

**City of South Daytona**  
**Community Development Department**

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3022 • Fax 386/322-3018



**MEMORANDUM**

**To:** James L. Gillis Jr., City Manager

**From:** S. Laureen Kornel, AICP, Community Development Director

**Date:** April 5, 2022

**Re:** **Consideration of Resolution No. 2022-07.** A Resolution of the City Council of the City of South Daytona, Florida approving an  $\pm 8.72$  acre Preliminary Plat for an 86-unit two-story townhome development at 947 Big Tree Road, Parcel 5344-16-00-1060 known as "Edison Pointe"; establishing conditions and expiration date of approval; and setting forth an effective date. Recommended by the Planning and Appeals Board on March 16, 2022.  
**First and only Reading. Public Hearing.**

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**Introduction**

This is a request by Richard Maugeri of Edison Pointe LLC, property owner, for preliminary plat approval to subdivide  $\pm 8.72$ -acres of vacant property, located at 947 Big Tree Road (**Parcel ID No. 5344-16-00-1060**), east of the intersection of South Nova and Big Tree Roads, into an 86-unit two-story townhome development including tree preservation and open space with on-site private roads, drainage, stormwater and utilities.

**Background and Discussion**

The proposed Edison Pointe townhome development lies between the 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 prior to the proposed redevelopment including 3.72 acres of impervious surface along with tree preservation and open space with on-site improvements including stormwater, landscaping, parking, and utilities. The assigned zoning is R3 (Multiple Family Residential), which permits townhomes, and is consistent with the Residential Density Range #3 of the Comprehensive Plan. Additional project attributes include a 24' private right-of-way, a 2-monument signed entranceway and a tree preservation easement. Though not required by the Land Development Code, the project also proposes a dog park, covered mail kiosk and a fountain.

## **Analysis**

Staff conducted an analysis of the project in accordance with the City's guiding policy documents. There are adequate public facilities (roads, sidewalks, police, fire, utilities and schools) to serve the 86-unit townhome development. The plat approval shall be contingent upon the applicant providing all utility and service extensions, including water and sewer. The applicant shall be required to file a performance bond at the time of final plat adoption. The Edison Pointe Homeowners Association will operate and maintain the entire stormwater management system. All roads, drainage, stormwater and utilities located on-site are under private ownership and shall be maintained and operated by the Edison Pointe Home Owners Association. The proposed preliminary plat is consistent with the Comprehensive Plan and meets the criteria of the LDC. The PAB met to discuss this item on March 16, 2022. The public testimony included general questions from the public regarding, endangered species, privacy fencing, changes to the stormwater pond, if the units would be rented or owned, to which the applicant provided responses. The Board unanimously voted (6-0) to recommend approval to the City Council.

## **Staff Recommendation**

It is recommended that the City Council **APPROVE** the preliminary plat and Resolution 2022-07 for the 86-unit, two-story townhome development with associated site improvements known as "Edison Pointe." It is anticipated that the Final Plat and plans will be reviewed by the Planning and Appeals Board on **April 28, 2022**, followed by one additional City Council hearing on **May 10, 2022**.

Attachment: Resolution 2022-07 with Exhibit A and B.

**RESOLUTION NO. 2022-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH DAYTONA, FLORIDA APPROVING AN ±8.72 ACRE PRELIMINARY PLAT FOR AN 86-UNIT TWO-STORY TOWNHOME DEVELOPMENT AT 947 BIG TREE ROAD, PARCEL 5344-16-00-1060 KNOWN AS "EDISON POINTE"; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.**

**WHEREAS**, Edison Pointe LLC ("Applicant") has requested from the City South Daytona ("City") Preliminary Plat ("Plat") approval for Edison Pointe ("Development"); and,

**WHEREAS**, the Development is a subdivision of the ±8.72-acre vacant property located at 947 Big Tree Road, Parcel Number 5344-16-00-1060 into an 86-unit two-story townhome development including tree preservation and open space with on-site private roads, drainage, stormwater and utilities; and,

**WHEREAS**, The subject property has a land use designation of "Residential Density 3" and a zoning classification of R-3 (Multiple Family residential district) which permits multifamily development at a density of eight to ten units per acre; and,

**WHEREAS**, the Development Review Committee and the Planning and Appeals Board at their March 16, 2022 meeting have reviewed the Preliminary Plat and recommend approval; and

**WHEREAS**, the City Council concurs with the recommendations of the City staff and Planning and Appeals Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH DAYTONA, FLORIDA:**

**Section 1.**

1. The City Council hereby approves the Preliminary Plat (Exhibit A) and Subdivision Plan (Exhibit B) of the ±8.72-acre vacant property located at 947 Big Tree Road, Parcel

Number 5344-16-00-1060 into an 86-unit two-story townhome development including tree preservation and open space with on-site private roads, drainage, stormwater and utilities.

2. The development includes a twenty-four foot (24') private right-of-way, a two (2) monument signed entranceway and a tree preservation easement. The project also includes a dog park, covered mail kiosk and a fountain as indicated in Exhibit B.
3. The Edison Pointe Homeowners Association will operate and maintain all streets, sidewalks, stormwater drainage, potable water, sanitary sewer, landscaping, tree preservation, irrigation and improvements constructed within the boundaries of the plat. In the event that Edison Pointe Homeowners Association 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 if the City voluntarily elects to do so, such costs shall be funded solely by Special Assessment assessed against each property within the Subdivision, payable annually by each property owner, to fully fund the costs of such maintenance responsibilities.

**Section 2.** The Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

1. Submit the Final Plat and Final Engineering and Construction Plans complying with all requirements of the Land Development Regulations and Florida Statutes and the provisions of this resolution within one year of the approval of this resolution.
2. Upon approval of the Final Plat, the subdivider shall guarantee the installations of required infrastructure improvements through the filing of a performance bond by the applicant, in the amount of 110 percent of the estimated construction cost.
3. Obtain and provide copies of all applicable permits from other jurisdictional agencies.

**Section 3.** This Resolution shall take effect immediately upon its adoption.



**THIS RESOLUTION APPROVED ON FIRST AND ONLY READING** this 12<sup>th</sup> day of April 2022

by the City Council of the City of South Daytona, Florida.

**CITY OF SOUTH DAYTONA, FLORIDA**

\_\_\_\_\_  
William C. Hall, Mayor

ATTEST: \_\_\_\_\_  
James L. Gillis Jr, City Manager

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Wade Vose, City Attorney

# **Exhibit A**

## Preliminary 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.

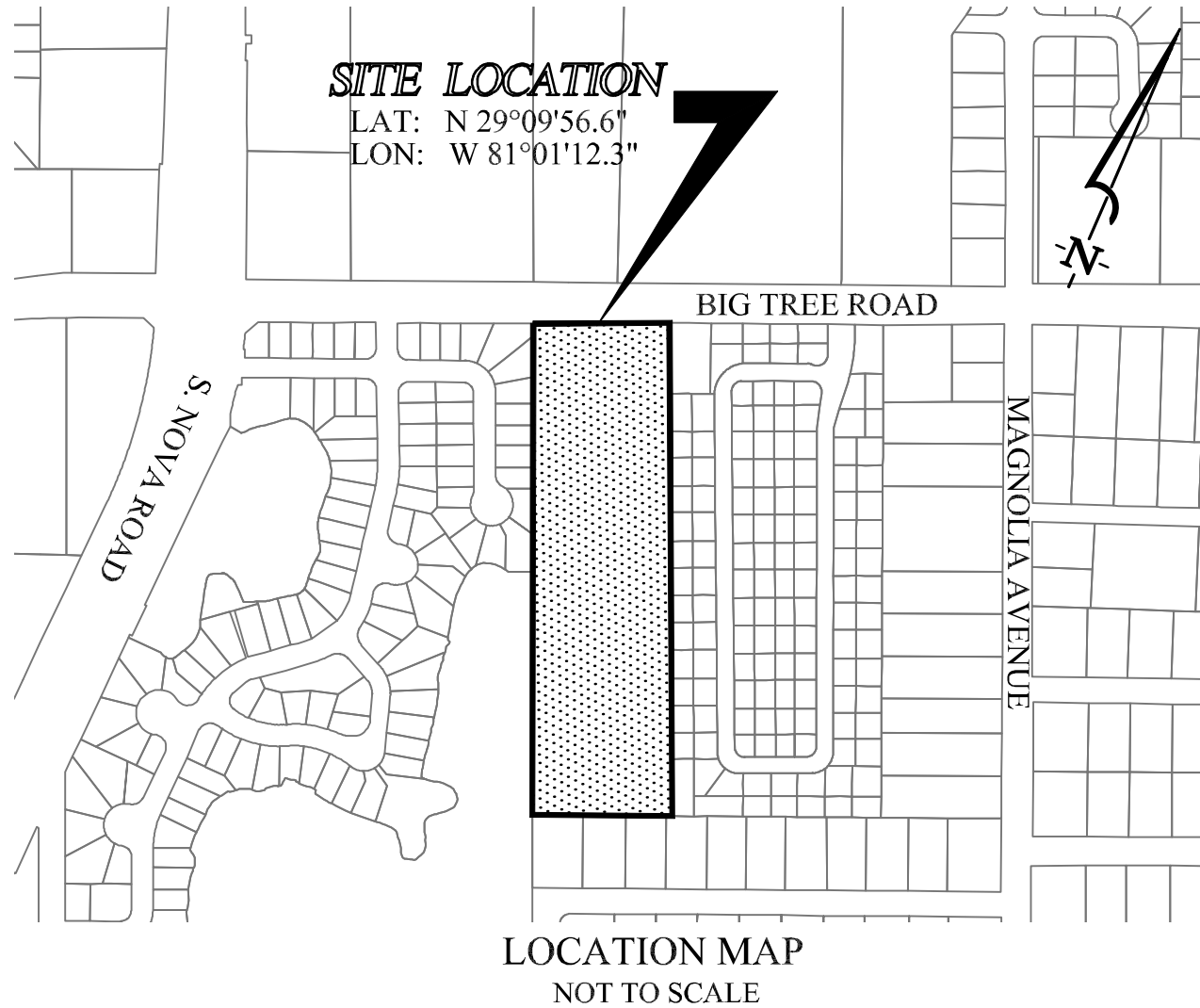
## LEGAL DESCRIPTION:

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

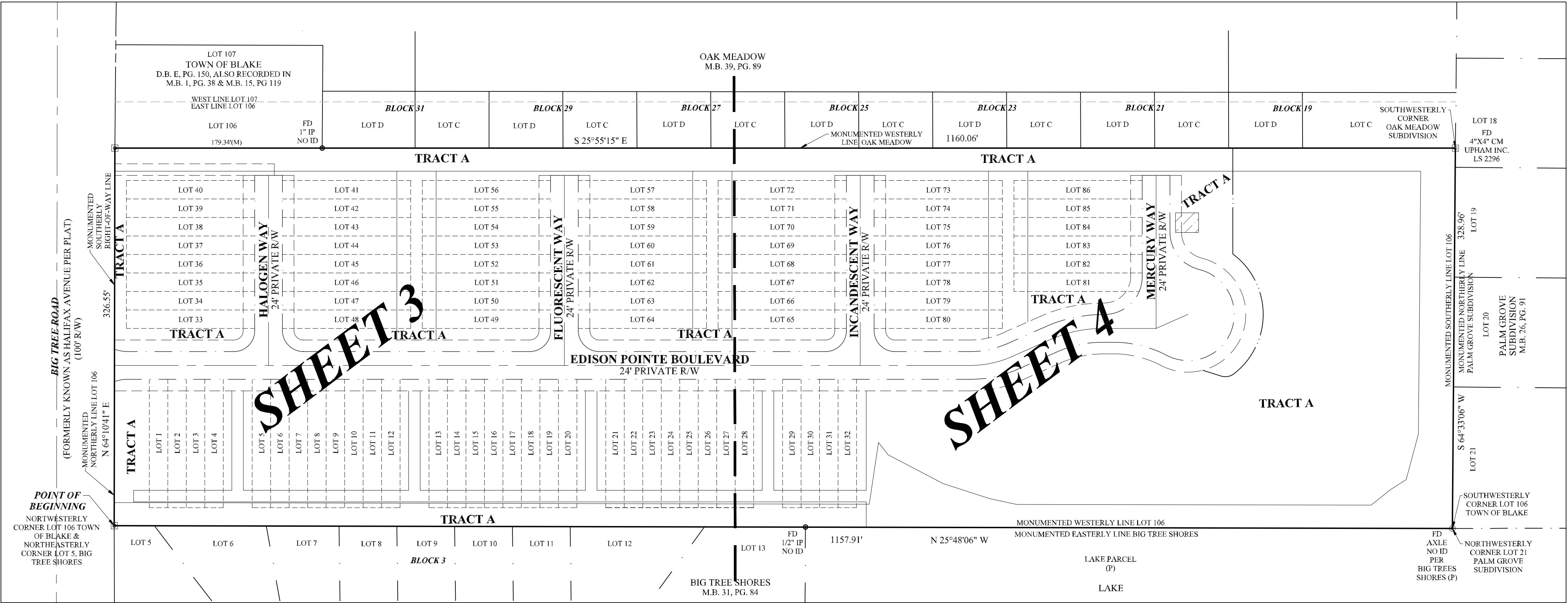
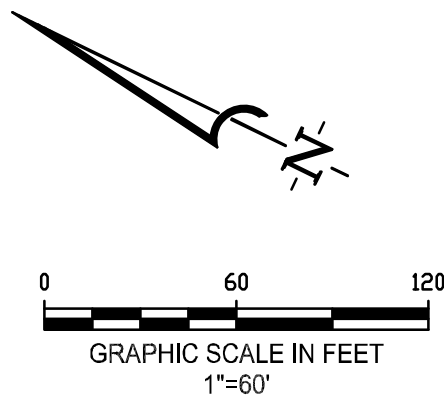
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE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

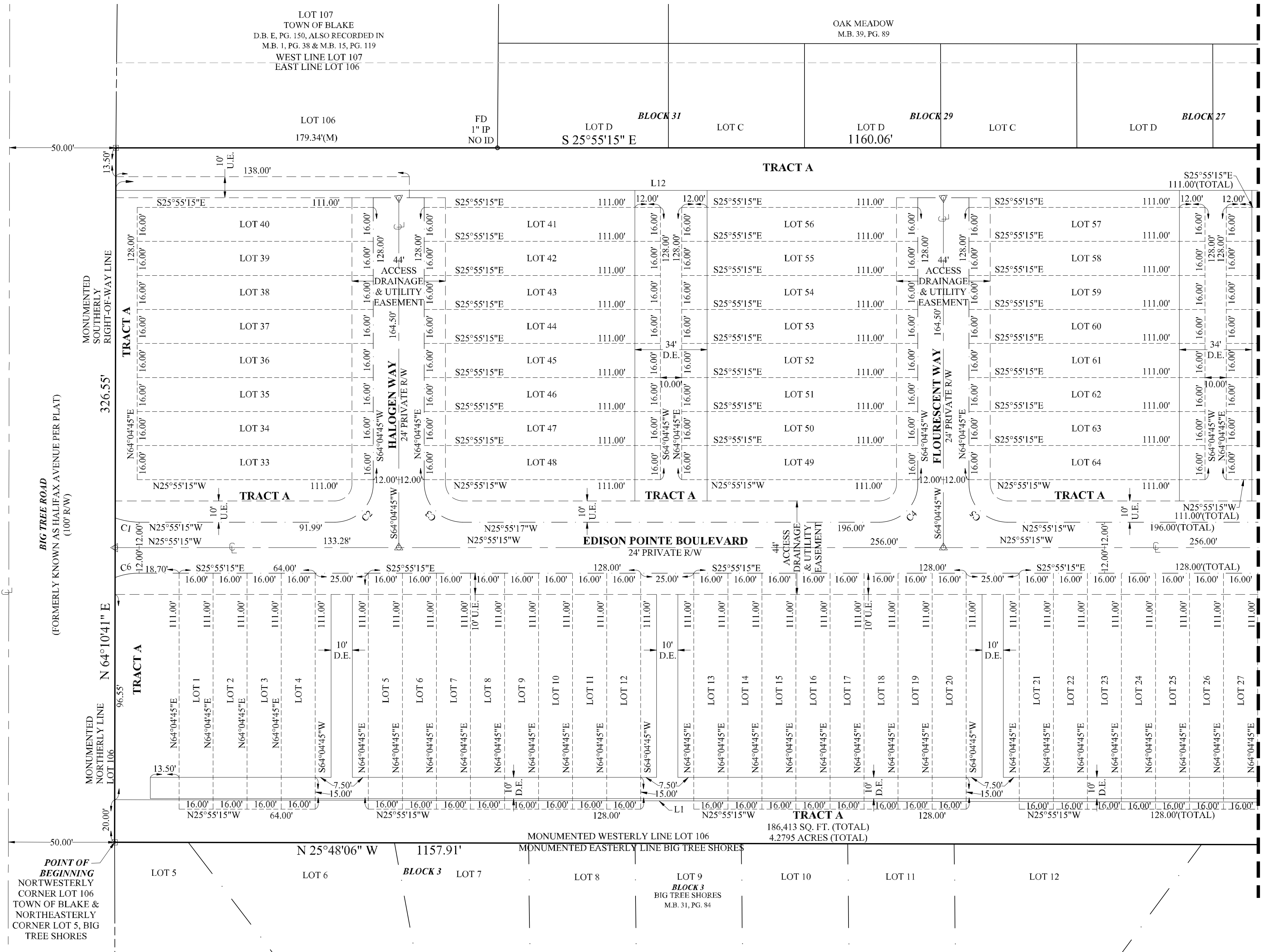
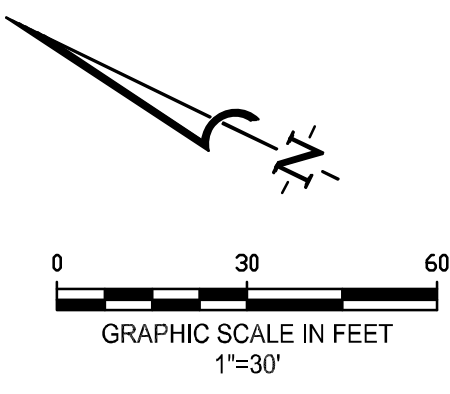
SHEET 2 OF 4

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	



TREE PRESERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°48'06"E	653.28'
L2	S77°34'54"W	55.69'
L3	S22°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	N58°10'07"W	15.65'
L10	S79°03'18"W	40.55'
L11	S64°33'06"W	227.41'
L12	S25°55'15"E	1129.92'

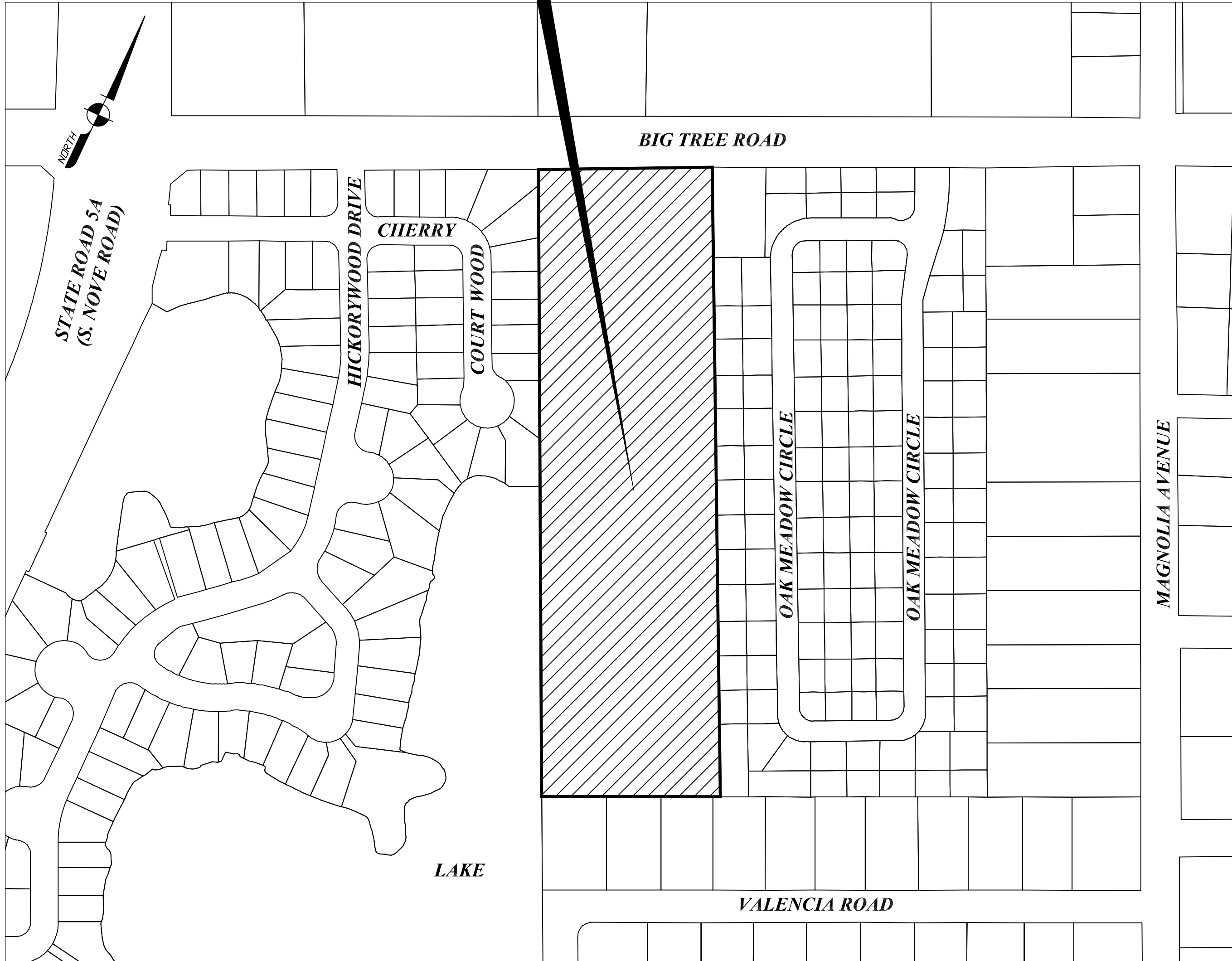
 **A 1 A**  
**S** **SURVEYING, INC.**  
Professional Surveyor  
Phone: 386.216.5730 Residential Commercial Construction  
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

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 = 5.68 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).

- 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 RECORD IN MAP BOOK 26, PAGE 91 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
D) BIG TREE SHORES, AS RECORD IN MAP BOOK 31, PAGE 84 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
E) OAK MEADOW, AS RECORD 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	NAID AND DISK (AS NOTED)
CM	CALCULATED	IN	INVERT	OP	PLAIN
CM	CONCRETE MOUNTMENT (AS NOTED)	IR	IRON PIPE (AS NOTED)	PL	PLATE
CONC	CONCRETE	IPC	IRON PIPE AND CAP (AS NOTED)	PLS	REGISTERED LICENSED SURVEYOR
CR	CORROSION DISCUSSION	IR	IRON ROD OR CAP (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		
FLRL	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



+8.12 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

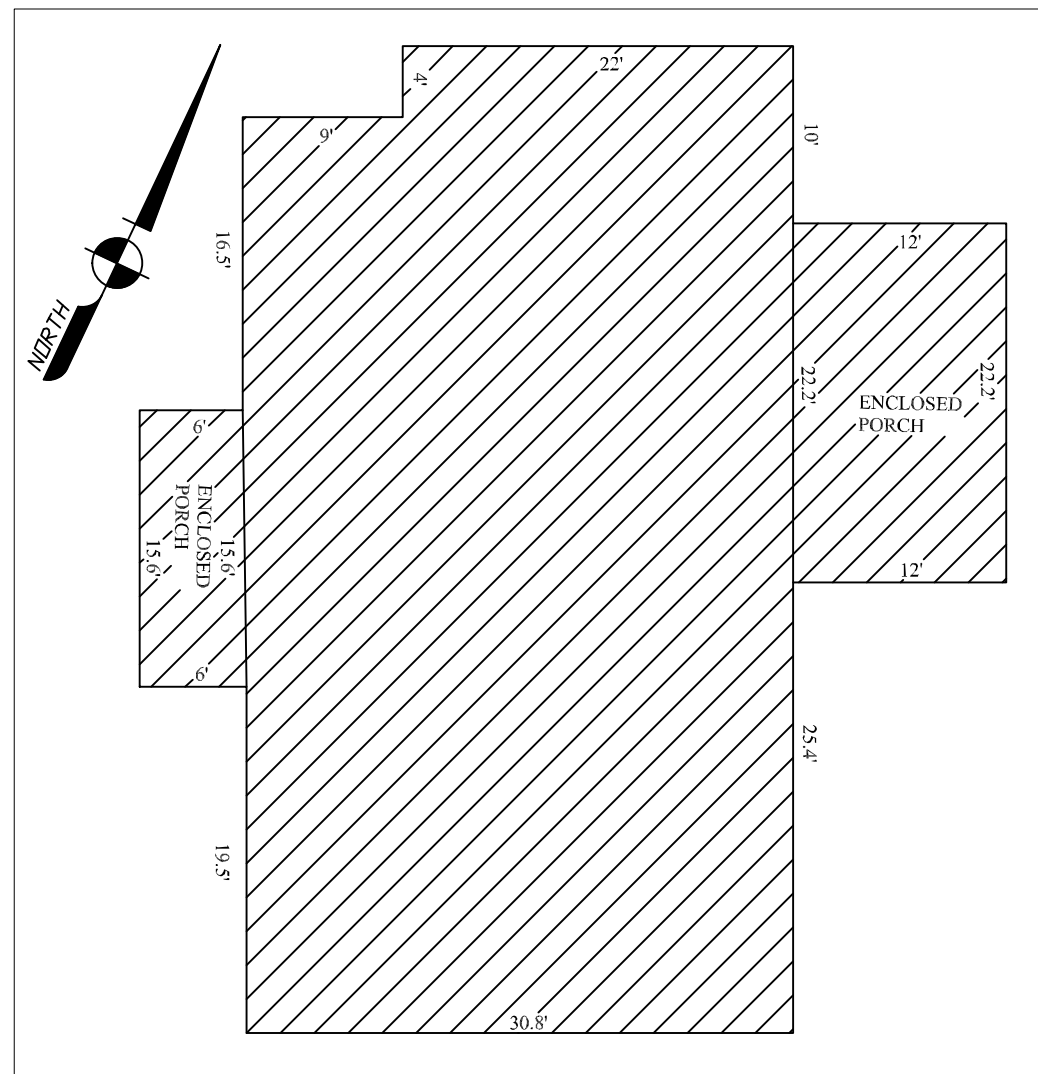
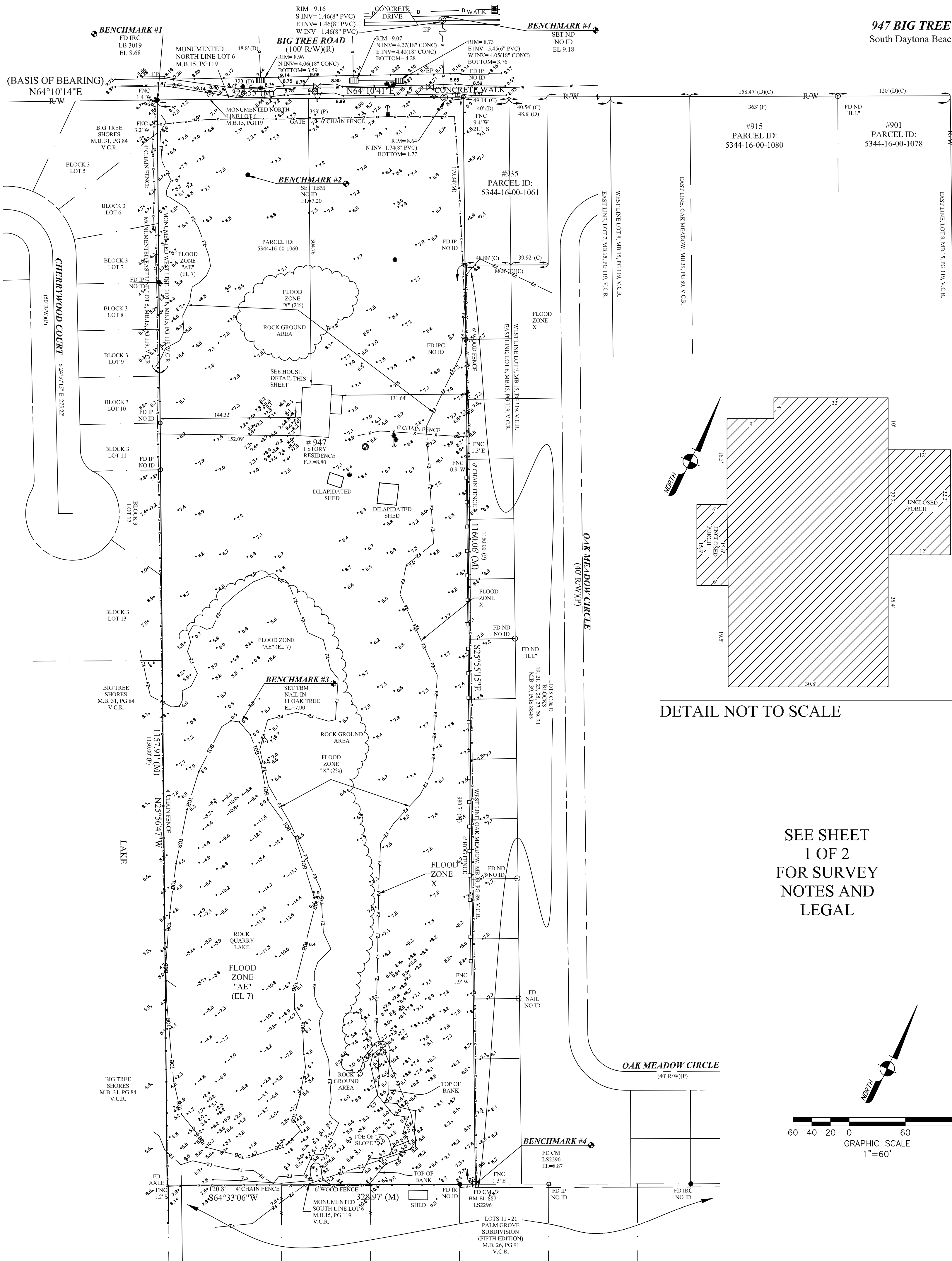
SITE ADDRESS:	PROJECT:
947 Big Tree Road	21-071
S. Daytona Beach, Florida	

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

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

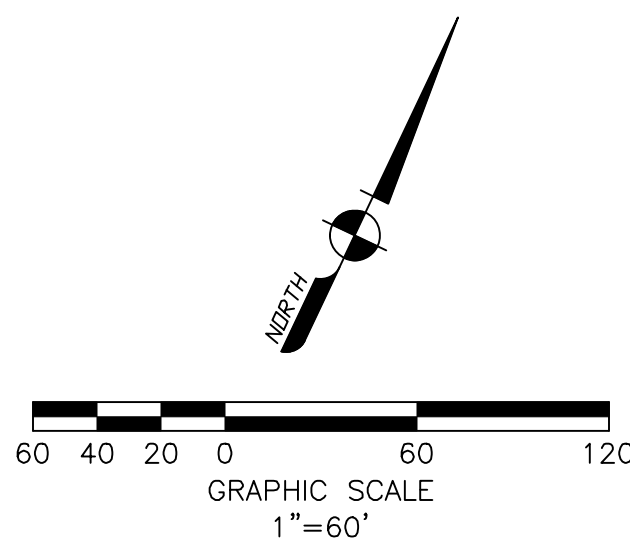
SURVEY IS **NOT VALID** WITHOUT  
SHEETS 1 THROUGH 2 TOGETHER  
SEE SHEET 2 OF 2  
FOR SURVEYOR'S SIGNATURE





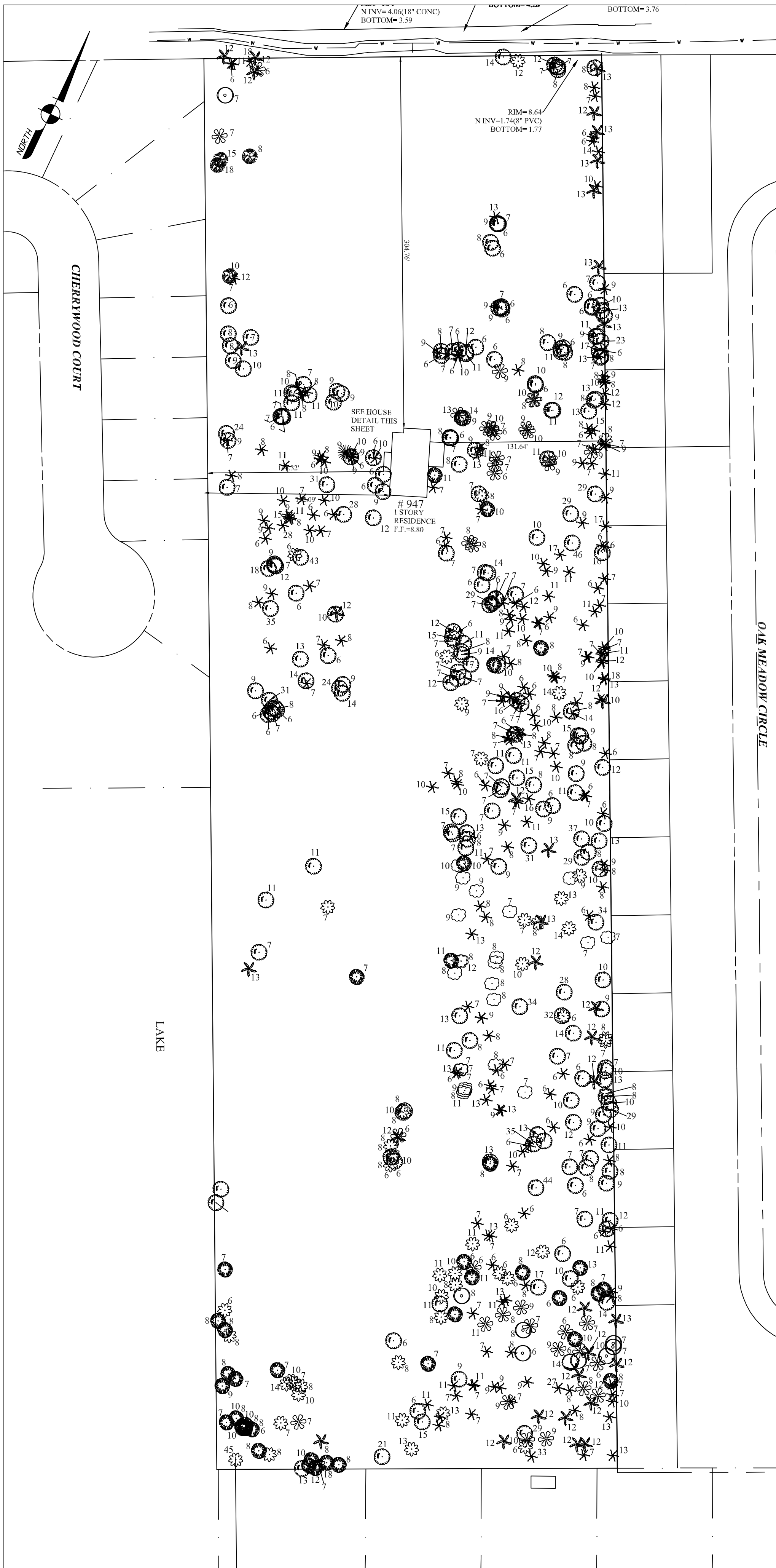
DETAIL NOT TO SCALE

SEE SHEET  
1 OF 2  
FOR SURVEY  
NOTES AND  
LEGAL



947 BIG TREE ROAD  
South Daytona Beach, Florida

MAGNOLIA AVENUE  
(60' R/W/PP)



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: 386.235.0231  
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 FACTS OR CIRCUMSTANCES WHICH WOULD MAKE THE SAME UNRELIABLE OR INACCURATE.

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

PROJECT:  
21-071

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

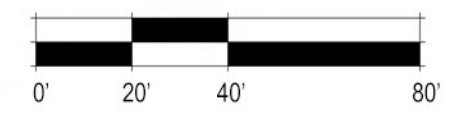
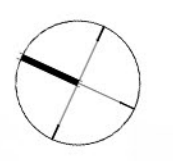


# **Exhibit B**

## **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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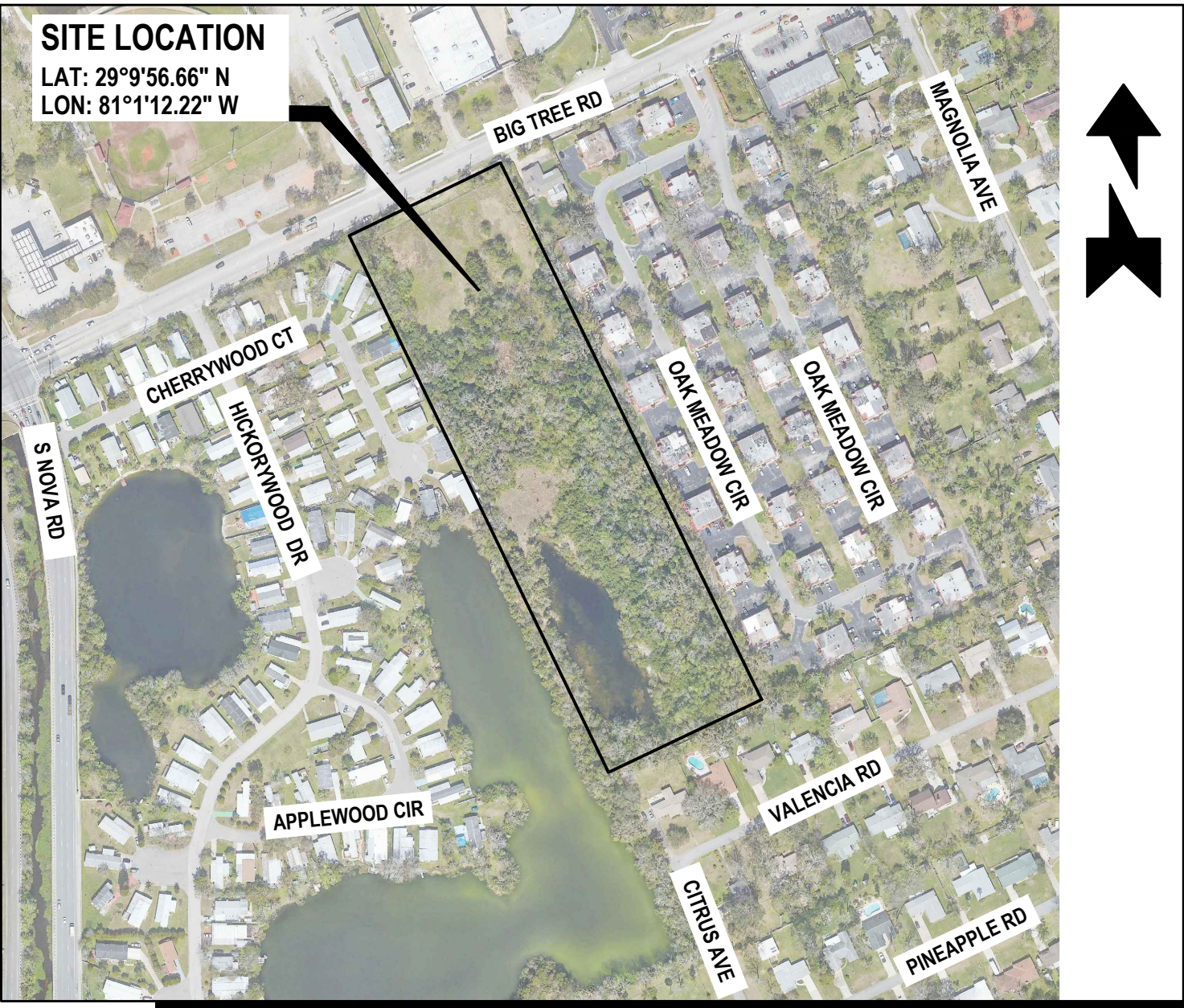


### FLOOD ZONE MAP

SCALE: 1" = 500'

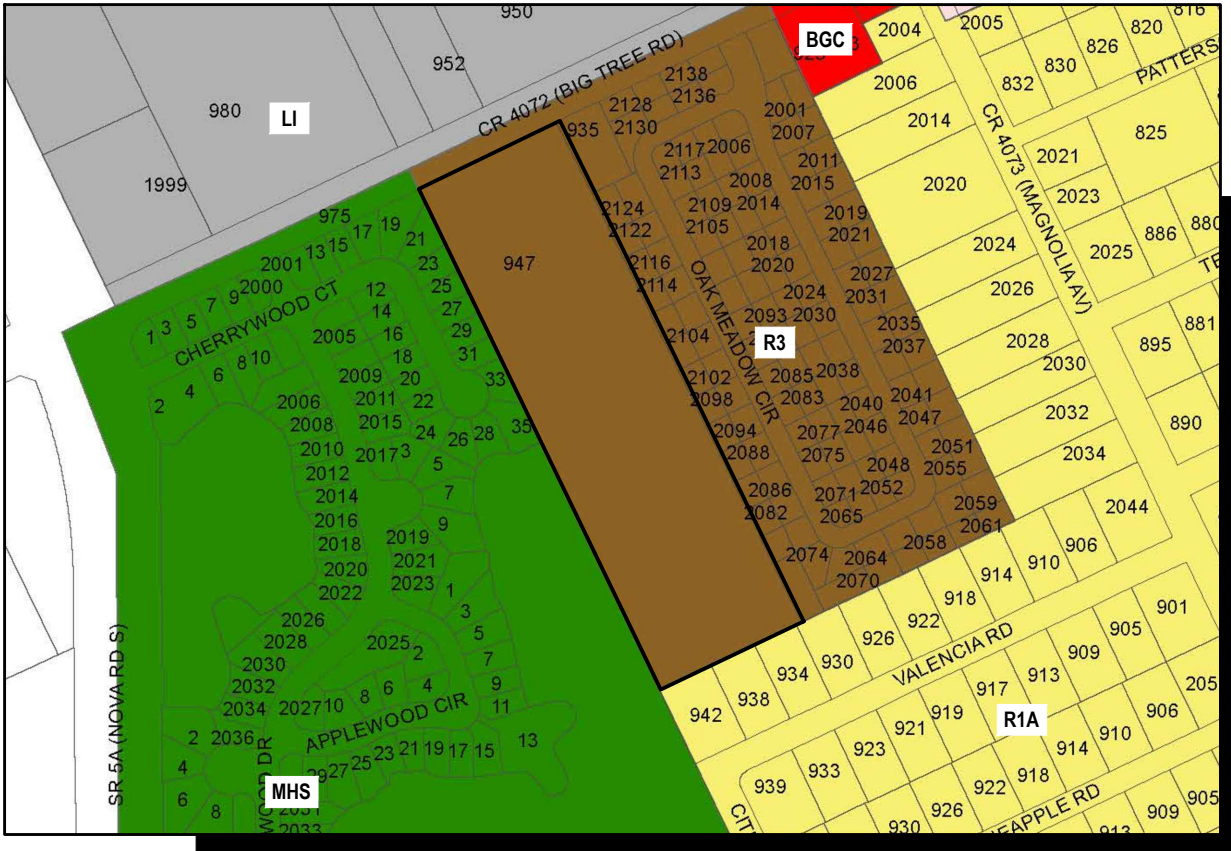
FLOOD ZONE "A" & "AE"

PANEL 12127C03871, 9/28/2017



### AERIAL MAP

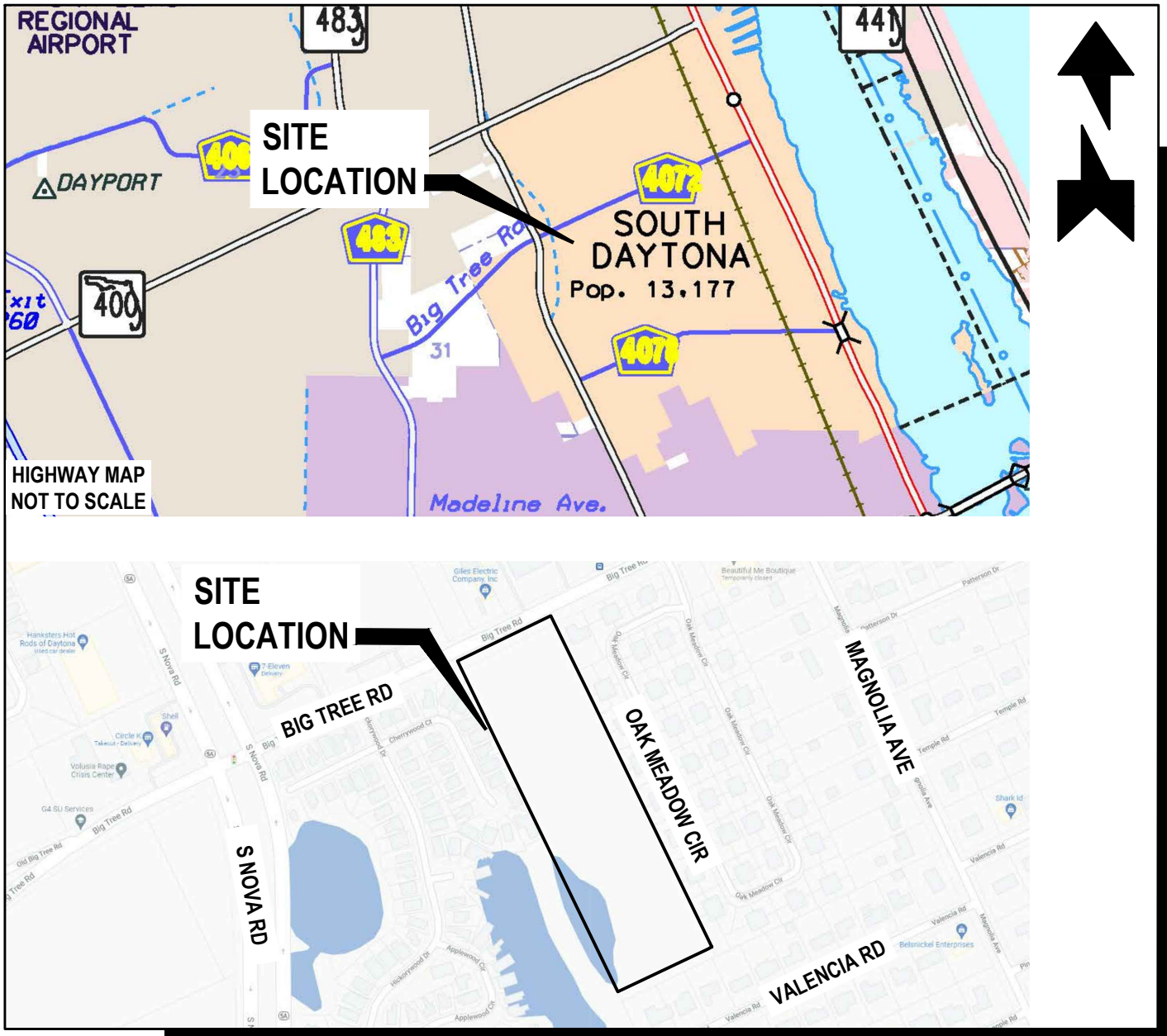
SCALE: 1" = 300'



### 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

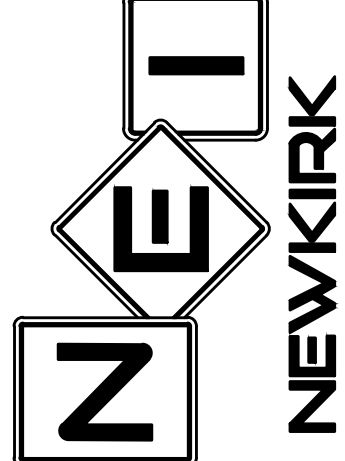
ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.  
410 NORTH STREET, SUITE 130  
LONGWOOD, FL 32750  
PHONE: (407) 869-9434  
FAX: (407) 869-9436  
EMAIL: BGRIFY@ECSFL.CC

### 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

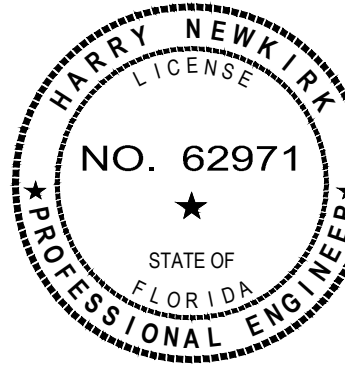


1230 North US1, Suite 3  
Ormond Beach, Florida 32174  
Phone (386) 872-7794  
www.NewKirk-Engineering.com  
C.A. # 30209  
L.C. # 2600084  
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Civil Engineering,  
Transportation, CEI &  
Landscape Architecture



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

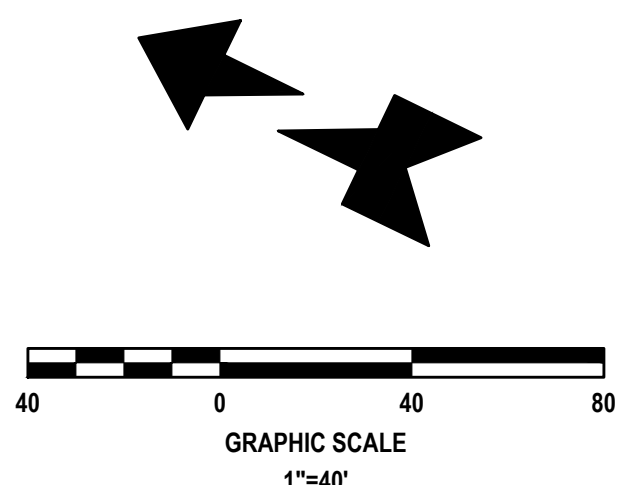


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DRAWING NUMBER

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

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

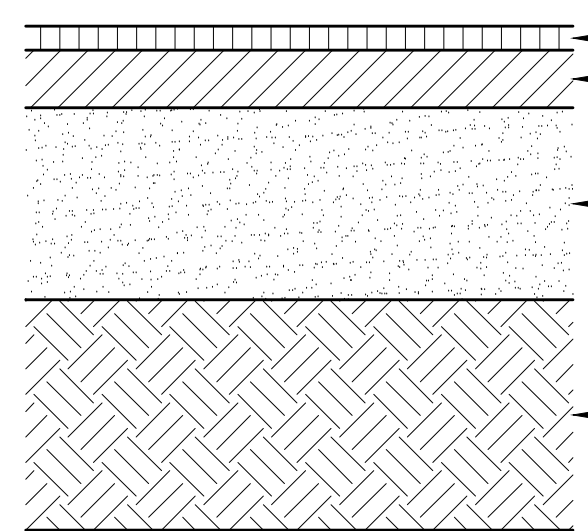
PROVIDED BICYCLE PARKING = 3 SPACES AT DOG PARK  
ALL UNITS REQUIRED TO STORE BICYCLES INSIDE GARAGE

**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**

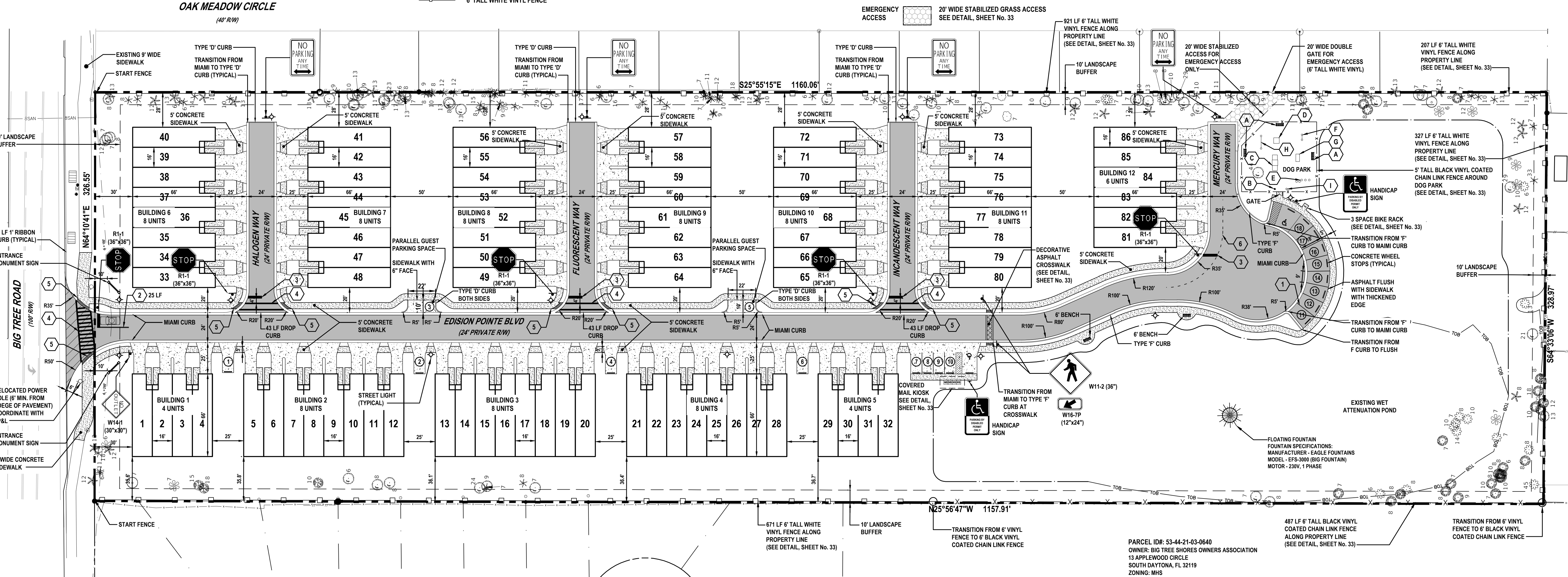
- ASPHALT PAVEMENT: 1.5" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS. 8" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS). 6" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION).
- \* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS). 12" 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**

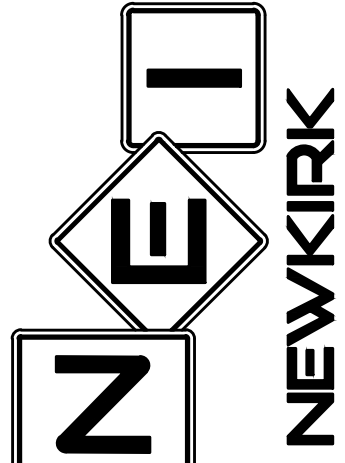
- NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY 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

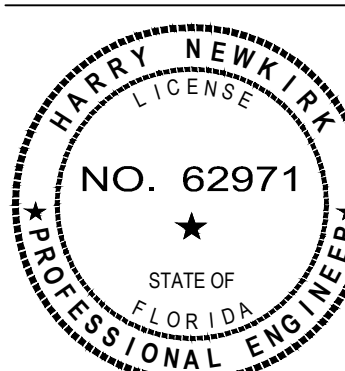
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L.C. # 2600584  
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Civil Engineering,  
Transportation, CEI &  
Landscape Architecture



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

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



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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



