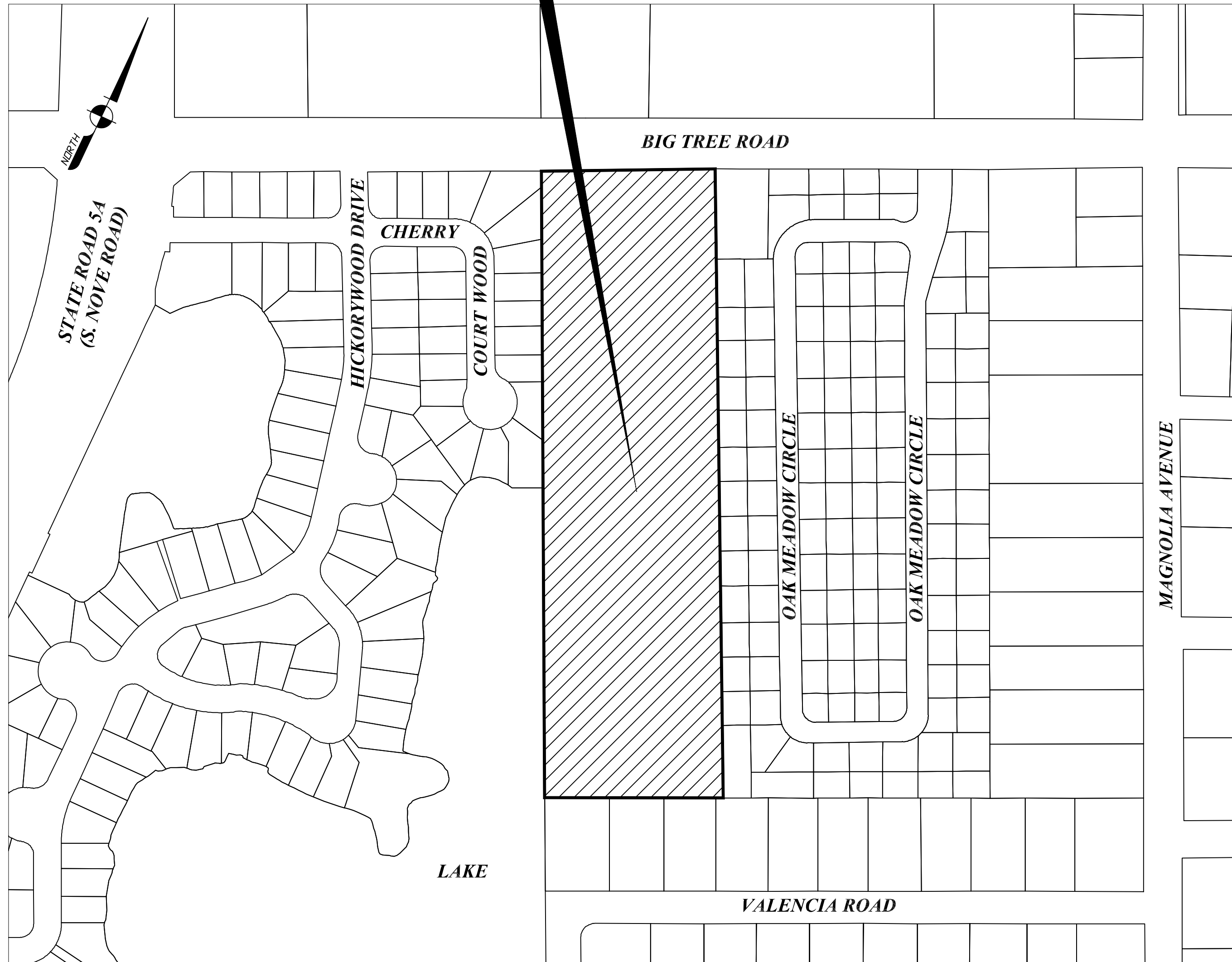
LB 82005

South Daytona Beach, Florida

LEGAL DESCRIPTION:

THE WEST 323 FEET OF LOT 106, BLAKE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

**SITE LOCATION**  
LAT: N 29°09'56.9"  
LON: W 81°01'12.2"



NOT TO SCALE

## GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (N 64° 10' 41" E) ALONG THE SOUTH RIGHT-OF-WAY LINE OF BIG TREE ROAD. FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 6197 PAGE 2588, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NO TITLE WORK PROVIDED TO THIS SURVEYOR.
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.
4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A CITY OF DAYTONA BEACH DESIGNATION: RMR - 26, ELEVATION = 8.84 FEET.

- A.) BENCHMARK #1: FOUND IRON ROD AND CAP, LB 3019, MARKING THE NORTH WEST CORNER OF PROPERTY. ELEVATION = 8.68 FEET.  
B.) BENCHMARK #2: SET IRON ROD, NO CAP. ELEVATION = 7.20 FEET.  
C.) BENCHMARK #3: SET NAIL IN 11 INCH OAK TREE NEAR THE TOP OF BANK. ELEVATION = 7.00 FEET.  
D.) BENCHMARK #4: FD CM. LS 2296, MARKING THE SOUTH EAST CORNER OF PROPERTY. ELEVATION = 8.87 FEET.  
E.) BENCHMARK #5: SET NAIL AND DISK, NO ID, IN SIDEWALK ON NORTH SIDE OF BIG TREE NEAR SEWER MANHOLE. ELEVATION = 9.18 FEET.

6. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M. (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF SOUTH DAYTONA, FLORIDA NUMBER 120314, PANEL NUMBER 12127 C 0367 J, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X", "X(2%) AND "AE" (EL7).
7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCE DATE OF ORIGINAL PLAT.

- A.) OFFICIAL RECORDS BOOK 6197, PAGE 2588, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
B.) TOWN OF BLAKE, AS RECORDED IN MAP BOOK 15, PAGE 119, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
C.) PALM GROVE SUBDIVISION, AS RECORDED IN MAP BOOK 26, PAGE 91 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
D.) BIG TREE SHORES, AS RECORDED IN MAP BOOK 31, PAGE 84 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
E.) OAK MEADOW, AS RECORDED IN MAP BOOK 39, PAGE(S) 88-89 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

8. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO A1A SURVEYING AT THE TIME OF SURVEY. A1A SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.

9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS

## 10. LIMITATIONS

- A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 5-1.7(5)(2)(D)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAY(S) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

- B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS/ HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

- C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(5)(6).

- D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL," AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.








- E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

- F.) TREE INFORMATION:  
TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME. HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES. NO PALM TREES LOCATED BELOW 12 INCHES IN DIAMETER ON SUBJECT PROPERTY. NO PINE TREES WERE LOCATED ON SUBJECT PROPERTY.

- G.) TOPOGRAPHIC SURVEY:  
CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH  
RANDOM GROUND ELEVATIONS.


LEGEND:

AC	ICE CONDITION	ID	IDENTIFICATION	N/D	NAILED AND DISK (AS NOTED)
CM	CALCULATED	IN	INVERT	OP	PLAIN
CM	CONCRETE MOUNTMENT (AS NOTED)	IR	IRON PIPE (AS NOTED)	PL	PAGE / PAGES
CONC	CONCRETE	IPC	IRON PIPE AND CAP (AS NOTED)	RLS	REGISTERED LICENSED SURVEYOR
CR	CORROSION DISCUSSION	IR	IRON ROD OR IRON ROD (AS NOTED)		
FD	FOUND	IRC	IRON ROD AND CAP (AS NOTED)		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	LC	LICENSED SURVEYOR		
FIRM	FLOOD INSURANCE RATE MAP	LC	LICENSED SURVEYOR		
FL	FLORIDA	LC	LIMITED LIABILITY COMPANY		
FLPKL	FLORIDA POWER AND LIGHT	LS	LICENSED CORPORATION		
FT	FINISHED FLOOR	(M)	MEASURED		
GF	GRAVEL FLOOR	NO.	NUMBER		
			NAVJO NORTH AMERICAN VERTICAL DATUM		
			NAVJO NATIONAL GEODETIC VERTICAL DATUM		

 BENCHMARK  
 CABLE RISER  
 CATCH BASIN  
 CONCRETE MONUMENT (AS NOTED)  
 FIBER OPTIC  
 FIRE HYDRANT  
 GUY ANCHOR

- IRON PIPE AND CAP (AS NOTED)
- IRON ROD AND CAP (AS NOTED)
- ⊕ IRRIGATION VALVE
- ⊙ PARKER KALON NAIL & DISK (AS NOTED)
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE RISER
- ⊕ WATER VALVE
- WOOD UTILITY POLE

— X —	CHAIN FENCE
— TOB —	TOP OF BANK
— TOS —	TOE OF SLOPE
— FZ —	FLOOD ZONE

 BUILDING HATCH

+ 8.2 EXISTING SOFT ELEVATION


+ 9.25 EXISTING HARD ELEVATION

**CERTIFIED TO:**  
 -- EDISON POINTE, LLC.  
 -- Old Republic National Title Insurance Company  
 -- Glenn D. Storch, PA.

TYPE OF SURVEY:  
Boundary, Topographic and Tree

REVISIONS:  
Revised Tree Count.....08-23-21 BR  
Revised Unknown Trees .....09-01-21 BR  
Added Inverts.....09-28-21 KB  
Added Certifications per email.....11-22-2021

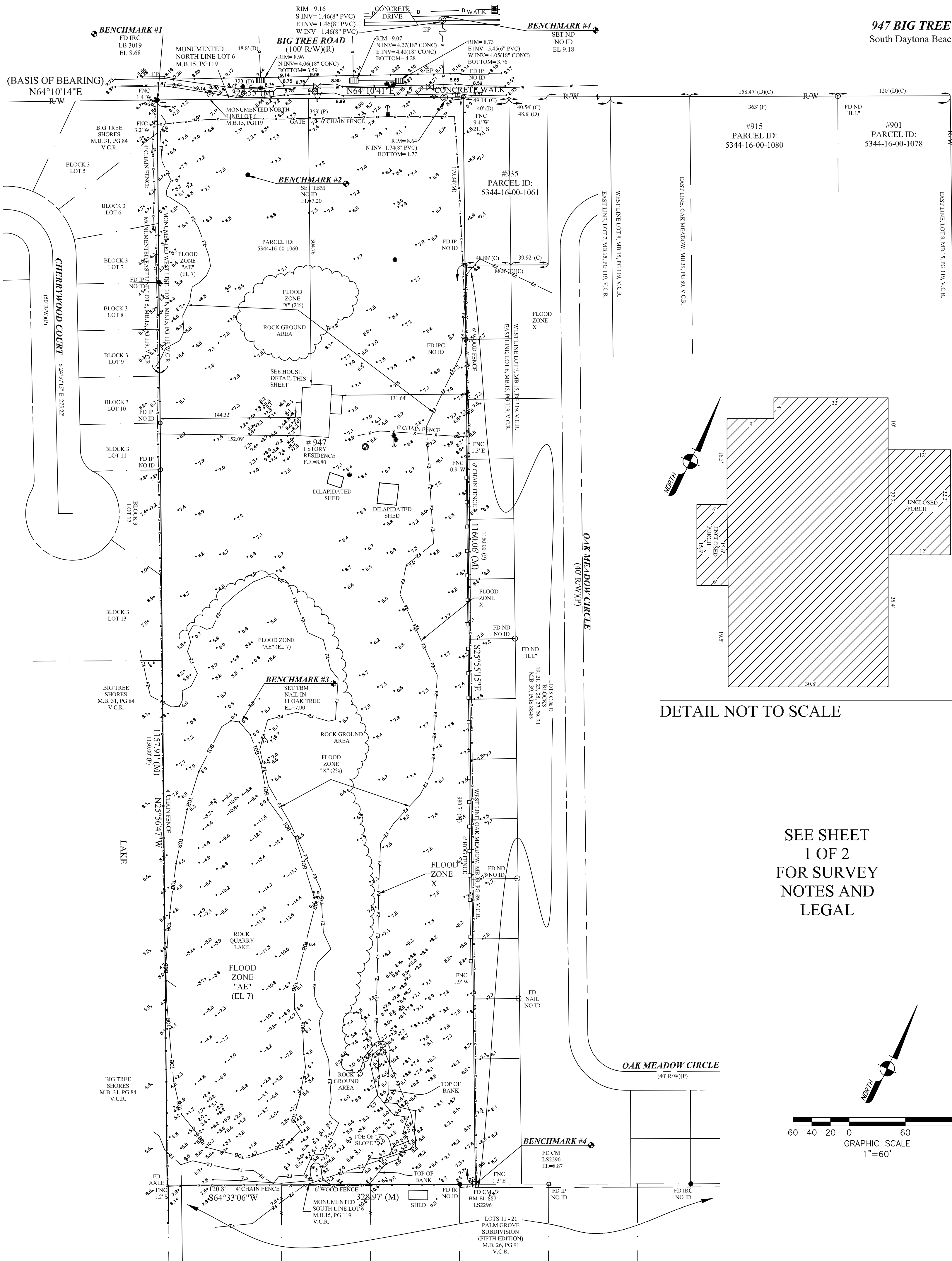
SITE ADDRESS:	PROJECT:
947 Big Tree Road	21-071
S. Daytona Beach, Florida	

 **ALTA**  
SURVEYING, INC.  
Residential Commercial Construction

Phone: 386.238.9231  
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8202

SURVEY IS ***NOT VALID*** WITHOUT  
SHEETS 1 THROUGH 2 TOGETHER  
SEE SHEET 2 OF 2  
FOR SURVEYOR'S SIGNATURE





947 BIG TREE ROAD  
South Daytona Beach, Florida

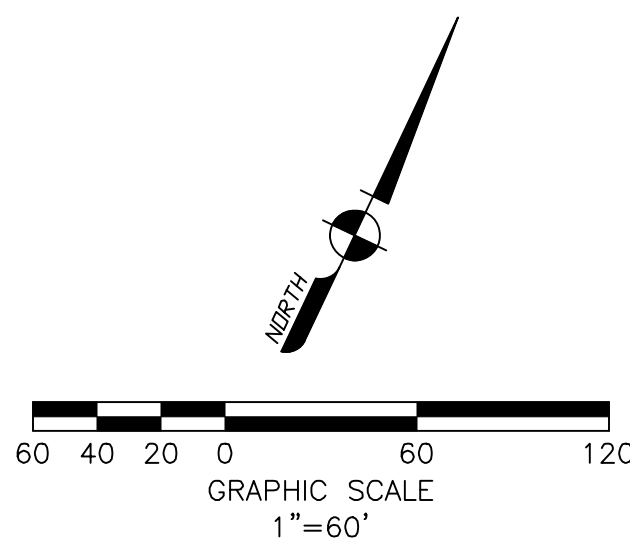
MAGNOLIA AVENUE  
(60' R/W)

CHERRYWOOD COURT  
(60' R/W)

OAK MEADOW CIRCLE  
(40' R/W)

DETAIL NOT TO SCALE

SEE SHEET  
1 OF 2  
FOR SURVEY  
NOTES AND  
LEGAL



TREE LEGEND / SYMBOLS / COUNT		
ASH		42
BAY		23
BOX ELDER		5
CEDAR		54
CHINABERRY		08
CHINESE PRIVET		1
ELM		37
HACKBERRY		224
HICKORY		03
OAK		221
PALM		34
SWEETGUM		01
TOTAL TREE COUNT:		653
DENOTES 12" DIAMETER TRUNK (TYPICAL)		

SHEET 2 OF 2  
SURVEY IS NOT VALID WITHOUT  
SHEETS 1 THROUGH 2 TOGETHER

**AIA**  
SURVEYING, INC.

Professional Surveyor  
Phone: 386.238.0231  
555 W. Granada Blvd., Suite 100  
Daytona Beach, Florida 32174 LB 8205

Commercial Construction  
08-28-2021  
PSM 66378  
David McMillen

THE FOREGOING PLAT IS CERTAIN TO BE A TRUE AND CORRECT REPRESENTATION OF THE STATE OF FLORIDA AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE STATE OF FLORIDA, AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER PLAT OF THE SAME PROPERTY OR INTEREST THEREIN.

NOT VALID WITHOUT THE SIGNATURE OF THE SURVEYOR

CERTIFIED TO:

- EDISON POINT, LLC
- Edison Point Title Insurance Company
- Glen D. Storch, PA

TYPE OF SURVEY:  
Boundary, Topographic and Tree

REVISIONS:  
Revised Tree Count: 08-23-21 BR  
Added Unknown Trees: 09-28-21 KB  
Added Certifications per email: 11-22-2021

SITE ADDRESS:  
947 Big Tree Road  
S. Daytona Beach, Florida

Field Work by: TR Date: 08/09/21 Office Work by: BR Date: 08/20/21  
Field Book: 15 Page: Scale: 1"=60'

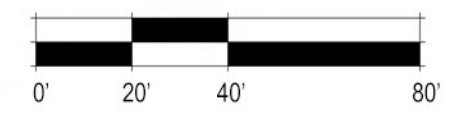
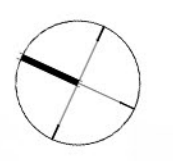
PROJECT:  
21-071

# **ATTACHMENT 2**

Subdivision Plan and Elevation



# EDISON POINTE





INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2A - 2B	BOUNDARY AND TOPOGRAPHIC SURVEY
3 - 5	CONSTRUCTION NOTES AND SPECIFICATIONS
6 - 7	DEMOLITION, TREE REMOVAL AND SWPPP PLAN
8 - 9	SWPPP DETAILS AND NOTES
10	SITE LAYOUT PLAN
11	EASEMENT PLAN
12	DRAINAGE MASTER PLAN
13 - 16	DRAINAGE DETAILS
17 - 18	GRADING PLAN
19 - 20	CROSS SECTIONS
21	UTILITY MASTER PLAN
22 - 29	UTILITY PLAN AND PROFILE
30	AUTOTURN FIRE TRUCK PLAN
31 - 32	DETAIL AND SPECIFICATIONS
33	MISCELLANEOUS DETAILS AND NOTES
34 - 37	FDOT STANDARD DETAILS
38	MAINTENANCE OF TRAFFIC DETAILS
39	TREE PRESERVATION PLAN
40	PHOTOMETRIC PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE DETAILS AND NOTES
L5	IRRIGATION PLAN
L6	IRRIGATION PLAN
L7	IRRIGATION PLAN
L8	IRRIGATION DETAILS AND NOTES

### LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, COURT PARK SUBDIVISION PER MAP BOOK 9, PAGE 161, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUNNING NORTH 23 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE WESTERLY LINE OF NORTH HALIFAX DRIVE AS NAME IS NOW LAID OUT IN SOUTH DAYTONA, FLORIDA; (FORMERLY KNOWN AS FIRE TRAIL), A DISTANCE OF 315 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 65 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 240.5 FEET; THENCE NORTH 23 DEGREES 04 MINUTES 07 SECONDS WEST 268 FEET TO A POINT; THENCE NORTH 65 DEGREES 48 MINUTES 23 SECONDS EAST TO THE WESTERLY LINE OF SAID NORTH HALIFAX DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTH HALIFAX DRIVE A DISTANCE OF 268 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED IN OFFICIAL RECORD BOOK 2888, PAGE 177, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

### PROJECT STATEMENT

PROPOSE A 86-UNIT, 2-STORY TOWNHOME DEVELOPMENT WITH PRIVATE ROADS. THE SITE CONSISTS OF 8.720 ACRES WITH 3.717 ACRES IMPERVIOUS SURFACE.

### JURISDICTIONAL AGENCY

CITY OF SOUTH DAYTONA (SITE PLAN)  
SJRWMD (STORMWATER)  
FDEP (NOI)  
FDEP (WASTEWATER)  
VOLUSIA COUNTY (RIGHT-OF-WAY USE)  
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)

### PERMIT No.

SP2021-26  
178878-1  
FLR  
2022-P-USE-0207

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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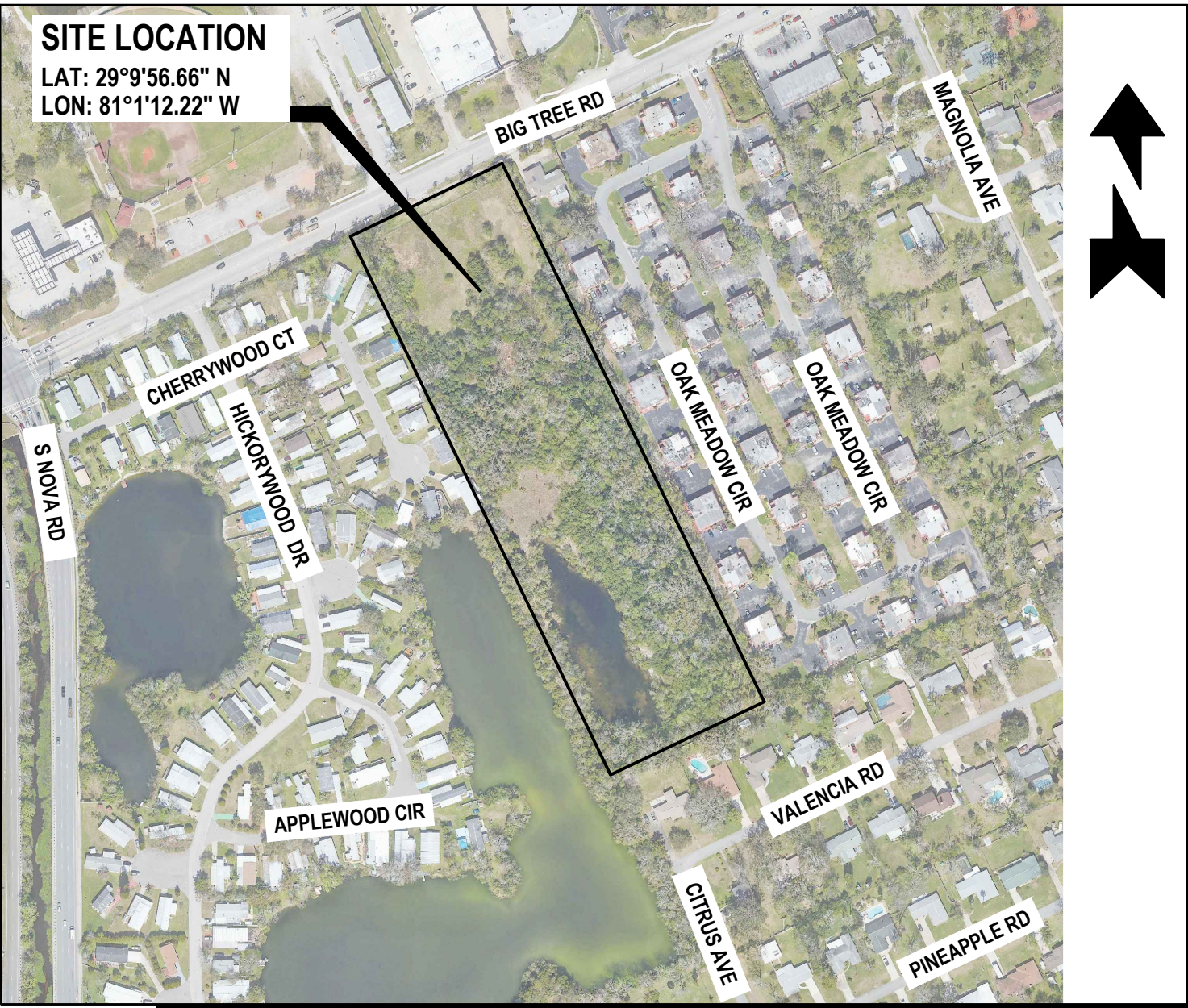


### FLOOD ZONE MAP

SCALE: 1" = 500'

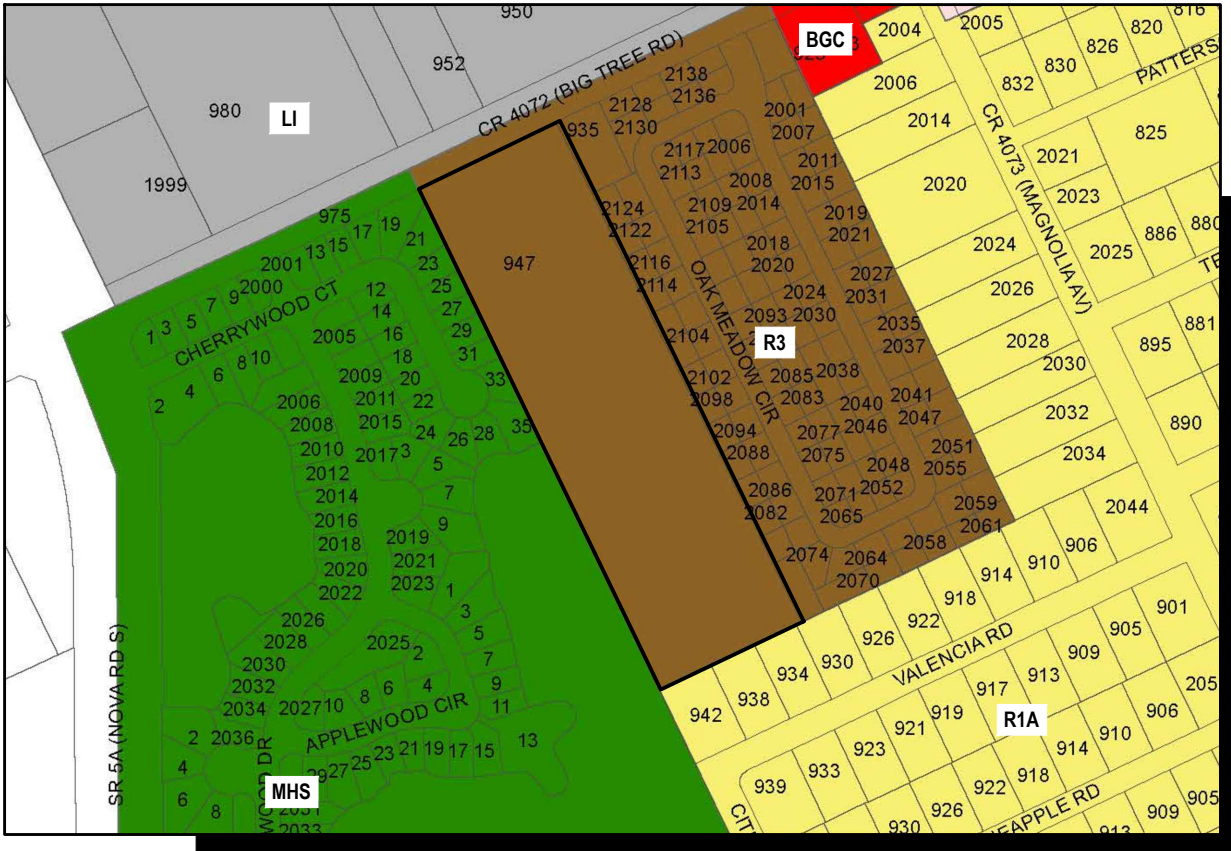
FLOOD ZONE "A" & "AE"

PANEL 12127C03871, 9/28/2017



### AERIAL MAP

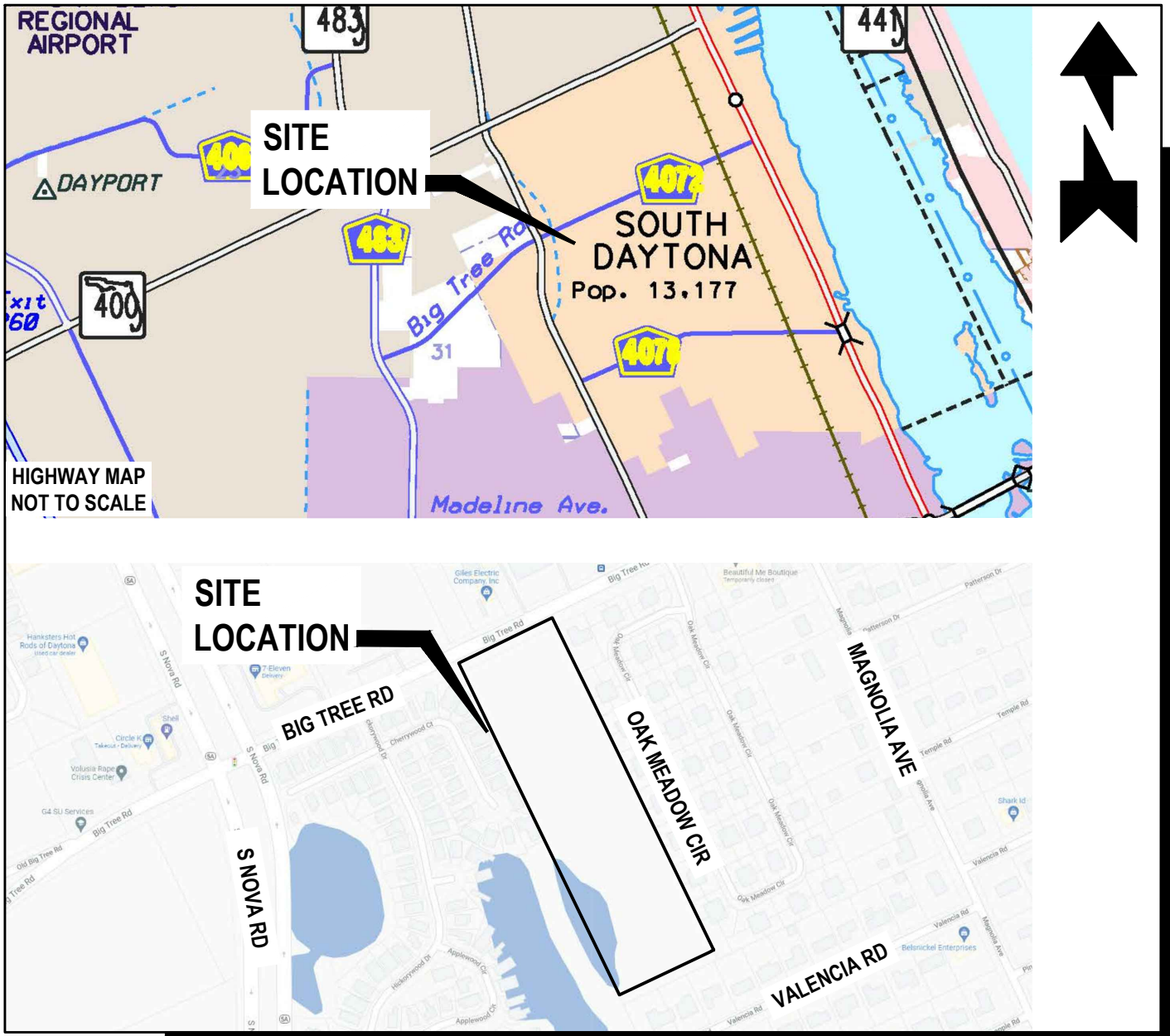
SCALE: 1" = 300'



### ZONING MAP

SCALE: 1" = 400'

PROJECT ZONING DISTRICT: R3 (RESIDENTIAL DENSITY 3)



### LOCATION MAP

SCALE: 1" = 500'



### SOILS MAP

SCALE: 1" = 400'

SOIL TYPES: (70) TUSCAWILLA - URBAN LAND COMPLEX

(99) WATER

# SUBDIVISION DRAWINGS FOR EDISON POINTE

SECTION 44 TOWNSHIP 15 S, RANGE 33 E

TAX PARCEL ID# 534416001060

947 BIG TREE ROAD

SOUTH DAYTONA, FL 32119

NOVEMBER 2021

REVISED FEBRUARY 2022

### PROJECT TEAM

PROPERTYOWNER/  
APPLICANT: EDISON POINTE, LLC  
1230 MAGNOLIA AVENUE  
DAYTONA BEACH, FL 32114  
PHONE: (386) 547-6176  
EMAIL: RICKM@RIDGE-DEVELOPMENT.COM

ENGINEER/  
PROJECT MANAGER/  
LANDSCAPE  
ARCHITECT: NEWKIRK ENGINEERING, INC.  
1230 NORTH HIGHWAY 1, SUITE 3  
ORMOND BEACH, FL 32174  
PHONE: (386) 872-7794  
EMAIL: CODY@NEWKIRK-ENGINEERING.COM

SURVEYOR: A1A SURVEYING, INC.  
555 W GRANADA BOULEVARD  
ORMOND BEACH, FL 32174  
PHONE: (386) 238-9231  
EMAIL: SHAWN@A1ASURVEYING.COM

GEOTECHNICAL: ECS FLORIDA, LLC  
2330 SOUTH NOVA, SUITE A  
SOUTH DAYTONA, FL 32119  
PHONE: (386) 944-9588  
FAX: (386) 944-9589

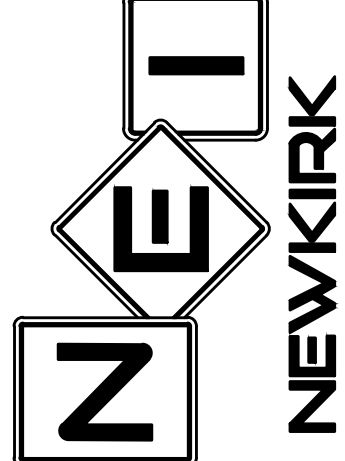
ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.  
410 NORTH STREET, SUITE 130  
LONGWOOD, FL 32750  
PHONE: (407) 869-9434  
FAX: (407) 869-9436  
EMAIL: BGRIFY@ECSFL.CC

### CONTACT NUMBERS

PLANNING & BUILDING - CITY OF SOUTH DAYTONA (386) 322-3020  
WATER - CITY OF SOUTH DAYTONA UTILITY DEPARTMENT (386) 322-3001 & (386) 322-3080  
WASTEWATER - CITY OF SOUTH DAYTONA UTILITY DEPARTMENT (386) 322-3001 & (386) 322-3080  
GAS - TECO PEOPLES GAS - (386) 672-2232  
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502  
TELEPHONE/CABLE - AT&T (386) 254-8550

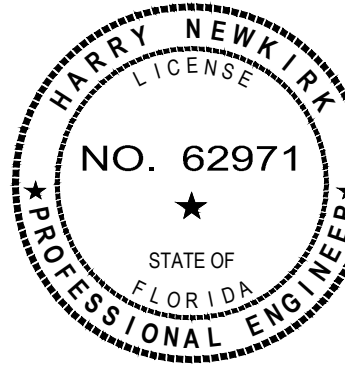


1230 North US1, Suite 3  
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Phone (386) 872-7794  
www.NewKirk-Engineering.com  
C.A. # 30209  
L.C. # 2600084  
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Civil Engineering,  
Transportation, CEI &  
Landscape Architecture



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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

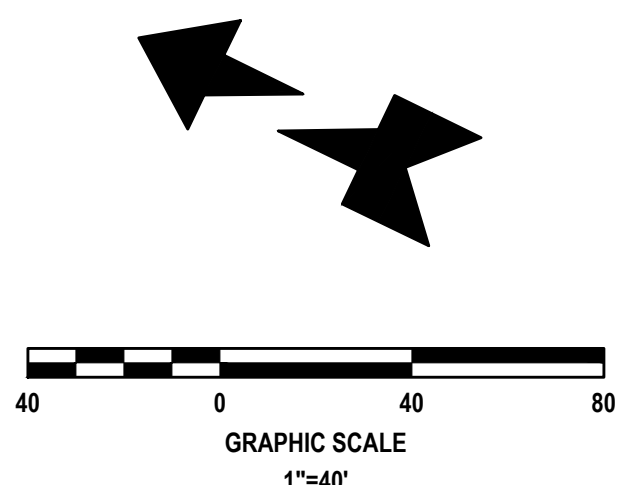


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DRAWING NUMBER

1





**DOG PARK / PLAYGROUND KEYNOTES:**

HTTPS://PARKWAREHOUSE.COM/PRODUCT/INTERMEDIATE-COURSE-BARKPARK-DOG-AGILITY-COURSE/

- (A) GYMS FOR DOGS 6" PARK BENCH (62ZDP235)
- (B) DOG PARK PET CLEAN UP WASTE STATION (DL-PWR-F)
- (C) KING OF THE HILL (62ZDP100)
- (D) PAWS TABLE (62ZDP110)
- (E) STEPPING PAWS (62ZDP130)
- (F) HOOP JUMP (62ZDP115)
- (G) DOGGIE CRAWL (62ZDP150)
- (H) ROVER JUMP OVER (62ZDP125)
- (I) DRINKING FOUNTAIN (648WF345)
- (J) GYMS FOR DOGS WELCOME SIGN (DL-WELCM-SIGN)
- (K) GYMS FOR DOGS RULES SIGN (DL-RULES-SIGN)

PROPERTY INFORMATION			
FUTURE LAND USE (FLU)	RESIDENTIAL DENSITY 3		
ZONING (w/ OVERLAY)	R-3 (MULTIPLE FAMILY RESIDENTIAL)		
FLOODZONE	X		
BUILDING USES	RESIDENTIAL		

REQUIRED SETBACKS			
	BUILDING	FEET	BUFFER
FRONT	25	FEET	20
REAR	20	FEET	10
SIDE	20	FEET	10
SIDE/CORNER	25	FEET	10

DIMENSIONAL REQUIREMENTS			
	REQ.	PROV.	
MAX. BUILDING HEIGHT	35 FT	28 FT	
MAX. LOT IMPERVIOUS	75%	75.00%	
TREE PRESERVATION	15%	N/A	
MIN. LOT OPEN SPACE	40%	40%	

SITE COVERAGE - EXISTING			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	2,659	0.061	0.7%
ASPHALT PAVEMENT	0	0.000	0.0%
CONCRETE / SIDEWALKS	0	0.000	0.0%
WET POND	53,026	1.217	14.0%
GREEN SPACE	324,175	7.442	85.3%
TOTAL SITE	379,860	8.720	100.0%
TOTAL IMPERVIOUS	2,659	0.061	0.7%
TOTAL OPEN SPACE	377,201	8.659	99.3%

SITE COVERAGE - PROPOSED			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	87,290	2.004	23.0%
ASPHALT PAVEMENT / VUA	59,885	1.374	15.8%
CONCRETE / SIDEWALKS	14,781	0.339	3.9%
WET POND	52,782	1.212	13.9%
GREEN SPACE	165,162	3.792	43.5%
TOTAL SITE	379,860	8.720	100.0%
TOTAL IMPERVIOUS	161,916	3.717	42.6%
TOTAL OPEN SPACE	217,944	5.003	57.4%

PARKING REQUIREMENTS				
BUILDING USE	A. UNITS	B. SPACES	C. PER UNIT	D. REQ. SPACES
MULTI-FAMILY DWELLINGS	86	2	1	172
GUEST SPACES		10% OF REQUIRED SPACES		17
TOTAL REQUIRED SPACES				189

PROVIDED PARKING		
	%	PROV. SPACES
UNIT GARAGE	44.8%	86
UNIT DRIVEWAY	44.8%	86
GUEST SPACES	9.4%	18
ADA SPACES	1.0%	2
TOTAL PROVIDED SPACES		192

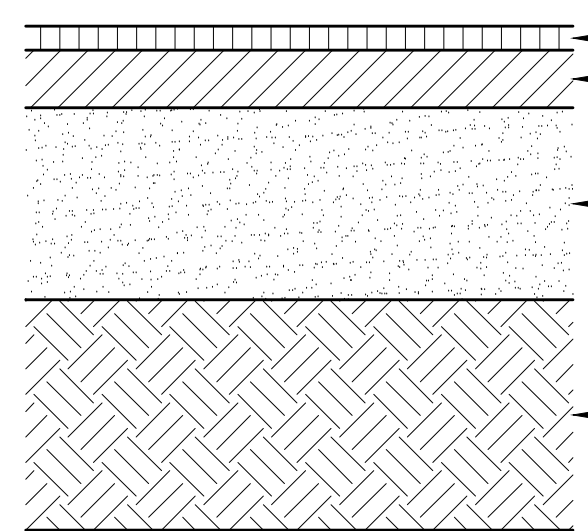
PROVIDED BICYCLE PARKING = 3 SPACES AT DOG PARK  
ALL UNITS REQUIRED TO STORE BICYCLES INSIDE GARAGE

**STRIPING KEYNOTES:**

- (1) 6" SOLID WHITE LINE
- (2) 6" SOLID DOUBLE YELLOW LINE
- (3) 24" WHITE STOP BAR
- (4) SPECIAL EMPHASIS CROSSWALK
- (5) 24" DETECTABLE WARNING MAT
- (6) 6" WHITE SKIP LINE (2' - 4')

**LEGEND**

- MIAMI CURB
- TYPE 'D' CURB
- TYPE 'F' CURB
- 1" RIBBON CURB
- SITE LIGHT POLES (15 TOTAL)
- MAIL KIOSK
- 24" ADA MAT
- 6" BLACK VINYL COATED CHAIN LINK FENCE
- 6" TALL WHITE VINYL FENCE



**ASPHALT SECTION (BIG TREE ROAD)**

NOT TO SCALE

**PAVEMENT MARKING NOTES:**

- ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST FDOT PAVEMENT MARKINGS INDEX.
- RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST FDOT STANDARD INDEX #706-001.
- PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
- APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
- PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
- ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17352.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17301 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
- FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101, 17344 AND 711-001.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

**PAVING LEGEND**

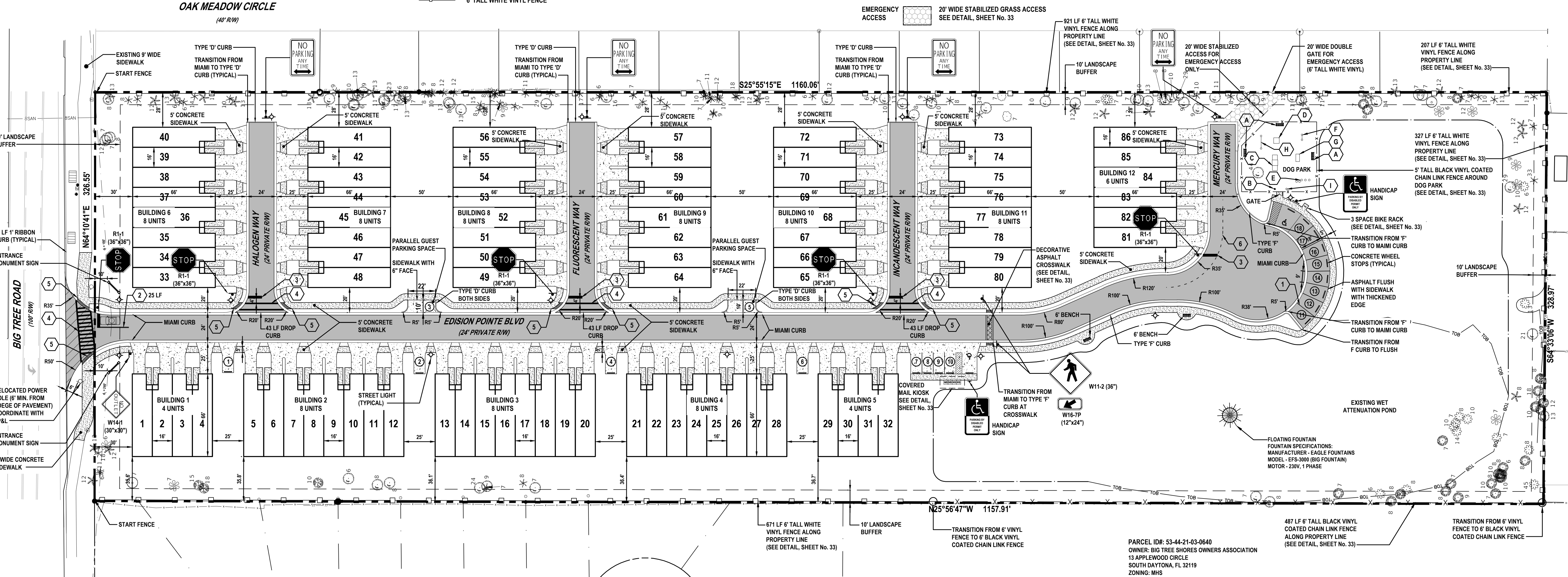
- ASPHALT PAVEMENT: 1.5" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS. 8" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS). 6" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION).
- \* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS). 6" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION).
- \* ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- ASPHALT PAVEMENT BIG TREE ROAD: 1" FC-9.5 FRICTION COURSE. 2" SP-12.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS. 10" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS). 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION).
- CONCRETE SIDEWALK: 4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 31).
- EMERGENCY ACCESS: 20" WIDE STABILIZED GRASS ACCESS SEE DETAIL, SHEET No. 33.

**GENERAL NOTES:**

- CITY OF SOUTH DAYTONA BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
- HOURS OF CONSTRUCTION WILL BE INSIDE THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY ONLY. NO CONSTRUCTION ALLOWED ON SUNDAY.
- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
- THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
- SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
- ALL SITE LIGHTING POLES ARE 20' TALL MAXIMUM. SEE SITE PHOTOMETRIC PLAN, SHEET No. 40.

**VOLUSIA COUNTY CONSTRUCTION NOTES**

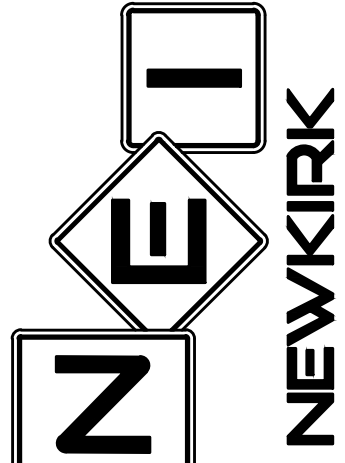
- NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
- VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
- COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
- OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS RESTRICTION.
- ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
- DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
- NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
- RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.



**REVISIONS**

DATE	DESCRIPTION
1/19/22	CITY COMMENTS
1/24/22	COUNTY COMMENTS
2/11/22	COUNTY COMMENTS
2/21/22	CITY COMMENTS

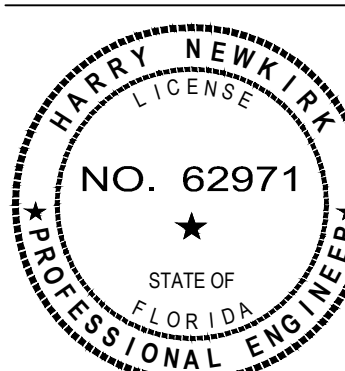
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Civil Engineering,  
Transportation, CEI &  
Landscape Architecture



**SITE LAYOUT PLAN**  
**EDISON POINTE**  
947 BIG TREE ROAD  
SOUTH DAYTONA, FL 32114

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PROJECT No:	2021-183
DATE:	NOVEMBER 2021
DESIGN BY:	CAB
DRAWN BY:	BWD
CHECKED BY:	HHN
SCALE:	1" = 40'
DRAWING NUMBER	

**10**



# Edison Pointe Townhomes

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## Architectural Style – Florida Traditional

Building construction – concrete block first floor with wood framed second floor

Exterior Finish – stucco first floor with Hardie siding second floor

Roof – hip and gable with three tab Weatherwood colored shingles



