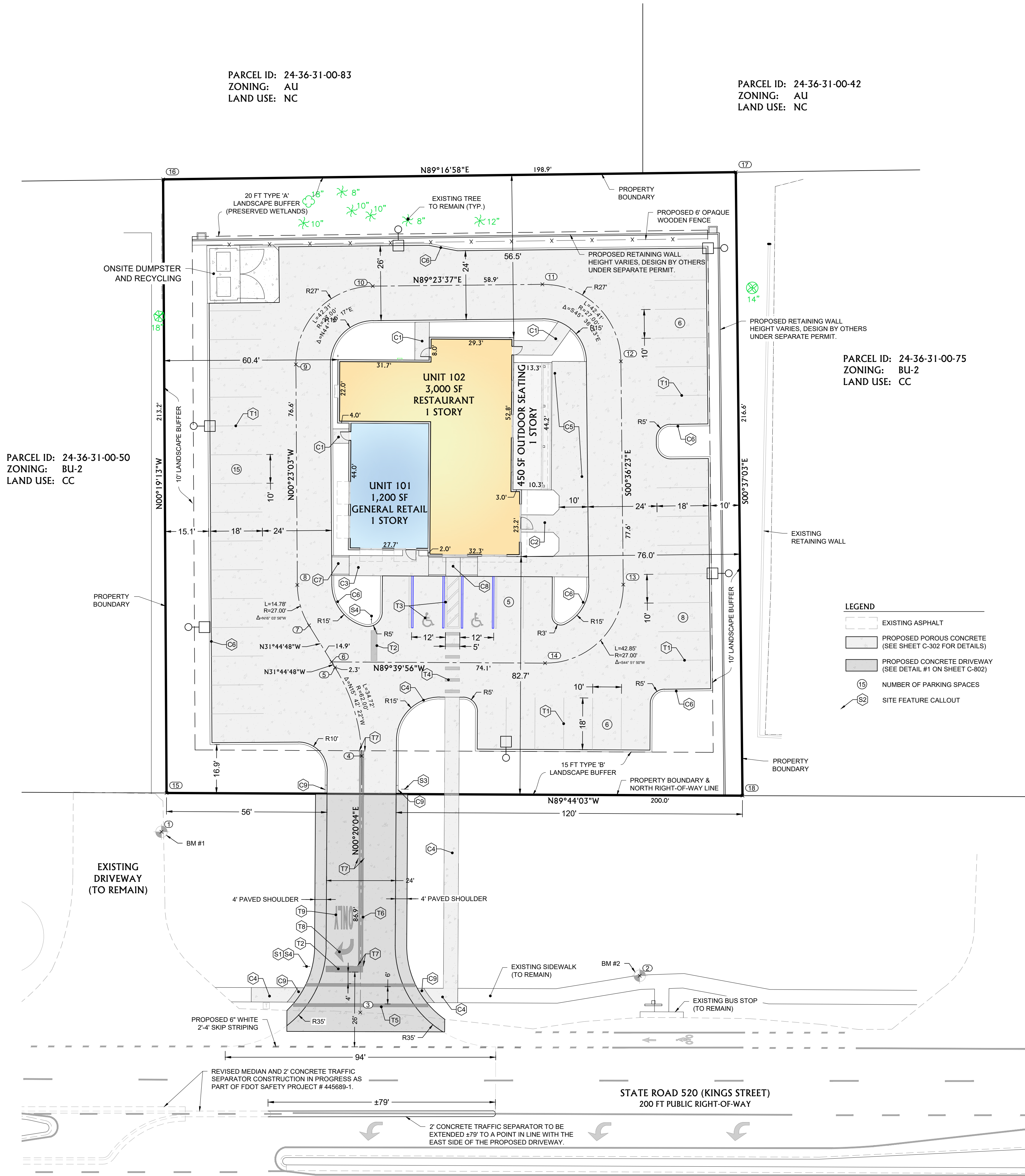
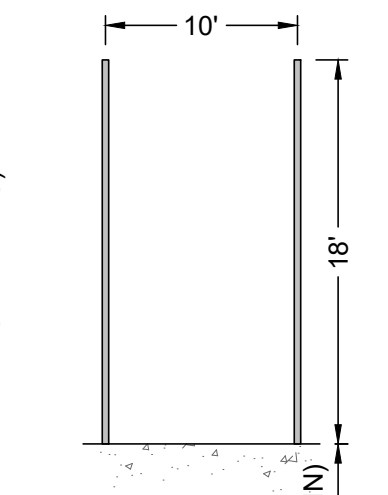
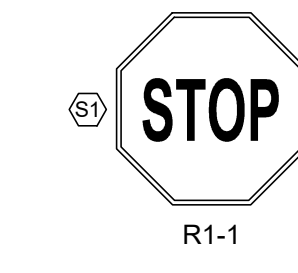
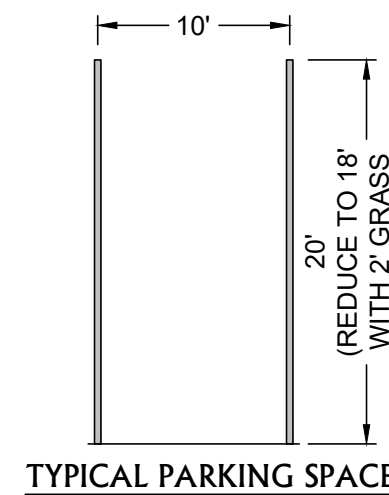


\\2025-1005-BALLARENA-SE-200-COMMERCIAL-06-CAD-000-000 SITE PLAN 5/28/2025 2:54 PM JAVIERB



GENERAL SITE NOTES

- ALL REQUIRED RIGHTS-OF-WAYS AND/OR EASEMENT VACATIONS SHALL BE EXECUTED PRIOR TO FINAL SITE PLAN APPROVAL.
- ALL DISTURBED AREAS IN THE RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED IN FDOT RIGHTS-OF-WAY SHALL ADHERE TO THE FDOT REQUIREMENTS.
- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ONSITE SHALL ADHERE TO THE BREVARD COUNTY REQUIREMENTS EXHIBIT 26.
- ALL IMPROVEMENTS SHOWN HERE SHALL TO BE BUILT IN ONE PHASE.
- LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS. SEE PHOTOMETRIC SHEET (SP-1)
- MONUMENT SIGNS SHALL BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT. THEY SHALL ADHERE TO BREVARD COUNTY CODES AND SPECIFICATIONS.
- SOLID WASTE AND RECYCLING SHALL BE COLLECTED IN THE ONSITE REFUSE CONTAINER AND DESIGNATED AS EITHER REFUSE OR RECYCLING AREA(S).
- SIGNAGE AND PAVEMENT MARKINGS WITHIN THE STATE ROAD 520 RIGHT-OF-WAYS SHALL BE CONSTRUCTED PER FDOT AND MUTCD SPECIFICATIONS.
- A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC. AND IS NOT INCLUDED UNDER THIS SCOPE.
- THE PROPOSED PLANS ARE IN COMPLIANCE WITH BREVARD COUNTY PERFORMANCE STANDARDS AS DEFINED BY SECTION 62-2251 THROUGH 62-2272.
- THE PROPOSED PLANS ARE IN COMPLIANCE WITH BREVARD COUNTY CODE SECTION 62-1837.9.



POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
1	BM #1	1462201.482000	733140.511000
2	BM #2	1462151.503000	733306.564000
3	PB	1462138.734299	733209.546295
4	PC	1462227.846444	733210.026005
5	PT	1462258.593816	733200.778070
6	PI	1462260.522578	733199.584670
7	PC	1462273.228463	733191.723038
8	PT	1462287.253839	733187.683971
9	PC	1462363.882091	733187.170032
10	PT	1462391.061661	733213.883677
11	PC	1462391.684707	733272.751362
12	PT	1462364.971967	733300.035597
13	PC	1462287.375321	733300.856668
14	PT	1462260.090033	733273.700809
15	BN DY CORNER	1462214.988000	733142.268000
16	BN DY CORNER	1462428.167000	733141.076000
17	BN DY CORNER	1462430.856000	733339.931000
18	BN DY CORNER	1462214.060223	733342.265648

SIGNING LEGEND	
(S1)	(R1-1) 36" STOP SIGN
(S2)	HANDICAP PARKING SIGN TO BE MOUNTED TO BUILDING (SEE DETAIL SHEET C-802)
(S3)	PERVIOUS CONCRETE PAVEMENT SIGN
(S4)	(FTP-55R-06) RIGHT TURN ONLY SIGN MOUNTED BELOW STOP SIGN (FDOT INDEX 700-102)

STRIPING LEGEND	
(T1)	6" SOLID WHITE
(T2)	24" SOLID WHITE STOP BAR
(T3)	HANDICAP STRIPING (SEE DETAIL SHEET C-803)
(T4)	CROSSWALK STRIPING (SEE DETAIL #3 - SHEET C-802)
(T5)	CROSSWALK STRIPING (SEE DETAIL #4 - SHEET C-802)
(T6)	78 LF DOUBLE YELLOW STRIPING
(T7)	RAISED PAVEMENT MARKERS (EVENLY SPACED, MAX. 40' ON CENTER)
(T8)	RIGHT-TURN ARROW (SEE FDOT INDEX 711-001)
(T9)	ONLY PAVEMENT MARKING (SEE FDOT INDEX 711-001)

CURBING & CONCRETE LEGEND	
(C1)	5' CONCRETE SIDEWALK (SEE DETAIL #7A - SHEET C-802)
(C2)	6' CONCRETE SIDEWALK (SEE DETAIL #7A - SHEET C-802)
(C3)	7' CONCRETE SIDEWALK (SEE DETAIL #7A - SHEET C-802)
(C4)	5' FDOT CONCRETE SIDEWALK (SEE DETAIL #7B - SHEET C-802)
(C5)	CONCRETE SIDEWALK - VARIED WIDTH (SEE DETAIL #7A - SHEET C-802)
(C6)	TYPE 'D' CURB (SEE DETAIL #2 - SHEET C-802)
(C7)	HANDICAP RAMP - TYPE 'CR-C' (SEE DETAIL ON SHEET C-803)
(C8)	HANDICAP RAMP - TYPE 'CR-D' (SEE DETAIL ON SHEET C-803)
(C9)	2' CURB TRANSITION (SEE DETAIL #8 - ON SHEET C-802)

SITE INFORMATION

GENERAL STATEMENT

THE PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF ONE (1) MULTI-TENANT 1-STORY RESTAURANT AND GENERAL RETAIL SPACE ALONG THE NORTH SIDE OF STATE ROAD 520 (KING STREET) APPROXIMATELY 1,800 FEET WEST OF THE INTERSECTION AT CLEARLAKE ROAD.

OWNER / APPLICANT

NORTH HILL DEVELOPMENT LLC
ANDREW LEVIN
400 ARTHUR GODFREY ROAD, SUITE 508
MIAMI BEACH, FL 33140

ENGINEER

MBV ENGINEERING, INC.
1250 W EAU GALIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

DEVELOPER

SABRINA ESCOBAR
BALLARENA GROUP CORP.
TAMARAC, FLORIDA 33319
PHONE: (809) 731-8102

SURVEYOR

4M SURVEY AND MAPPING SERVICES, INC
3630 STAR COURT
MIMS, FL 32754
PHONE: (321) 210-0446

SITE ADDRESS

S.R. 520 (KING STREET)
BREVARD COUNTY

FUTURE LAND USE

CC - COMMUNITY COMMERCIAL

ZONING

BU-2 RETAIL AND WHOLESALE COMMERCIAL

TAX PARCEL I.D. NUMBER(S)

24-36-31-00-52

TAX ACCOUNT NO.

2423940

PROJECT INFORMATION

SITE AREA (TOTAL)	42,856 SF	(0.984 AC)	100.00%
BUILDINGS COVERAGE	4,200 SF	(0.096 AC)	9.80%
CONCRETE AREA	1,937 SF	(0.044 AC)	4.52%
PAVEMENT AREA (POROUS CONCRETE)	20,604 SF	(0.473 AC)	48.08%
WETLANDS TO REMAIN	3,670 SF	(0.084 AC)	8.56%
TOTAL IMPERVIOUS AREA	30,411 SF	(0.698 AC)	70.96%
TOTAL PVIOUS AREA	12,445 SF	(0.286 AC)	29.04%

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS NONE
TOTAL PROPOSED BUILDINGS 1 COMMERCIAL RETAIL / RESTAURANT

BUILDING SETBACKS

BUILDINGS	QUANTITY	HEIGHT (MAX. 60')
RETAIL / RESTAURANT	1	18'-4" (1-STORY)

BUILDING SETBACKS	REQ'D	PROVIDED
NORTH (REAR)	15'	56.5'
SOUTH (FRONT)	25'	82.7'
EAST (SIDE INTERIOR)	5'	76.0'
WEST (SIDE INTERIOR)	5'	60.4'

PARKING INFORMATION

SURFACE PARKING (PROVIDED) 40

PARKING REQUIRED PER CODE

"ONE SPACE PER 100 SF GROSS FLOOR AREA INCLUDING OUTDOOR SEATING FOR RESTAURANT."
"ONE SPACE PER 250 SF OF GENERAL RETAIL."
3,450 SF RESTAURANT / 100 = 34.5 SPACES
1,200 SF RETAIL / 250 = 4.8 SPACES
TOTAL REQUIRED = 39.3 SPACES (40 SPACES)

ADA PARKING (REQUIRED)

ADA PARKING (PROVIDED) 2

MINIMUM FLOOR AREA

REQUIRED: 300 SF
PROVIDED: 4,200 SF

MAXIMUM FLOOR AREA RATIO (FAR)

ALLOWED: 1.00 (MAX FOR CC)
PROPOSED: 0.10

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL 12009 C 0425 G, DATED MARCH 17, 2014.

ENVIRONMENTAL IMPACTS

THE SUBJECT PROPERTY CONTAINS APPROXIMATELY ±0.91 ACRES OF WETLANDS. APPROXIMATELY 0.78 AC ARE PROPOSED TO BE DIRECTLY IMPACTED/FILLED BY THE PROPOSED DEVELOPMENT.

SANITARY SEWER SOURCE

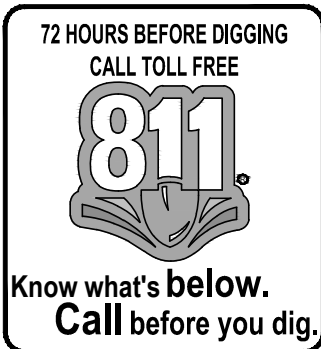
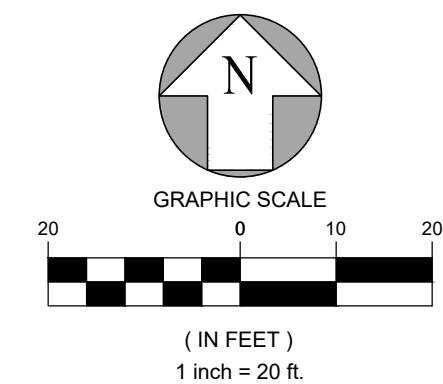
CITY OF COCOA SANITARY SEWER SYSTEM

POTABLE WATER SOURCE

CITY OF COCOA WATER SYSTEM

TRAFFIC NOTE

THE AVERAGE DAILY TRIPS ARE 602.



MUNICIPAL APPROVAL STAMP

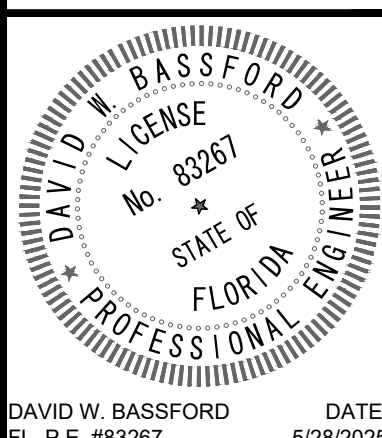
DATE	REVISIONS
05/28/2025	13 BREVARD COUNTY COMMENTS
02/03/2025	12 SURVIVOR COMMENTS
01/24/2025	11 FDOT DRIVEWAY COMMENTS
01/24/2025	10 BREVARD COUNTY COMMENTS
01/17/2025	9 FDOT DRIVEWAY COMMENTS
12/04/2024	8 COCOA UTILITY COMMENTS
11/21/2024	7 FDOT DRIVEWAY COMMENTS
11/21/2024	6 SURVIVOR COMMENTS

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
23-1083	DCM	DCM	MAY 2024	DWB	5/28/2025

MBV ENGINEERING, INC.
MOA BOWEN VILLALBA & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALIE BLVD. SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 FAX: 321-253-1511
ALSO WITH OFFICES IN:
VERO: 772-598-0036, FT PIERCE: 772-686-8005, PALM CITY: 772-488-9699

SITE DATA & GEOMETRY PLAN

NORTH HILL DEVELOPMENT



C-201

SHEET

23-1083

PERMITTING SET