

SITE DESCRIPTION

THE PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF A 20,000 SF SINGLE STORY, INDOOR, CLIMATE CONTROLLED RV AND BOAT STORAGE BUILDING WITHIN BREVARD COUNTY. LOCATION OF THE SITE, AURORA RD JUST EAST OF JOHNSON DR. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURES, PARKING AREAS, DRIVE AISLE, WATER AND SEWER SERVICES. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION. POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS). EXISTING WETLAND REMOVAL, FILL OF RIGHT OF WAY DITCH FOR SIDEWALK STRUCTURE WILL ALSO BE INCLUDED.

GENERAL NOTES

- CONTRACTOR SHALL INSTALL SILT FENCE AS INDICATED ON SHEET C-801 PRIOR TO ANY LAND DISTURBING ACTIVITIES. SILT FENCE MAY BE REMOVED ONLY AFTER DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.

EROSION AND SEDIMENTATION CONTROL NOTES

- THE LAND-DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWEST PRACTICAL EROSION POTENTIAL.
- LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION.
- THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICAL MINIMUM.
- EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS.
- DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICAL.
- WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.
- TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
- PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- ADEQUATE PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO CUT THE FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
- TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED.
- CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER ADJOINING PROPERTY.
- CONTRACTOR TO PLACE SILT FENCE IN ALL AREAS WHERE THE POTENTIAL FOR OFFSITE EROSION EXISTS.

FDEP NPDES CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

STORMWATER POLLUTION PREVENTION NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM FDEP AS REQUIRED TO MEET NPDES STANDARDS.
- CONTRACTOR SHALL INCORPORATE BEST MANAGEMENT PRACTICES AND EROSION CONTROLS AS SHOWN OR NOTED ON THIS PLAN TO MINIMIZE OR ELIMINATE THE POTENTIAL FOR POLLUTION DISCHARGES.
- CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL WORK AND MAINTAIN ALL DEVICES IN ACCORDANCE WITH FDEP NPDES STANDARDS.
- CONTRACTOR SHALL PERFORM ALL REQUIRED INSPECTIONS AND REPORTING.
- CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES, AS MAYBE NECESSARY, TO PREVENT OFF-SITE POLLUTION DISCHARGES.
- CONTRACTOR SHALL MAINTAIN UPDATED AND REVISED SWPP TO MATCH SITE CONDITIONS THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES ONLY AFTER ALL DISTURBED AREAS ARE ADEQUATELY STABILIZED AS ACKNOWLEDGED BY APPLICABLE AGENCY INSPECTIONS.
- CONTRACTOR SHALL FILE AND OBTAIN ALL REQUIRED CERTIFICATIONS OF COMPLETION FROM FDEP TO MEET NPDES STANDARDS.
- CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN PRIOR TO ANY LAND DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REMOVE SILT FENCE ONLY AFTER DISTURBANCE AREAS HAVE BEEN ADEQUATELY STABILIZED. SEE DETAIL ON SHEET C-801 FOR INSTALLATION.

DEWATERING SEQUENCING NOTES

- INSTALL TEMPORARY CONSTRUCTION EXITS (SOIL TRACKING PREVENTION DEVICE), SEE SHEET C-801 FOR DETAIL.
- CONSTRUCT TEMPORARY SETTLING BASIN AND OUTFALL CONVEYANCE TO EXISTING DRAINAGE DITCH.
- INSTALL FLOATING TURBIDITY BARRIER FOR TEMPORARY OUTFALL.
- INSTALL SILT FENCE AS INDICATED ON SHEET C-801.
- DEWATER EXISTING BORROW PIT #1 TO DEPTH SUFFICIENT TO SHAPE IN ACCORDANCE WITH REQUIRED POND SIDE SLOPES TO MINIMUM DEPTH OF 4 FEET BELOW THE NORMAL WATER LEVEL OR 20 FEET FROM NWL SHORELINE.
- INSTALL OUTFALL STRUCTURE AND DITCH EROSION CONTROL FEATURES.
- INSTALL EQUALIZATION PIPE CONNECTING EXISTING BORROW PITS.
- CLEAR AND FILL EXISTING LOW AREAS TO WEST OF EXISTING GAS MAIN.
- INSTALL OUTFALL EROSION CONTROL FEATURE: EXCAVATE AND CONSTRUCT STORMWATER POND 600 AND DEWATER TO EXISTING POND.
- REMOVE SECONDARY CONSTRUCTION EXIT AND RESTORE EXISTING ROADSIDE SWALE.
- INSTALL PRIMARY CONSTRUCTION ENTRANCE.
- IF INSTALLATION OF ANY CONTROL STRUCTURE OCCUR PRIOR TO THE COMPLETION OF DEWATERING ALL WET DETENTION PONDS, CONTRACTOR IS TO PROVIDE SYNTHETIC HAY BALES OR FILTER CLOTH AROUND THE CONSTRUCTED CONTROL STRUCTURES.

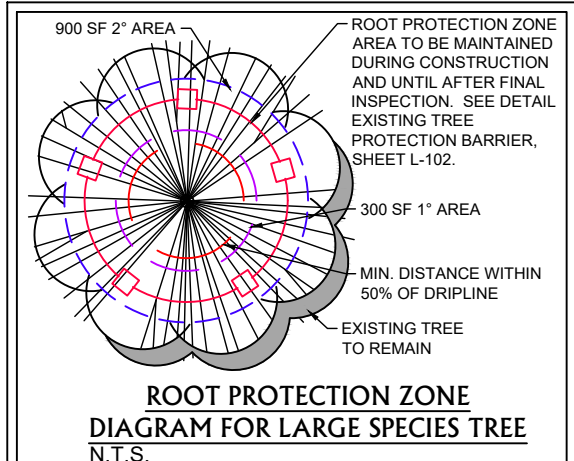
TEMPORARY SETTLING BASIN NOTES

- IF UTILIZED, THE CONTRACTOR SHALL SIZE SETTLING BASIN BASED UPON NRCS RECOMMENDED CRITERIA OF 900 CFS PER ACRE OF DISTURBED LAND.
- ONCE DEWATERING AND CONSTRUCTION OF POND #100 IS COMPLETE, TEMPORARY SETTLING BASIN SHALL BE RESTORED TO THE EXISTING CONDITION OR BETTER AND THE OVERFLOW WEIR AND Baffle REMOVED.

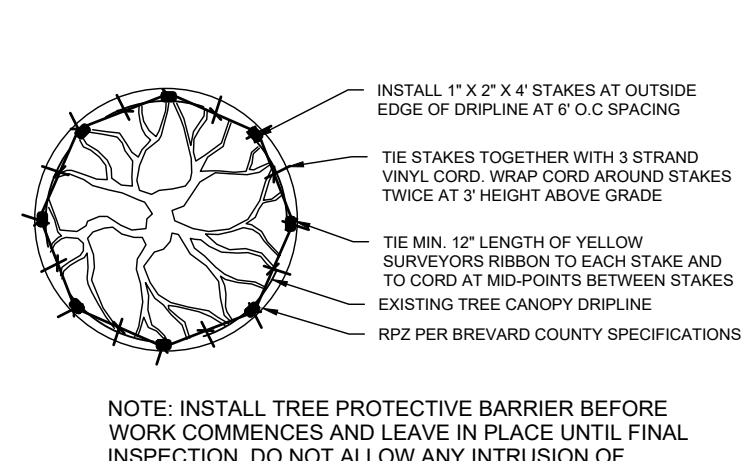
EXISTING TREE PRESERVATION TABULATION

Species	Tree Size	Existing Trees		Preserved Trees (EXEMPT)		Total Trees Removed	
		D.B.H.	Quantity	D.B.H.	Quantity	D.B.H.	Quantity
Palms	n/a	70	n/a	10	0	60	0
	8	48	0	0	0	48	0
	9	72	0	0	0	72	0
	10	18	180	1	10	170	0
	12	14	168	0	0	14	168
	14	1	14	1	14	0	0
Live Oak	15	8	120	3	45	5	75
	18	8	144	0	0	8	144
	20	5	100	0	0	5	100
	24	5	120	3	72	2	48
	28	2	56	2	56	0	0
	24	1	24	0	0	1	24
Slash Pine	24	1	24	0	0	1	24
Total Oak		78	1022	10	197	68	825
Total Pine		1	24	0	0	1	24
TOTAL TREE CALCULATIONS		149	1046	20	197	129	849
Total Protected Oaks (≥10")		61	902	10	197	51	705
Total Protected Pine (≥14")		1	1	0	0	1	24
Specimen Trees 24" or greater		8	200	5	128	3	72
Total Palms		70		10		60	

NOTES: *1. (2) The amount of canopy coverage preservation on each property shall be determined using the following standards based on the property's area of alteration - commercial, institutional, and industrial parcels three acres or less shall not be required to meet minimum canopy preservation criteria of 10% Minimum Canopy Preservation of the Area of Alteration
**2. Section 62-4339 - Canopy and tree preservation performance standards, part c. Preserved trees shall have protective barriers during construction which encompass the root protection zone. The protective barrier must be adequate to make a minimum 30-inch tall, visual, durable barrier. Acceptable barrier materials include but are not limited to silt fence (not treacher), orange mesh fencing, wood barrier, left and right-hand, staked hay bales or other barrier as provided by the design consultant on the development plan and approved by NRMCO. Protective barriers shall be placed no more than two and one-half feet inside established root protection zone prior to any land clearing, alteration, or commencement of construction including grading and filling.



CALL ANGLE COPE 321-350-9430 FOR TREE ROOT PROTECTION INSPECTION PRIOR TO ANY LAND CLEARING. FAILURE TO SCHEDULE AN INSPECTION MAY BE SUBJECT TO A STOP WORK ORDER AND OTHER PENALTIES AND REMEDIES PURSUANT TO SECTION 62-4336.



NOTE: INSTALL TREE PROTECTIVE BARRIER BEFORE WORK COMMENCES AND LEAVE IN PLACE UNTIL FINAL INSPECTION. DO NOT ALLOW ANY INTRUSION OF VEHICLES OR MATERIALS STORAGE INSIDE BARRIER.

- PLAN VIEW

LEGEND

- SILT FENCE
- INSTALL INLET PROTECTION (SEDIMENT CONTAINMENT SYSTEM)
- TREE TO BE REMOVED
- INDICATES OAK TREE WITH DIAMETER (TYP)
- INDICATES PALM TREE WITH DIAMETER (TYP)
- INDICATES PINE TREE WITH DIAMETER (TYP)
- SOIL BORING W/ TABLE
- WETLAND AREA TO BE IMPACTED
- SURFACE AREA TO BE IMPACTED ALONG EXISTING FRONT DITCH
- SURFACE AREA NOT IMPACTED ALONG THE EXISTING EAST DITCH
- SURFACE AREA IMPACTED ALONG THE EXISTING EAST DITCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°28'53"W	49.89'
L2	N12°00'00"W	42.85'
L3	N34°00'10"W	38.83'
L4	N15°01'01"E	16.19'
L5	N55°13'48"E	21.32'
L6	N54°20'44"E	20.70'
L7	N04°20'54"W	21.97'
L8	N17°59'38"W	14.12'
L9	N04°41'12"W	22.06'
L10	N35°28'11"E	18.29'
L11	N82°48'12"E	46.78'
L12	S26°52'44"E	11.82'
L13	S13°28'04"W	18.14'
L14	S10°50'11"E	17.46'
L15	S45°14'39"E	30.35'
L16	S43°24'44"E	25.00'
L17	S27°36'22"W	31.80'
L18	S46°26'45"W	33.16'
L19	S18°59'15"W	30.75'
L20	S03°59'56"E	39.37'
L21	S02°56'34"W	18.09'
L22	S04°59'18"W	18.60'
L23	N89°18'35"W	39.18'
L24	N89°00'02"E	67.74'
L25	S00°59'58"E	13.91'

MBV
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VERO: 772-686-0036, 17 PIERCE: 772-686-0056, PALM CITY: 772-468-9690

EXISTING CONDITIONS,
DEMOLITION & EROSION
CONTROL PLAN

ALF AURORA INDOOR RV &
BOAT STORAGE FACILITY

BRUCE A. MOIA
LICENSE
No. 47529
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
BRUCE A. MOIA
P.E. #47529
DATE
2/17/2025

C-101

SHEET
21-1125

PERMITTING SET

JOB NO.
21-1125

DESIGNED
TACKLB

DRAWN
KLB

DATE
01.29.2025

CHECKED
BAM

DATE ISSUED
2/17/2025

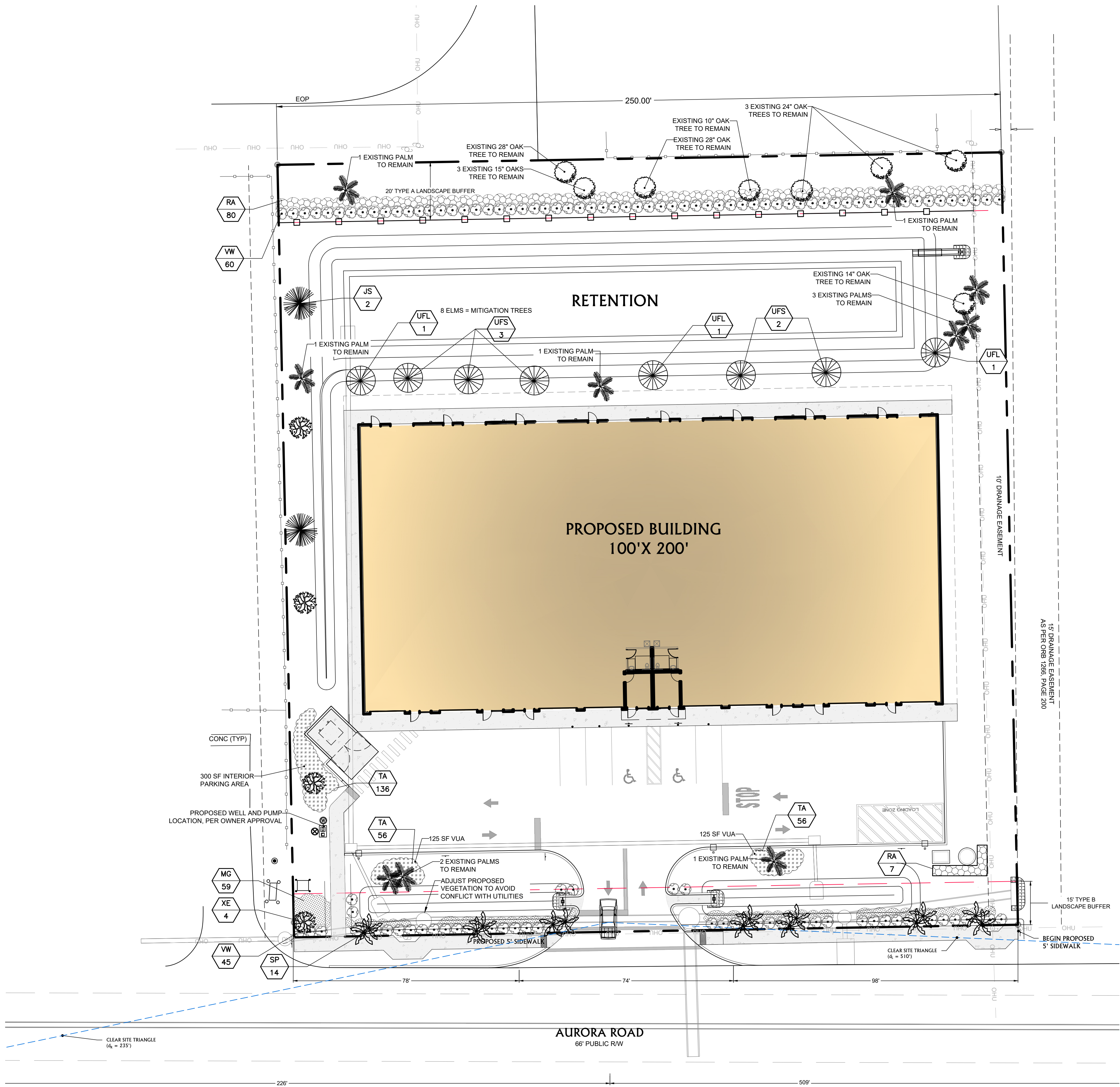
12/11/2024
4 CITY: COUNTY & SURV comments

10/23/2024
2 CITY: COMMENTS

09/17/2024
1 CITY: COUNTY & SURV comments

DATE

REVISIONS



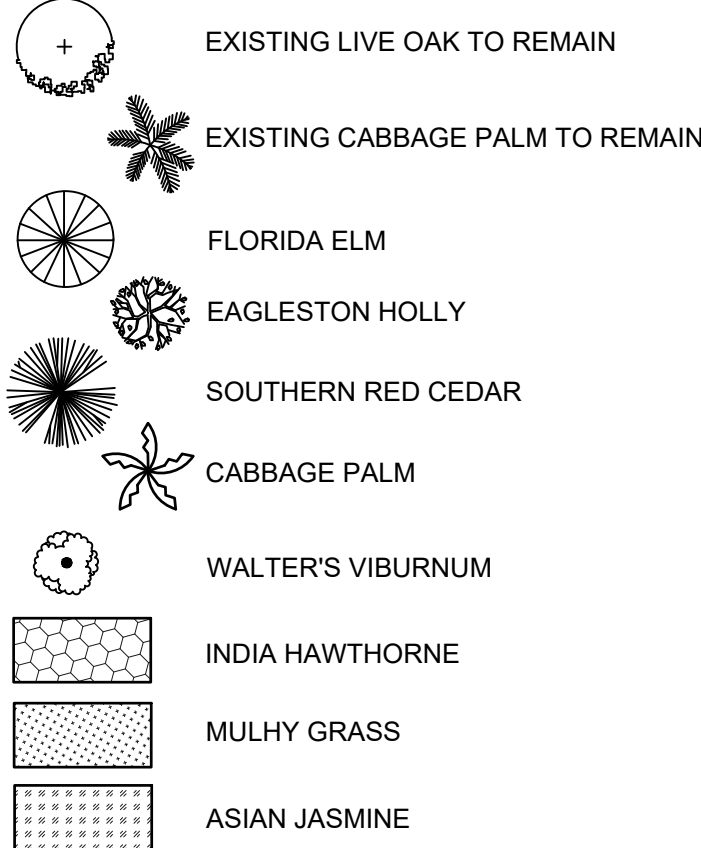
CANOPY INCENTIVE CHART

Sec. 62-4344. - Incentives for increased canopy and tree preservation and increased landscaping				
DBH of Preserved / Relocated	Preserved Tree Credit Ratio towards	Relocated Tree Credit Ratio	Quantity of Preserved Tree	Total Tree Credit
over 30"	16	N/A	0	0
25-30"	10	N/A	2	20
19-24"	8	N/A	3	24
13"-18"	6	N/A	4	24
8" - 12"	2	N/A	1	2
Total Credit			10	70

MITIGATION REQUIREMENTS

Sec. 62-4345 ALEP, Mitigation and Compensation			
Total Trunk Area Removed (inches)	849	inches	
Total Specimen Tree Trunk Area Removed (Requiring Replacement @ 33%)	72	inches	
Specimen Trunk Replacement Inches required	24	inches	
50% Min. trees @ 4" DBH = 24"/2 = 12"	3	4" trees	
50% Min. trees @ 2.5" DBH = 12 / 2.5"	5	2.5" trees	
Replacement Trunk Area Required	24	dbh	
Replacement Trunk Area Proposed	24.5	dbh	
FLORIDA ELM - LARGE	3 trees	12.0	dbh
FLORIDA ELM - SMALL	5 trees	12.5	dbh

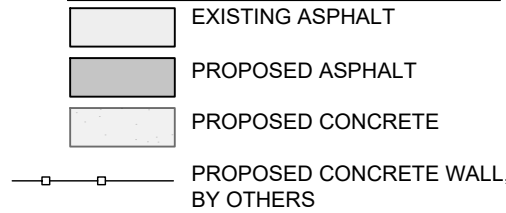
PLANT SYMBOL LEGEND



GENERAL SITE NOTES

- REFER TO SHEET C-101 FOR THE EXISTING TREE CONDITIONS AND TABLE.
- ALL REQUIRED RIGHTS-OF-WAYS AND/OR EASEMENT VACATIONS SHALL BE EXECUTED PRIOR TO FINAL SITE PLAN APPROVAL.
- REFER TO PHOTOMETRIC PLAN FOR LIGHTING PLAN AND DETAILS.
- ALL IMPROVEMENTS SHOWN HERE TO BE BUILT WITH THIS PROJECT.

SITE LEGEND



PLANT LIST ABBREVIATIONS

HT. = HEIGHT
OA. = OVERALL HT. PER COUNTY STANDARDS
O.C. = ON CENTER SPACING
CAL. = CALIPER OF TRUNK AT 6" HEIGHT ABOVE TOP OF ROOT BALL
C.T. = CLEAR TRUNK HEIGHT
MIN. = MINIMUM
GAL. = GALLON CONTAINER
GALV. = GALVANIZED
GA. = GAUGE
PT. = PRESSURE TREATED
B&B = BALLED AND BURLAPPED / FIELD GROWN

QV = SPECIES PER PLANT LIST CODE

*7 = QUANTITY, * = TREE MITIGATION REPLACEMENT TREE

PLANT LIST & SPECIFICATIONS

Plan Code	Native	Common Name	Botanical Name	Min. Overall Height	Min. Spread	Root Ball	Min. Trunk Size & Spacing	Total Quantity
Existing Trees Remaining								
QV	*	LIVE OAK	QUERCUS VIRGINIANA	N/A	7'		10"-28" D.B.H.	11
SP	*	CABBAGE PALM	SABAL PALMETTO	N/A	6'		6' & GREATER	12
Trees								
UFL	*	FLORIDA ELM - LARGE	ULMUS AMERICANA 'FLORIDANA'	12' OA.	5'	45 GAL.	4" CAL. / 5' C.T.	3
UFS	*	FLORIDA ELM - SMALL	ULMUS AMERICANA 'FLORIDANA'	12' OA.	5'	25 GAL.	2.5" CAL. / 5' C.T.	5
XE	*	EAGLESTON HOLLY	ILEX ATTENUATA 'EAGLESTON'	10' OA.	4'	25 GAL.	2" CAL. / 4' C.T.	4
JS	*	SOUTHERN RED CEDAR	JUNIPERUS SILICICOLA	10' OA.	4'	25 GAL.	2" CAL.	2
Palms								
SP	*	CABBAGE PALM	SABAL PALMETTO	16' OA.	CROPPED	BARE	10' C.T.	14
Shrubs and Groundcover								
VW	*	WALTER'S VIBURNUM	VIBURNUM OBOVATUM 'WALTER'S'	36" OA.	15"	3 GAL.	4" O.C.	105
MG	*	MULHY GRASS	MUHLENBERGIA CAPILLARIS	12" O.A.	12"	1 GAL.	36" O.C.	59
ZP	*	COONTIE	ZAMIA PUMILLA	12" OA.	12"	3 GAL.	36" O.C.	46
RA	*	INDIA HAWTHORN	PHAILOLEPSIS INDICA 'ALBA'	12" OA.	12"	3 GAL.	36" O.C.	87
TA	*	ASIAN JASMINE	TRACHOSPERMUM ASIATICUM	3" OA.	15"	1 GAL.	18" O.C.	248
Turfgrass								
SOD		BAHA	PASPALUM NOTATUM			SOD	LESS THAN 1/2" GAPS	AS REQD
MULCH		HARDWOOD	CHIPPED OR SHREDDED	GRADE A			DARK BOWN / CHOCOLATE COLOR	AS REQD

BREVARD COUNTY CODE TABULATION

BREVARD COUNTY ORDINANCE TABULATIONS

Per Code Adopted: November 14, 2023

Section 62-4339 Canopy & Tree Preservation Performance Standards

Project Area	66,716 sf	1.53 ac
Sec. 62-4339: Canopy & Tree Preservation (EXEMPT)		
Proposed Land Use:	MIXED USE / BU-2	
Existing Canopy (per survey)	44.3%	29,580 sf
Minimum Preserved Canopy Required **	0.0%	0 sf
Preserved Canopy Proposed	11.1%	7,436 sf
Minimum Planted Canopy Required	10%	6,672 sf
Planted Canopy Proposed:	10%	6,682 sf
Total Canopy Required:	10%	6,672 sf
Total Canopy Proposed:	21%	14,118 sf

**Site is less than 3.0 acres. It is exempt from Section 62-4339 - Canopy and tree preservation performance standards (2) The amount of canopy coverage preservation on each property shall be determined using the following standards based on the property's area of alteration - commercial, institutional, and industrial parcels three acres or less shall not be required to meet minimum canopy preservation criteria of 10% Minimum Canopy Preservation of the Area of Alteration

Section 62-4339 (2)a. Distribution of Proposed Planted Canopy by Genus:

Ulmus	FLORIDA ELM - LARGE	1,782 sf	27%
Ulmus	FLORIDA ELM - SMALL	2,970 sf	44%
Ilex:	EAGLESTON HOLLY	284 sf	4%
Juniperus	SOUTHERN RED CEDAR	246	4%
Sabal	CABBAGE PALM	1,400 sf	21%

Sec. 62-4341 (3): Landscaping Required

Trees Required:	5 trees / ac =	8 trees
Trees Proposed:		28 trees
Large Species	50% of required =	4 trees
Medium Species	25% of required =	2 trees
Existing Palms to Remain	12	palms
Shrubs & Groundcovers Required:	125 shrubs/ac =	192 shrubs
Shrubs Proposed:		545 shrubs

Sec. 62-4341 (4): Native Species Required

Min. Native Species Trees:	50% of required =	4 trees
Native Trees Proposed:		28 trees
Palms, max. 25% proposed		14 palms
Min. Native Species Shrubs:	50% of required =	96 shrubs
Native Shrubs Proposed:		251 shrubs
Existing Palms to Remain		12 palms

Sec. 62-4341 (5) parts (b), i & ii and (c): Vehicular Use Areas

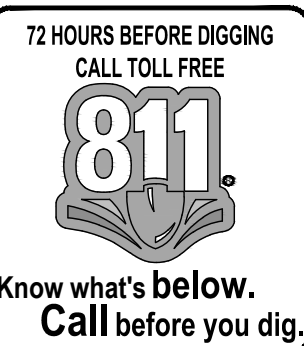
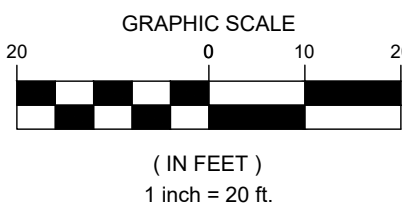
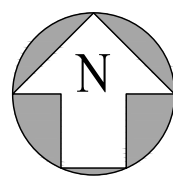
Total Outdoor Parking Spaces	5 spaces
Total Parking Spaces Abutting a Buffer	0 spaces
Total Interior Parking Spaces	5 spaces
Parking Lot Tree Requirement: 1 tree / 10 sp	1 trees
Parking Lot Trees Proposed:	1 trees
Add'l VUA required : 9,703/400 SF VUA X 10 SF of landscape	250 sf
Additional VUA Proposed:	250 sf

Sec. 62-4342 Landscape Buffers (1): Type A, Compatibility Buffer

Type A Compatibility Buffer: 6' ht. Masonry wall	239 LF (20' W)
239 LF NORTH PL	
Existing trees = 2 palms + 9 oaks	11 trees
Type B plants	Required Proposed
Grp 1 Plants: 3' ht, 4' OC	60 60
Grp 2 Plants: 4 trees/100 LF	10 9 existing oaks and 1
Grp 3 Plants: 12" ht, 3' OC	80 80

Sec. 62-4342 (2) Type B Roadway Buffer - AURORA ROAD (SOUTH PL)

209.14 LF roadway frontage	176.01 LF, (Min. 15 ft width)
Type B plants	Required Proposed
Mainland & Coastal Stand Zone Requirements	
Grp 1 Plants: 3' ht, 4' OC	45 45
*Grp 2 Plants: 4 trees/100 LF	8 1
* 2 palms = 1 hardwood tree	14 (=7 hardwoods)
Grp 3 Plants: 12" ht, 3' OC	59 59



MUNICIPAL APPROVAL STAMP

Blank area for municipal approval stamp.

8

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DESIGNED

DRAWN

DATE

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DATE ISSUED

21-1125

TACKLB

KLB

01.29.2025

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2/17/2025

REVISIONS

DATE

12/11/2024

10/23/2024

09/17/2024

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CITY COUNTY & SURVIV COMMENTS

CITY COMMENTS

CITY COUNTY & SURVIV COMMENTS

DATE

DATE

DATE

MBV ENGINEERING, INC.

MOA BOWEN VILLANAR & ASSOCIATES

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LANDSCAPE PLAN

ALF ALIURA INDOOR RV & BOAT STORAGE FACILITY

BRUCE A. MOIA

FL. P.E. #47529

STATE OF FLORIDA

PROFESSIONAL ENGINEER

DATE 2/17/2025

C-205

SHEET

PERMITTING SET