

# CIVIL CONSTRUCTION PLANS



STORE NO. 1046391

1245 S. VOLUSIA AVENUE ORANGE CITY  
**BAD DOG COMMERCIAL CENTER**

JULY 2020

PREPARED FOR:

RKM DEVELOPMENT CORP.

147 2nd Avenue South  
 St. Petersburg, Florida 33701  
 PH. 727.895-2150

PREPARED BY:

Engineering Consultants  
 P.O. BOX 450006 Kissimmee, FL 34745  
 Phone: (407) 738-1979 Fax: (407) 348-7552

## SHEET INDEX

NO.	TITLE	REV. NO.
1.	COVER SHEET	
2.	SPECIFICATIONS & NOTES	
3.	SITE DEMOLITION AND PREPARATION PLAN	
4.	SITE PLAN	
5.	PAVING, GRADING AND DRAINAGE PLAN	
6.	UTILITY PLAN	
7.	SIGN, PARKING, & EROSION CONTROL DETAILS	
8.	PAVING AND DRAINAGE DETAILS	
9.	UTILITY DETAILS	
LS	LIFT STATION DETAILS	
11.	MISCELLANEOUS DETAILS & DUMPSTER	
12.	CROSS SECTIONS	
L-1	LANDSCAPE PLAN	
	PHOTOMETRIC PLAN	
MOT	MAINTENANCE OF TRAFFIC (MOT) SURVEY	

## DATA SUMMARY

**PROJECT INTENT:**  
 THE INTENT OF THIS PROJECT IS THE CONSTRUCTION OF 7 ELEVEN CONVENIENCE STORE WITH 8 MPD'S (16 FUELING POSITIONS) & CAR WASH

**PROPERTY LOCATION:**  
 NORTHWEST CORNER OF S. VOLUSIA AVE & RHODE ISLAND AVE, 1245 S. VOLUSIA AVE, ORANGE CITY, FLORIDA

**OWNERS OF RECORD:**  
 PARCELS 8010100080, 8010100090, 8010100010  
 EVERETT & JOANNE WELLS 147 2nd AVENUE SOUTH ST. PETERSBURG, FLORIDA 33701  
 PARCELS 8010100010, 8010100011  
 CAROLINA, PUERTO RICO 00979 2205 PARKVIEW AVENUE ORANGE CITY, FLORIDA 32763

**APPLICANT:**  
 RKM DEVELOPMENT CORP.  
 147 2nd AVENUE SOUTH ST. PETERSBURG, FLORIDA 33701

**PROPERTY ZONING:** CG-2

**PROPERTY FUTURE LAND USE:** CG-COMMERCIAL CENTER

**PROPERTY ID:** 8010100080(ALT 2368381), 8010100090(ALT 2368382), 8010100010(ALT 2368383), 8010100011(ALT 2368384)

**MAXIMUM BUILDING HEIGHT:** 35 FEET **PROPOSED BUILDING HEIGHT:** C-STORE - 30', CARWASH - 20', CANOPY - 30'

**BUILDING SETBACKS:**  
 REQUIRED BLDG.  
 FRONT (VOLUSIA) = 50'  
 FRONT (RHODE ISLAND) = 50'  
 FRONT (RHODELAND) = 35'  
 WEST SIDE = 35'

**PROPOSED BUILDING:** S. Volusia = 155', Rhode Island = 80', Highland St. = 50', REAR = 35'

**PROPOSED CANOPY:** S. Volusia = 57.5', Rhode Island = 50', Highland St. = 50', REAR = 35'

**ALLOWABLE FAR:** ALLOWABLE BLDG FAR = 0.25 x 82,177 S.F. = 20,544.25 S.F. (EXCEEDS THE PROPOSED TOTAL BLDG AREA OF 4,434 S.F.)

**FIRE PROTECTION METHOD:**  
 BLDG TYPE (TYPE V000) (NEPA) FIRE PROTECTION REQUIRED PER NFPA - 1,500 GPM  
 DISTANCE TO EXISTING HYDRANTS (100 FEET & 610 FEET FROM PROPOSED BUILDING PER NEPA TABLE 18.5.4.3)  
 100 FEET (1,500 GPM), 410 FEET (1,000 GPM), & 610 FEET (750 GPM) TOTAL = 3,250 GPM (BETTER THAN 1,500 GPM) OKAY

**EXISTING LOT COVERAGE CALCULATIONS:**

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING AREA	4,434 S.F.	0.102 AC.	5.60 %
IMPERVIOUS AREA	17,646 S.F.	0.405 AC.	21.47 %
PERVIOUS/GREENSPACE	59,931 S.F.	1.38 AC.	72.93 %
TOTAL AREA	82,177 S.F.	1.89 AC.	100.00 %

**PROPOSED LOT COVERAGE CALCULATIONS:**

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING AREA	4,434 S.F.	0.102 AC.	5.40 %
Carwash 3,454 s.f. & Carwash 980 s.f.	4,434 S.F.	0.102 AC.	5.40 %
ON-SITE PAVEMENT/CONC	41,777 S.F.	0.96 AC.	50.84 %
SUBTOTAL IMPERVIOUS AREA	46,211 S.F.	1.06 AC.	56.24 %
PERVIOUS/DRY RETENTION	35,966 S.F.	0.83 AC.	43.76 %
TOTAL 7 ELEVEN PARCEL AREA	82,177 S.F.	1.89 AC.	100.00 %
OFF-SITE IMPERVIOUS	15,165 S.F.	0.35 AC.	
OFF-SITE PERVIOUS	7,451 S.F.	0.17 AC.	
TOTAL AREA FOR DRAINAGE DESIGN	104,733 S.F.	2.40 AC.	

**PARKING SPACES REQUIRED:**  
 1 SPACE PER 300 G.S.F. FOR C-STORE  
 3,454 S.F. / 300 S.F. = 11.51 SPACES REQUIRED

**PARKING SPACES PROVIDED:**  
 STANDARD SPACES (10'x20') = 22 SPACES PROVIDED  
 HANDICAP SPACES (12'x20') = 2 SPACES PROVIDED  
 TOTAL SPACES PROVIDED = 24 SPACES PROVIDED  
 BIKE RACK PROVIDED

**LANDSCAPE BUFFER MINIMUMS:**  
 S. VOLUSIA - 20 FEET  
 RHODE ISLAND - 20 FEET  
 RHODELAND - 20 FEET  
 REAR - 20 FEET

## CONSULTANTS

**CIVIL ENGINEER**  
 CADJAZZ ENGINEERING CONSULTANTS  
 PO BOX 450006  
 KISSIMMEE, FLORIDA 34745  
 PH: 407.738-1979

**LAND SURVEYOR:**  
 ALTAMAX SURVEYING  
 910 BELLE AVENUE, SUITE 1140  
 CASSELBERRY, FLORIDA 32708  
 PH: 407.677-0200

**ARCHITECT**  
 INTERPLAN, LLC.  
 604 COURTLAND STREET, SUITE 100  
 ORLANDO, FLORIDA 32804  
 PH: 407.645-5008

## UTILITIES

**WATER & SEWER:**  
 ORANGE CITY  
 205 E. GRAVES AVE.  
 ORANGE CITY, FLORIDA 32763  
 PH: 386.775-5444  
 MIKE WATSON

**POWER:**  
 DUKE ENERGY  
 452 EAST CROWN POINT ROAD  
 WINTER GARDEN, FLORIDA 34787  
 PH: 407.905-3376  
 STEPHANIE OLMO

**TELEPHONE:**  
 CHARTER COMMUNICATION  
 3767 ALL AMERICAN BLVD  
 ORLANDO, FLORIDA 32810  
 PH: 407.532-8509  
 MARVIN USRY JR.

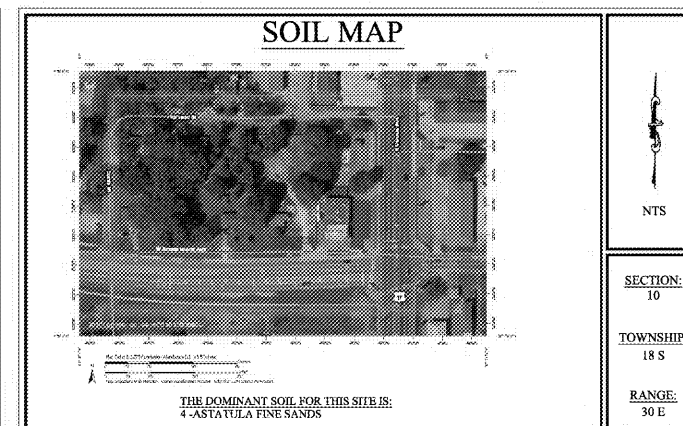
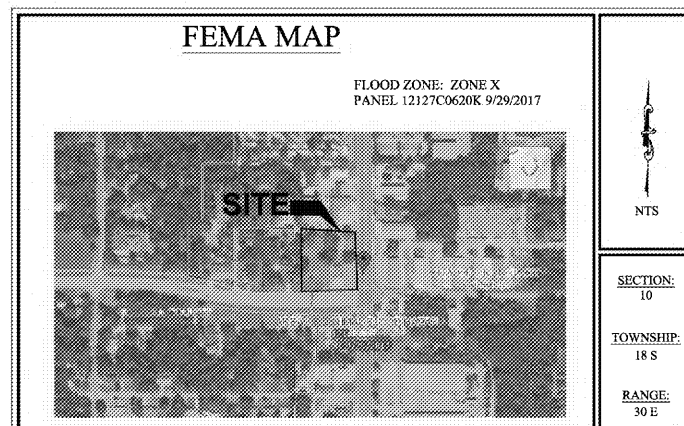
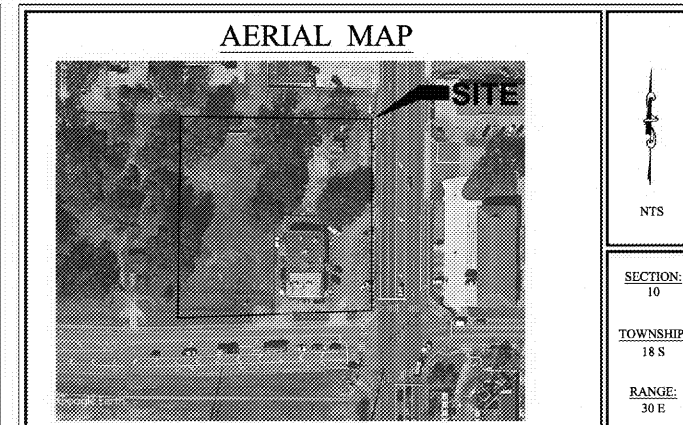
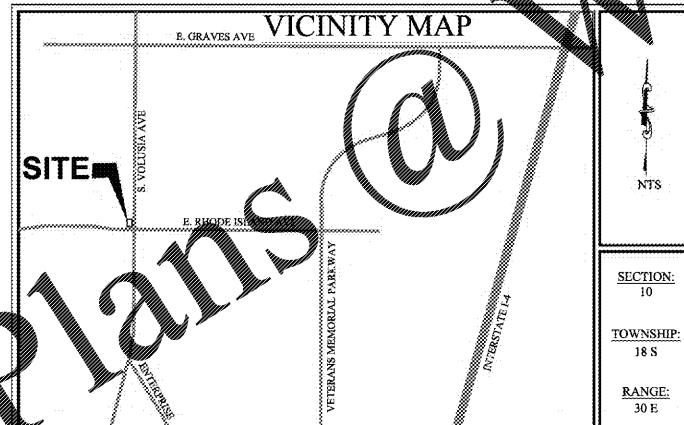
**VOLUSIA COUNTY ENGINEERING:**  
 123 W. INDIANA AVE.  
 DELAND, FLORIDA 32720  
 PH: 386.943-7027  
 EARL FARMER

**TELEPHONE/FIBER:**  
 CENTURY LINK  
 1319 BLAIRSTONE ROAD  
 TALLAHASSEE, FLORIDA 32301  
 PH: 850.599-1444  
 BILL McCLOUD

CONTRACTOR TO CALL SUNSHINE ONE 1-800-432-4770 (811)  
 TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CADJAZZ, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM CADJAZZ.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING CADJAZZ, LLC AT (407) 738-1979



## LEGAL DESCRIPTION

**DESCRIPTION: Title No. 2061-4489944**

PARCEL 1:  
 LOTS 8 TO 10, INCLUSIVE, AND THE NORTH 1/2 OF LOT 11, CHAS. R. TREVASKIS' SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 4, PAGE 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY ON EAST)

PARCEL 2:  
 LOTS 39 TO 43, INCLUSIVE, CHAS. R. TREVASKIS' SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 4, PAGE 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY ON EAST)

**DESCRIPTION: Title No. 2061-4489985**

THE SOUTH 1/2 OF LOT 11, ALL OF LOTS 12 TO 14, INCLUSIVE, AND THE EAST 20 FEET OF LOT 51, TREVASKIS SUBDIVISION, ACCORDING TO THE MAP IN MAP BOOK 4, PAGE 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

**DESCRIPTION: Title No. 2061-4490009**

THE WESTERLY 20 FEET OF LOT 51 AND ALL OF LOTS 52, 53 AND 54, CHAS. R. TREVASKIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM CADJAZZ.

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER CADJAZZ, CERTIFICATE OF AUTHORIZATION #28509

DATE: 12/2019 | DESCRIPTION: | BY: SEF  
 CDI.18.02.17.

SHEET NUMBER

1