

### SITE INFORMATION

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

## OWNER/APPLICANT

10 RIVERVIEW DRIVE

#### **ENGINEER** MBV ENGINEERING, INC.

1250 W.EAU GALLIE BLVD, UNIT H MELBOURNE, FL 32935 PHONE: (321) 253-1510

LDA SURVEYING, INC 2615 CALDER AVENUE, SUITE 500 BEAUMONT, TX 77702

### 2801 HAMMOCK ROAD, MIMS, FL. 32754

**ZONING** 

TAX PARCEL I.D. NUMBER(S)

TAX ACCOUNT NO.

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

POTABLE WATER SOURCE

## PARKING REQUIREMENTS

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

SPACES PROVIDED = 5

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

#### LEGAL DESCRIPTIONS

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 "S&ME 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 RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF HAMMOCK ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE, SOUTH 89°53'15" EAST, 644.44 FEET TO A 5/8" IRON ROD AND CAP "S&ME 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 RAILWAY (60.00 FOOT 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 "S&ME INC FL 8165 GA 1252" AND POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5759.58 FEET, A CENTRAL ANGLE OF 01"20"41" AND AN ARC LENGTH OF 135.17 FEET (CHORD BEARING OF SOUTH 04"48"05" EAST AND A CHORD LENGTH OF 135.17 FEET (CHORD BEARING OF SOUTH 04"48"05" EAST AND A CHORD LENGTH OF 135.17 FEET (CHORD BEARING OF SOUTH 04"48"05" EAST AND A CHORD 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 SOUTH 04"48"05" EAST AND A CHORD LENGTH OF 135.17 FEET) TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE SOUTH LOT LINE OF GOVERNMENT LOT 4; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID SOUTH LOT LINE OF GOVERNMENT LOT 4, SOUTH 89"33'40" WEST, 492.21 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF INTERSECTION OF THE SOUTH LOT 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 10"40"52" WEST, 1,341.51 FEET TO THE POINT OF BEGINNING.

#### 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°53'15" EAST, 104.47
FEET TO A 5/8" IRON ROD AND CAP "LB 7838" LOCATED ON THE MHWL (MEAN HIGH WATER
LINE), CONTOUR ELEVATION = 0.54'; THENCE ALONG SAID MHWL (MEAN HIGH WATER LINE), IN
A SOUTHERLY DIRECTION, PLUS OR MINUS 1403 FEET TO A POINT LOCATED ON THE SOUTH LINE
OF GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'40" WEST, 28.06 FEET
TO A 5/8" IRON ROD AND CAP "S&ME INC CONTROL / WITNESS"; THENCE CONTINUE ALONG SAID
SOUTH LINE, SOUTH 89°33'40" WEST, 145.96 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL
8155 GA 1528" ICOCATED AT THE INTERSECTION OF SAID SOUTH LINE, AND THE FAST. 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 5699.58 FEET, A CENTRAL ANGLE OF 01°23'30" AND AN ARC LENGTH OF 138.44 FEET (CHORD BEARING OF NORTH 04°49'30" WEST AND A CHORD LENGTH OF 138.44 FEET) TO A 5/8" IRON ROD AND CAP "5&ME INC FL 8165 GA 1252" AND POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND TANGENCY, NORTH 04°07'45" WEST, 1177.64 FEET TO THE POINT OF BEGINNING.

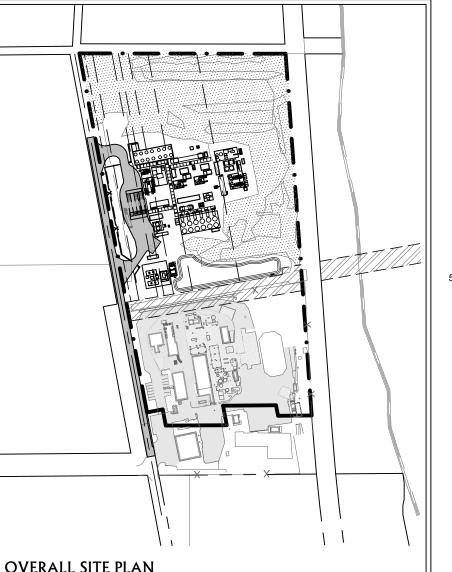
### CONTAINING 1.72 ACRES MORE OR LESS.

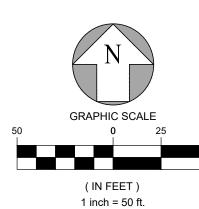
### SURVEYORS LEGAL DESCRIPTION FOR PARCEL 3 (SUBMERGED LAND):

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:

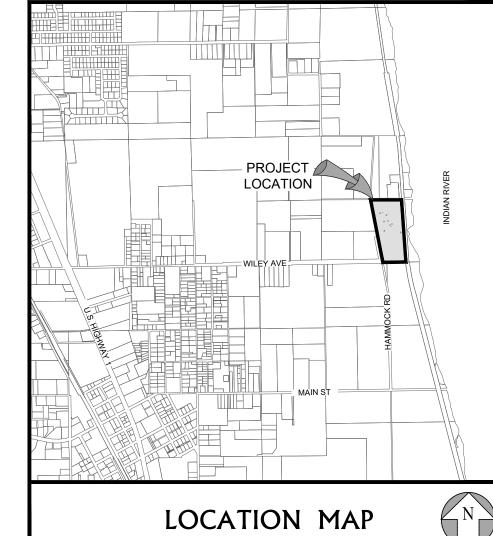
COMMENCE AT A 5/8" IRON ROD "NO IDENTIFICATION" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY 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°53'15" EAST, 104.47 FEET TO A 5/8" IRON ROD AND CAP "LB 7838" LOCATED ON THE MHWL (MEAN HIGH WATER LINE), CONTOUR ELEVATION = 0.54' AND POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID NORTH LOT LINE, SOUTH 89°53'15" EAST, 216.23 FEET TO A PREVIOUSLY DETERMINED BULKHEAD (OFFICIAL RECORDS BOOK 809, PAGE 23); THENCE ALONG SAID BULKHEAD, SOUTH 03°40'03" EAST, 1156.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID BULKHEAD AND SAID CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 5379.58 FEET, A CENTRAL ANGLE OF 01°39'56" AND AN ARC LENGTH OF 156.38 FEET (CHORD BEARING OF SOUTH 04°30'00" EAST AND A CHORD LENGTH OF 156.37 FEET) TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LOT LINE, NORTH 89°33'40" EAST, 136.47 FEET TO SAID MHWL (MEAN HIGH WATER LINE); THENCE ALONG SAID MHWL (MEAN HIGH WATER LINE) IN A NORTHERLY DIRECTION, PLUS OR MINUS 1403 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.76 ACRES, MORE OR LESS.









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23 PULSE 6&17

PULSE 17

NEW PLANT

PULSE 17

PULSE 17

28 PULSE 17 ELECTRICAL ENCLOSURE

NEW PLANT DRIVERS BUILDING 33 NEW PLANT TRUCK SCALE (3)

35 PULSE 6 BOOSTER AFTERCOOLER SKID

36 PULSE 6 COLD EXPANSION TURBINE 37 PULSE 6 FEED/RECYCLE COMPRESSOR

29 PULSE 6 PDC BUILDING

34 PULSE 6 DRAIN PIT

38 PULSE 6 COLD BOX

48 NEW PLANT GENERATOR

50 NEW PLANT PDC BUILDING

54 PULSE 6 FAN EJECTOR

51 NEW PLANT VAPORIZER (QTY 2)

39 NEW PLANT TRUCK FILL MODULE

40 NEW PLANT GLYCOL PUMP SKID

41 T-425NA WATER TREATMENT SKID

47 NEW PLANT LIN STORAGE TANK (QTY 8)

T-425NA CHILLER (PHASE 2)

42 NEW PLANT PRESSURE BUILDING VAPORIZER (QTY 7)

43 T-425NA TM TANK PRESSURE BUILDING VAPORIZER

NEW PLANT MAKE UP WATER SAND FILTER

T-425NA PRESSURE BUILDING VAPORIZER

T-425NA LAR HTL-20,000 STORAGE TANK T-425NA LAR TM-3000 STORAGE TANK T-425NA LOX HTL-50,000 STORAGE TANK

30 T-425NA QA/QC BUILDING 31 PULSE 6 TRANSFORMER

E	W EQUIPMENT (#)		/	ATES	CIVIL - STRUCTURAL - SURVEYING - ENVIRONMENTAL 1250 W. EAU GALLIE BLVD, SUITE H CA#372
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	WATER WASH TANK		<b>&gt;</b>	N S	
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	FORCED AIR DRAIN VAPORIZER (FADV)				•
	AIR COOLING MODULE	]			₹
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PREVIOUS COUNTY APPROVALS 18AD00013/19ER00003/19ER00017/19ER00030/19FI-00064/22AD22211/23ER0003 MUNICIPAL APPROVAL STAMP

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
ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER
OF RECORDS SEAL AND SIGNATURE.

LINDE

25-1013

SHEET

PRELIMINARY SET