



SITE INFORMATION

GENERAL STATEMENT

THE PROPOSED PROJECT IS AN EXPANSION OF THE EXISTING USE, INVOLVING THE CONSTRUCTION OF EQUIPMENT AND FOUNDATIONS TO THE NORTH OF THE EXISTING INDUSTRIAL FACILITY. AS SHOWN. NOTE THAT ALL PROPOSED WORK IS WITHIN THE NORTH PORTION OF THE PROPERTY ZONED IU.

OWNER/APPLICANT

LINDE, INCIPRAXAIR INC.
10 RIVERVIEW DRIVE
DANSBURY, CT 06810
(716)879-7758

ENGINEER

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

SURVEYOR

LDA SURVEYING, INC.
2615 CALDER AVENUE, SUITE 500
BEAUMONT, TX 77702
PHONE: (409) 833-3363

SITE ADDRESS

2801 HAMMOCK ROAD, MIMS, FL. 32754

FUTURE LAND USE

IND

ZONING

IU

TAX PARCEL I.D. NUMBER(S)

21-35-09-00-511

TAX ACCOUNT NO.

2103214

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'AE' (EL. 3). PER F.I.R.M. PANEL 12009C 0115 H, DATED JANUARY 29, 2021.

SANITARY SEWER SOURCE

BREVARD SANITARY SEWER SYSTEM

POTABLE WATER SOURCE

BREVARD WATER SYSTEM

PARKING REQUIREMENTS

ONE SPACE PER ADDITIONAL EMPLOYEE x FIVE (5) PROPOSED ADDITIONAL EMPLOYEES = 5 PROPOSED SPACES REQUIRED.

SPACES PROVIDED = 5

NOTE: REQUIRED HANDICAP SPACE PROVIDED ON EXISTING SITE PARKING LOT, AS APPROVED PER BREVARD COUNTY SITE PLAN #18AD00013

SOLID WASTE

DUMPSTER ENCLOSURE IS EXISTING ON SOUTH PORTION OF SITE PER PREVIOUS APPROVALS

LEGAL DESCRIPTIONS:

SURVEYORS LEGAL DESCRIPTION FOR PARCEL 1:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE, SOUTH 89°51'51" EAST, 64.44 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 04°07'45" EAST, 1,181.60 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" AND A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5759.58 FEET, A CENTRAL ANGLE OF 01°01'36" AND AN ARC LENGTH OF 135.17 FEET CHORD BEARING OF SOUTH 04°48'05" EAST AND A CHORD LENGTH OF 135.17 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" AND A POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE, SOUTH 89°51'51" WEST, 78.56 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" AND A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY OF SAID HAMMOCK ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 32°40'52" WEST, 1,341.51 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.15 ACRES, MORE OR LESS.

SURVEYORS LEGAL DESCRIPTION FOR PARCEL 2:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 5/8" IRON ROD "NO IDENTIFICATION" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTH LOT LINE, SOUTH 89°51'51" EAST, 50.47 FEET TO A 5/8" IRON ROD AND CAP "L 8 7838" LOCATED ON THE MHWL (MEAN HIGH WATER) LINE, CONTAIN ELEVATION OF 7.00 FEET; THENCE ALONG SAID MHWL (MEAN HIGH WATER) LINE, IN A SOUTHERLY DIRECTION, PLUS OR MINUS 1493 FEET TO A POINT LOCATED ON THE SOUTH LINE OF GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°51'51" WEST, 78.56 FEET TO A 5/8" IRON ROD AND CAP "SAME INC CONTROL / WITNESS"; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°51'51" WEST, 145.36 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" LOCATED AT THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD BEING IN A NON-TANGENT CURVE; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 5959.58 FEET, A CENTRAL ANGLE OF 01°21'36" AND AN ARC LENGTH OF 138.44 FEET CHORD BEARING OF NORTH 04°48'05" WEST AND A CHORD LENGTH OF 138.44 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" AND A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND TANGENCY, NORTH 04°07'45" WEST, 1177.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.72 ACRES MORE OR LESS.

SURVEYORS LEGAL DESCRIPTION FOR PARCEL 3 (SUBMERGED LAND):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 5/8" IRON ROD "NO IDENTIFICATION" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTH LOT LINE, SOUTH 89°51'51" EAST, 50.47 FEET TO A 5/8" IRON ROD AND CAP "L 8 7838" LOCATED ON THE MHWL (MEAN HIGH WATER) LINE, CONTAIN ELEVATION OF 7.00 FEET; THENCE ALONG SAID MHWL (MEAN HIGH WATER) LINE, IN A SOUTHERLY DIRECTION, PLUS OR MINUS 1493 FEET TO A POINT LOCATED ON THE SOUTH LINE OF GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°51'51" WEST, 78.56 FEET TO A 5/8" IRON ROD AND CAP "SAME INC CONTROL / WITNESS"; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°51'51" WEST, 145.36 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" LOCATED AT THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD BEING IN A NON-TANGENT CURVE; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 5959.58 FEET, A CENTRAL ANGLE OF 01°21'36" AND AN ARC LENGTH OF 138.44 FEET CHORD BEARING OF NORTH 04°48'05" WEST AND A CHORD LENGTH OF 138.44 FEET TO A 5/8" IRON ROD AND CAP "SAME INC FL 8165 GA 1252" AND A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND TANGENCY, NORTH 04°07'45" WEST, 1177.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.72 ACRES, MORE OR LESS.



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

NEW EQUIPMENT #		
ITEM	ASU	DESCRIPTION
1	T-425NA	AIR SUCTION FILTER HOUSE
2	T-425NA	MAIN AIR COMPRESSOR (MAC)
3	T-425NA	MOL.SIEVE ADSORBER
4	T-425NA	MOL.SIEVE VALVE SKID
5	T-425NA	WATER WASH TANK
6	T-425NA	REGENERATION GAS HEATER
7	T-425NA	COLD BOX
8	T-425NA	ARXON PACKAGE
9	T-425NA	SWITCHGEAR BUILDING
10	T-425NA	FORCED AIR DRAIN VAPORIZER (FADV)
11	T-425NA	AIR COOLING MODULE
12	T-425NA	COOLING TOWER / PUMPS
13	T-425NA	TRANSFORMER
14	T-425NA	TURBINE BOOSTER AFTERCOOLER
15	T-425NA	TURBINE SKID
16	T-425NA	TURBINE DUCT
17	NEW PLANT	LOX TRANSFER PUMP SKID
18	NEW PLANT	FIN FAN COOLER
19	NEW PLANT	LOX STORAGE TANK (QTY 4)
20	PULSE 17	TURBINE SKID
21	PULSE 17	RECYCLE COMPRESSOR
22	PULSE 17	COLD BOX
23	PULSE 6&17	INSTRUMENT CONTAINER
24	PULSE 17	FAN EJECTOR
25	NEW PLANT	SUB STATION
26	PULSE 17	BOOSTER COOLER SKID
27	PULSE 17	FEED GAS COMPRESSOR
28	PULSE 17	ELECTRICAL ENCLOSURE
29	PULSE 6	PDC BUILDING
30	T-425NA	QA/QC BUILDING
31	PULSE 6	TRANSFORMER
32	NEW PLANT	DRYERS BUILDING
33	NEW PLANT	TRUCK SCALE (3)
34	PULSE 6	DRAIN PIT
35	PULSE 6	BOOSTER AFTERCOOLER SKID
36	PULSE 6	COLD EXPANSION TURBINE
37	PULSE 6	FEED/RECYCLE COMPRESSOR
38	PULSE 6	COLD BOX
39	NEW PLANT	TRUCK FILL MODULE
40	NEW PLANT	GLYCOL PUMP SKID
41	T-425NA	WATER TREATMENT SKID
42	NEW PLANT	PRESSURE BUILDING VAPORIZER (QTY 7)
43	T-425NA	TM TANK PRESSURE BUILDING VAPORIZER
44	T-425NA	LAR HTL-20,000 STORAGE TANK
45	T-425NA	LAR TM-3000 STORAGE TANK
46	T-425NA	LOX HTL-50,000 STORAGE TANK
47	NEW PLANT	LIN STORAGE TANK (QTY 8)
48	NEW PLANT	GENERATOR
49	NEW PLANT	MAKE UP WATER SAND FILTER
50	NEW PLANT	PDC BUILDING
51	NEW PLANT	VAPORIZER (QTY 2)
52	T-425NA	CHILLER (PHASE 2)
53	T-425NA	PRESSURE BUILDING VAPORIZER
54	PULSE 6	FAN EJECTOR

PREVIOUS COUNTY APPROVALS
18AD00013/19ER00003/19ER00017/19ER00030/19F1-00064/22AD22211/23ER0003

MUNICIPAL APPROVAL STAMP

MBV ENGINEERING, INC.
MOA BOWLES VILLALBA & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALIE BLVD, SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510
F: 321-253-1511
ALSO WITH OFFICES IN:
VERO: 772-698-0035, FT PIERCE: 772-698-9005, PALM CITY: 772-498-9699

CONDITIONAL USE
CONCEPT SITE PLAN

LINDE
MIMS EXPANSION

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS.
CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ACCORDANCE ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

CP-01

JOB NO. 24-1013
DESIGNED BMM
DRAWN AFR
DATE 04-08-2025
CHECKED BMM
DATE ISSUED 5/5/2025

COMMENTS

REVISIONS

DATE

8 7 6 5 4 3 2 1

24-1013

DESIGNED BMM

DRAWN AFR

DATE 04-08-2025

CHECKED BMM

DATE ISSUED 5/5/2025

FLORIDA

BREVARD COUNTY

SHEET 25-1013

PRELIMINARY SET

V:\2025-1013 LINDE MIMS EXPANSION\DWG\25-1013 SITE Exp.dwg 5/5/2025 10:35 AM ANTHONY