NOTE TO CONTRACTOR CONCERNING SIDEWALK SLOPES:

ALL NEW SIDEWALKS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES & THE 2020 FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION.

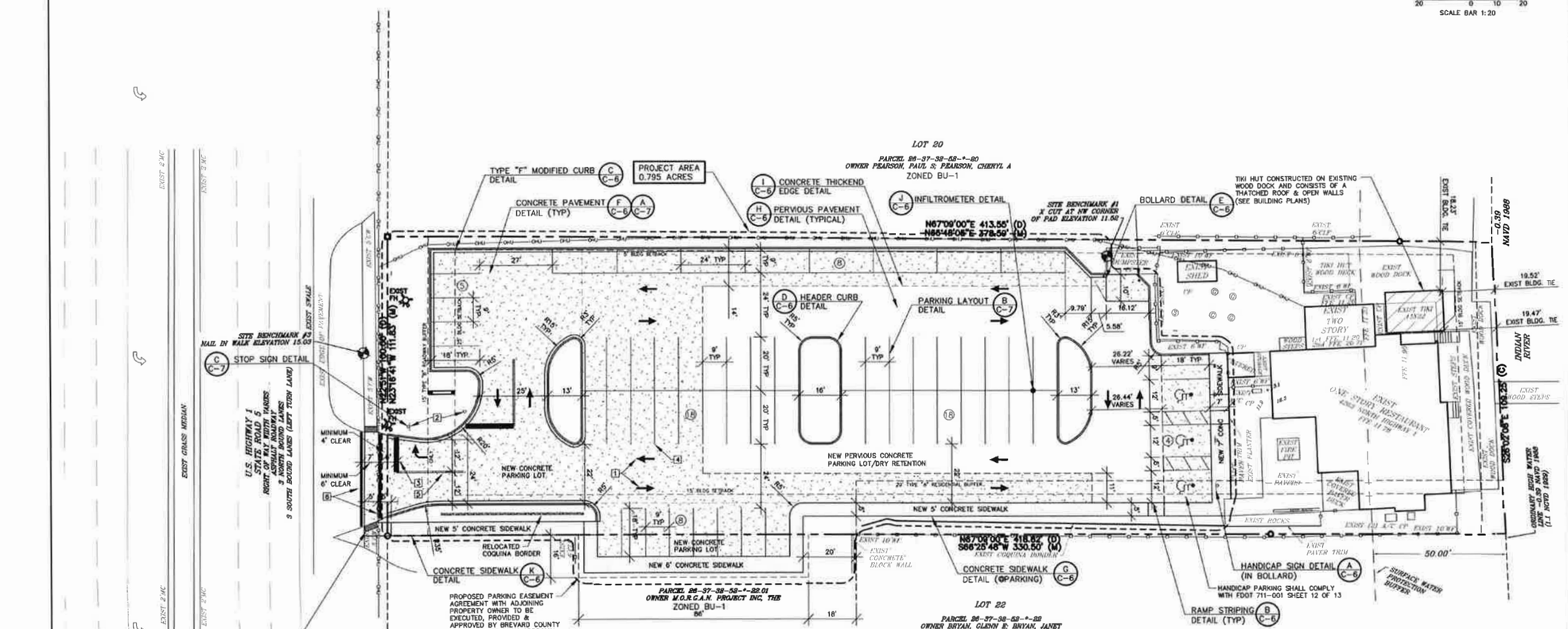
* SIDEWALKS:
- ** LANDINGS SHALL BE MINIMUM OF 5'X5' AND NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- ** LANDINGS & DIMENSIONS RELATIVE TO DOOR SWING SHALL BE PROVIDED PER FBC..
- ** RAMPS SHALL NOT EXCEED A 1:12 SLOPE FOR A MAXIMUM RISE OF 0.5'. HAND RAILS SHALL BE PROVIDED IF RISE EXCEEDS 0.5'.
- ** RAMPS MAY NOT EXCEED A MAXIMUM RISE OF 30" WITH HAND RAILS.
- ** RUNNING SLOPES SHALL NOT EXCEED A 1:20 SLOPE WITHOUT PROVIDING HAND RAILS.

* HANDRAILS:
- ** WHEN HAND RAILS ARE PROVIDED, HAND RAILS SHALL BE PER FBC.
- ** MINIMUM CLEARANCE SHALL BE 32".
- ** HEIGHT SHALL NOT BE LESS THAN 32" NOR MORE THAN 38".

* HANDICAP PARKING:
- ** SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. IF SLOPES EXCEED 2% ON EXISTING PAVED AREAS, THEY CAN NOT BE DESIGNATED AS A HANDICAP PARKING SPACE.

N

SCALE BAR 1:20



DIRECTIONS: 4263 N. HIGHWAY 1, MELBOURNE, FLORIDA 32935
TAKE HIGHWAY I-95 TO EXIT 195 FOR PINEDA CAUSEWAY & TURN EAST ONTO STATE ROAD 404. CONTINUE FOR 3.0 MILES TO US HIGHWAY 1 AND TURN SOUTH. CONTINUE FOR 2.1 MILES. SITE IS LOCATED ON THE EAST SIDE OF THE ROAD.

VICINITY

GENERAL STATEMENT: THIS PROJECT IS LOCATED WITHIN UNINCORPORATED BREVARD COUNTY (JURISDICTION). THE SITE HAS AN EXISTING RESTAURANT BUILT IN ±1978 WITH AN EXISTING ASPHALT MILLING PARKING LOT. THE EXISTING PARKING LOT DIRECT DRAINS TO THE INDIAN RIVER WITHOUT TREATMENT. THE PROJECT PROPOSES TO SITE PLAN (1) TIKI HUT, SIDEWALKS AND A NEW PARKING LOT. THE NEW PARKING LOT WILL CONSIST OF BOTH CONCRETE & PERVIOUS CONCRETE. THE PERVIOUS CONCRETE WILL RETAIN 100% OF THE STORMWATER ONSITE FROM THE NEW PARKING LOT & NEW SIDEWALKS, PROVIDING TREATMENT & ATTENUATION.

OWNER/ APPLICANT: IR TIKI 2, LLC
577 BARNES BLVD., SUITE 650
ROCKLEDGE, FLORIDA 32955
MR. SK PATEL
PHONE: 321-636-7110

ENGINEER OF RECORD: MONROE ENGINEERING, INC.
P.O. BOX 121094
WEST MELBOURNE, FLORIDA 32912
MR. STEVEN W. MONROE, P.E.
PHONE: 321-544-8177

SITE ADDRESS: 4263 N. HIGHWAY 1, MELBOURNE, FLORIDA 32935

TAX PARCEL IDENTIFICATION: 26-37-32-52-*-21

LEGAL DESCRIPTION: SEE SHEET C-1

FLOOD ZONE: FLOOD ZONE X PER FIRM MAP#12009C0517H, DATED JANUARY 20, 2021

AREA OWNED: ±45,981 SF = ±1.056 AC = 100%

PROJECT AREA: ±34,613 SF = ±0.795 AC

CONSTRUCTION TYPE: EXISTING MASONRY/WOOD FRAME BUILDING

MUNICIPALITY: BREVARD COUNTY

FUTURE LAND USE: NC NEIGHBORHOOD COMMERCIAL

ZONING: BU-1 **ADJACENT ZONING:** NORTH BU-1 SOUTH BU-1/RU-1-9 EAST INDIAN RIVER WEST US 1/BU-1

EXISTING USE: RESTAURANT

BUILDING SETBACK REQUIRED: NORTH 5' SOUTH 5' EAST 15' WEST 25'

BUILDING SETBACK EXISTING: NORTH 19.06' SOUTH 8.41' EAST 19.47' WEST 329.97'

ALLOWABLE BUILDING HEIGHT: 35'

PROPOSED BUILDING(S): NO NEW STRUCTURES PROPOSED

EXISTING BUILDING(S): (1) (SINGLE STORY & 2 STORY)

EXISTING BUILDING AREA: ±3,999 SF

MAXIMUM FLOOR AREA RATIO (FAR): 0.75

PROPOSED FLOOR AREA RATIO (FAR): 0.087

PARKING:

PARKING CALCULATION			
SITE USE	AREA (SF)	PARKING RATIO	REQUIRED
EXIST BUILDING	3,999	100	40
OUTSIDE SEATING	2,100	100	21
HANDICAP PARKING REQUIRED			3
TOTAL PARKING REQUIRED	(INC. 3 H/C)		61
TOTAL PARKING PROVIDED	(INC. 3 H/C)		61

NOTES:
1. SOD ALL DISTURBED AREAS & SLOPES GREATER THAN 4:1.
2. ALL DIMENSIONS ARE TO/FROM FACE OF CURB.
3. ALL PROPOSED ELEVATIONS ARE EDGE OF PAVEMENT ELEVATIONS.
4. ALL SIDEWALKS, RAMPS AND CROSS WALKS WILL BE BUILT & INSPECTED TO MEET THE MOST CURRENT ADA GUIDELINES.
5. THIS SITE PLAN COMPLIES WITH BREVARD COUNTY'S PERFORMANCE STANDARD 62-2251 THROUGH 62-2272.
6. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
7. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHT OF WAY WILL ADHERE TO THE REQUIREMENTS SPELLED OUT IN BREVARD COUNTY LAND DEVELOPMENT EXHIBIT 26.

SURVEY: SURVEY INFORMATION USED IN THIS PROJECT TO DEPICT PROPERTY BOUNDARY, TOPOGRAPHY, TREES, UTILITIES & OTHER IMPROVEMENTS WAS PROVIDED BY JOHN R. CAMPBELL SURVEYING, LLC. PROJECT #2020-155, UPDATED 8-30-22.

MONROE ENGINEERING, INC.
CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL. 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PERVIOUS CONCRETE NOTES:
1. INSTALLATION OF THE PERVIOUS CONCRETE SHALL FOLLOW THE NATIONAL READY MIX CONCRETE ASSOCIATION GUIDELINES AND RECOMMENDATIONS.
2. PERVIOUS PAVEMENT CONSTRUCTION WILL BE PERFORMED BY A CONTRACTOR THAT IS TRAINED AND CERTIFIED BY THE PRODUCT MANUFACTURER PRIOR TO INSTALLING THE PERVIOUS PAVEMENT SYSTEM.
3. RUNOFF FROM LANDSCAPE AREAS MUST NOT BE DIRECTED TO ONTO THE PERVIOUS PAVEMENT SYSTEM.
4. SEE PLAN FOR LOCATION OF INFILTROMETERS.
   - 4.1. MINIMUM OF ONE INFILTROMETER REQUIRED FOR EACH SECTION OF PERVIOUS PAVEMENT SYSTEM.
   - 4.2. LARGER SECTIONS OF PERVIOUS PAVEMENT SYSTEM REQUIRE A MINIMUM OF TWO INFILTROMETER PER ACRE.
   - 4.3. PROVIDE SIGNAGE TO INFORM USERS WITH HEAVY WHEEL LOADS OR TRANSIENT CONSTRUCTION EQUIPMENT NOT TO ENTER THE PERVIOUS PAVEMENT SYSTEM AREA.
5. FOR AREAS WITH PREVIOUS EXISTING PAVEMENT AND BASE, PAVEMENT AND BASE SHALL BE REMOVED. UNDERLYING SOILS ARE TO BE SCARIFIED TO A MINIMUM 16" DEPTH, RE-GRADED, FILLED WITH HYDRAULICALLY CLEAN SOILS (IF APPLICABLE) AND PROOF ROLLED PER SUBGRADE REQUIREMENTS.

PERVIOUS CONCRETE MINIMUM MAINTENANCE SCHEDULE:
1. PERVIOUS CONCRETE MAINTENANCE AND OPERATION SHALL FOLLOW THE NATIONAL READY MIX CONCRETE ASSOCIATION GUIDE.
2. DO NOT SEAL OR RE-PAVE PERVIOUS CONCRETE WITH IMPERVIOUS MATERIALS. IN PARTICULAR, NEVER USE ASPHALT OR OTHER TAR-TYPE SEALERS ON PERVIOUS CONCRETE.
3. MAINTAIN PERVIOUS CONCRETE AS FOLLOWS:
   - 3.1. AS NEEDED:
     - 3.1.1. MAINTAIN UPLAND AND ADJACENT GRASSY AREAS AS NEEDED.
     - 3.1.2. SEED UPLAND AND ADJACENT BARE AREAS.
     - 3.1.3. KEEP THE PERVIOUS PAVEMENT SURFACE FREE OF SEDIMENT BY BLOWING, SWEEPING OR VACUUMING.
     - 3.1.4. EXCESSIVE WATER FLOW CARRYING DEBRIS TOWARD THE PAVEMENT SHOULD BE DIVERTED.
   - 3.2. MONTHLY: VISUALLY INSPECT PERVIOUS PAVEMENT TO ENSURE THAT IT IS:
     - 3.2.1. CLEAN OF DEBRIS
       - 3.2.1.1. DE-WATERS BETWEEN STORMS
     - 3.2.2. CLEAN OF SEDIMENTS
   - 3.3. ANNUALLY:
     - 3.3.1. INSPECT THE PERVIOUS PAVEMENT SURFACE FOR DETERIORATION OR SPALLING.

BREVARD COUNTY FIRE NOTES:
1. LANDSCAPING OR ANY OTHER OBSTRUCTION SHALL NOT BE LOCATED WITHIN 36 INCHES AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM NEARBY OBJECTS, INCLUDING BUILDINGS, FENCES, POSTS, LANDSCAPING, VEHICLES, OR OTHER FIRE DEPARTMENT CONNECTIONS. (FFPC 1-18.5.3, NFPA 14-6.4.5.1.1)
2. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR PLACED ON THE CENTER LINE OF THE TRAFFIC LANE NEAREST TO THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES. (NFPA 1-18.5.7.1, NFPA 1142-7.3)
3. WATER FOR FIRE FIGHTING PURPOSES SHALL BE AVAILABLE AT THE TIME COMBUSTIBLES ARE BROUGHT ON SITE. (FFPC 1-16-4.3.1.1)
4. NEW FIRE HYDRANTS SHALL BE POSITIONED NOT MORE THAN 8 FEET NOR LESS THAN 6 FEET OFF THE EDGE OF PAVEMENT. THE CENTER LINE OF THE STEAMER CONNECTION (4 1/2") SHALL BE POSITIONED BETWEEN 18"-24" ABOVE FINISH ALL HYDRANTS SHALL BE READILY ACCESSIBLE WITHOUT THE NEED TO TRAVERSE SWALES, DITCHES, ETC. (FFPC 1-18.5.2, NFPA 24-7.3)
5. PERMANENT ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED, 20 FOOT WIDE, ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. (FFPC 1-18-2.3.4.1.1, FFPC 1-18.2.3.4.2)
6. ALL CONTROL VALVES FOR ANY FIRE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY MONITORED.

SIGNAGE & STRIPING SHALL BE PER FDOT REQUIREMENTS
1. WHITE DIRECTION ARROW TYP. PER FDOT INDEX 711-001, SHEET 1 OF 13
2. 36" HIGH INTENSITY GRADE STOP SIGN R1-1
3. 24" WIDE WHITE STOP BAR (MIN 4' CLEAR OF CROSSWALK)
4. 6" SINGLE WHITE
5. 6" DOUBLE YELLOW STRIPES (25' LONG FROM STOP BAR)
6. 12" SINGLE WHITE STRIPE PER FDOT INDEX 711-001 SHEET 9 OF 13 MINIMUM 6' CLEAR BETWEEN STRIPES MINIMUM 4' CLEAR TO STOP BAR

NOTE: ALL STRIPING IN THE PUBLIC RIGHT OF WAY & PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.

SIGNAGE & STRIPING LEGEND

Area Owned:	sf	ac	%
Area Owned:	45,981	1.056	100.0

Basin Information:	sf	ac	% Site
On-Site:	33,403	0.767	77.5
Off-Site:	1,645	0.038	3.8
ROW:	8,061	0.185	18.7
Total	43,109	0.990	100.0

Post Condition Impervious Areas (Treatment Volume):	sf	ac	%
On-Site Building	434	0.010	1.0
On-Site Paving	26,332	0.604	61.1
On-Site Sidewalks	1,622	0.037	3.8
Off-Site Building	0	0.000	0.0
Off-Site Paving	590	0.014	1.4
Off-Site Sidewalks	574	0.013	1.3
ROW Building	0	0.000	0.0
ROW Paving	6,470	0.149	15.0
ROW Sidewalks	364	0.008	0.8
Total	36,386	0.835	84.4

Pervious Areas:	sf	ac	%
Pervious	6,723	0.154	15.6

FOR REVIEW
NOT FOR
CONSTRUCTION

FDOT NOTES:
1. ALL CONSTRUCTION WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS, FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND 2017 UTILITY ACCOMMODATIONS MANUAL.
2. ALL UNPAVED AREAS WITHIN THE FDOT AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH COMMON BERMUDA.
3. PLACE SOD PER FDOT DESIGN STANDARDS INDEX 105 WITH STAGGERED TRANSVERSE JOINTS (BRICK) PATTERN DETAIL AT 1" DROP OFF BELOW THE EDGE OF PAVEMENT.
4. ALL EXCAVATION WITHIN (10) FEET OF THE TRAVEL LANES WITH A DROP OFF GREATER THAN (3) INCHES DEEP MUST BE FILLED IN OR HAVE A 4:1 SHOULDER TREATMENT PLACED PER FDOT DESIGN STANDARD INDEX 102-600 BY THE END OF THE WORKING DAY.
5. FDOT MUST BE CONTACTED 48 HOURS IN ADVANCE BEFORE WORK BEGINS.
6. ALL MATERIALS USED WITHIN THE FDOT RIGHT OF WAY MUST BE STATE CERTIFIED.

Always call 811 two full business days before you dig
Sunshine811.com

ENGINEERS CERTIFICATION
STEVEN W. MONROE, P.E. #61778
SIGNATURE:
DATE: OCTOBER 31, 2022
THESE PLANS ARE NOT VALID WITHOUT THE ENGINEER OF RECORDS ORIGINAL SIGNATURE, DATE & SEAL
SEAL:

PROJECT: MARKER 99 PARKING LOT
SHEET TITLE: SITE PLAN

ISSUE DATE: 10-31-22	DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM	SCALE: 1:20
REV. BY	DATE			JOB NO. 22-001
				SHEET: 4 OF 15 C-3

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BREVARD COUNTY PROJECT # (REVIEW #1

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