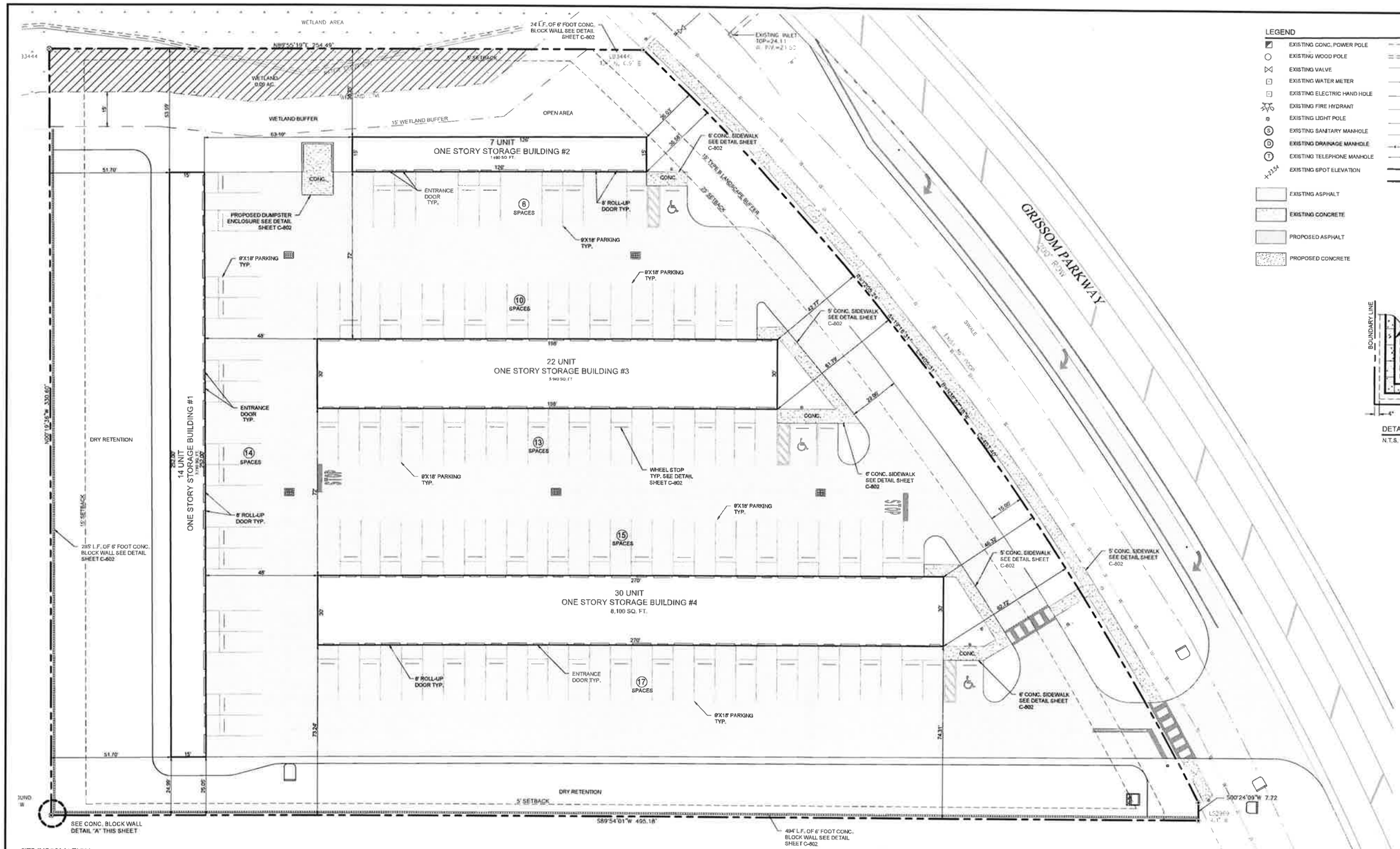
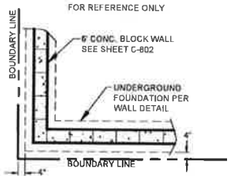


LEGEND

- EXISTING CONC. POWER POLE
- EXISTING WOOD POLE
- EXISTING VALVE
- EXISTING WATER METER
- EXISTING ELECTRIC HAND HOLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SPOT ELEVATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING DRAINAGE SWALE
- EXISTING DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING TELEPHONE LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING REUSE WATER LINE
- EXISTING OVERHEAD WIRE
- EXISTING WOOD FENCE
- EXISTING VINYL FENCE
- PROPOSED SILT FENCE
- PROPERTY BOUNDARY
- NUMBER OF PARKING SPACES

FOR REFERENCE ONLY



DETAIL A - CONCRETE BLOCK WALL
N.T.S.

SITE INFORMATION

GENERAL STATEMENT

THE SUBJECT PROPERTY IS A 2.97 ACRE VACANT SITE LOCATED ON THE WEST SIDE OF GRISSOM PARKWAY APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION WITH CAMP ROAD IN BREVARD COUNTY, FLORIDA. THE PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF FOUR (4) ONE STORY SELF STORAGE WAREHOUSE BUILDINGS TOGETHER WITH SITE UTILITIES, LANDSCAPING AND PAVING GRADING AND DRAINAGE, UTILIZING EXISTING FEATURES AS WELL AS PROPOSED ADDITIONS.

APPLICANT/OWNER

FLORIDA DEALER CENTER, LLC
1318 CHAPMAN CIRCLE
WINTER PARK, FLORIDA, 32789

ENGINEERS

MBV ENGINEERING INC.
1250 W. EAU GALLIE BLVD., SUITE H
MELBOURNE, FLORIDA 32935
PHONE: (321) 253-1510

SITE ADDRESS

TBD

TAX ACCOUNT

2314551
2314552

ZONING

BU-2

LAND USE

CC

SURVEYOR

JOHN R. CAMBELL
SURVEYING LLC.
115 ALMA BLVD. SUITE 102.
MAILING ADDRESS P.O. BOX 541866
MERRITT ISLAND , FLORIDA 32954
PHONE: (321) 507-4811

TAX PARCEL ID NUMBER

23-35-35-01-2-1
23-35-35-01-2-2

SANITARY SEWER SOURCE

EXISTING SEWER FORCEMAIN
(IN RIGHT-OF-WAY) BREVARD COUNTY

POTABLE

CITY OF COCOA

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL No. 12009C 0310 H JAN. 29, 2021

EXITING SITE TOTALS (NO IMPROVEMENTS)

PROJECT SITE AREA	129,400 SQ. FT.	2.97 ACRES	100%

PROPOSED SITE TOTALS

PROPOSED BUILDINGS	19,710 SQ. FT.	0.45 ACRES	15.23%
PROPOSED ASPHALT	63,476 SQ. FT.	1.46 ACRES	49.05%
PROPOSED CONCRETE	1,271 SQ. FT.	0.03 ACRES	0.98%
IMPERVIOUS AREA	84,457 SQ. FT.	1.94 ACRES	65.26%
OPEN AREA	44,943 SQ. FT.	1.03 ACRES	34.74%

BUILDING SETBACKS

BUILDING	REQ'D	PROVIDED
FRONT	25'	53.74'
REAR	15'	57.00'
SIDE INTERIOR	5'	74.25', 38.25'

BUILDING INFORMATION

	REQ'D	PROVIDED
HEIGHT	35'	13'
COVERAGE	50% (ALLOWED)	14.04%

TOTAL EXISTING BUILDINGS	0
TOTAL NEW BUILDINGS	4
FLOOR-AREA RATIO (FAR):	1.0 ALLOWED

PARKING REQUIREMENTS

STANDARD PARKING SPACES = 8' X 18' (WITH WHEEL STOP)

REQUIRED
CODE OF ORDINANCES BREVARD COUNTY, FLORIDA 62-3206. (PARKING AND LOADING REQUIREMENTS)

SELF STORAGE MINI WAREHOUSE:
1 PARKING SPACES - PER 500 SQ. FT. (PER BUILDING)

HANDICAPPED SPACES (12'x20' WITH 5' ACCESS AISLE)

REQUIRED	PROVIDED
3 SPACES	3 SPACES

TOTAL PARKING:

REQUIRED	PROVIDED
39 SPACES	74 SPACES + 3 HANDICAP SPACE = 77 SPACES

LOADING SPACE
REQUIRED:
BUILDING 60,000 SF TO 120,000 SQ. FT. 3 LOADING SPACES

PROVIDED:
BUILDING 19,753 SF 3 LOADING SPACES

TRAFFIC STATEMENT

PER ITE TRIP GENERATION MANUAL, 11th EDITION

MINI-WAREHOUSE (151)

WEEKDAY AADT	= 1.45 TRIPS/1,000 SF x 19,710 SF	=	28 TRIPS
PEAK AM	= 0.09 TRIPS/1,000 SF x 19,710 SF	=	2 TRIPS
PEAK PM	= 0.15 TRIPS/1,000 SF x 19,710 SF	=	3 TRIPS

REFER TO ACCESS ANALYSIS PREPARED BY LTG ENGINEERING & PLANNING AND DATED AUGUST 9, 2023.

CONSTRUCTION SCHEDULE

START CONSTRUCTION	DECEMBER 2023
END CONSTRUCTION	DECEMBER 2024

SITE PLAN NOTES

1. REGARDING THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
2. ALL REQUIRED RIGHT-OF-WAYS AND/OR EASEMENT VACATIONS SHALL BE EXECUTED PRIOR TO FINAL SITE PLAN APPROVAL.
3. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN BREVARD COUNTY ROW WILL ADHERE TO THE REQUIREMENTS SPELLED OUT IN EXHIBIT 26.
4. THIS PROJECT WILL ADHERE TO THE PERFORMANCE STANDARDS DEFINED BY SECTION 62-3251 THROUGH 62-2272.
5. CONTRACTOR SHALL FIELD VERIFY THAT THE SHOULDER BASE IS FULL DEPTH. IF NOT, THE EXISTING BASE AND PAVEMENT SHALL BE REMOVED AND REPLACED AT THE PAVEMENT CONNECTION TO MATCH THE EXISTING ROADWAY.
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. (E.P.A.) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
7. ENGINEER OF RECORD (E.O.R.) SERVICES ARE NEEDED DURING THE PRE-CONSTRUCTION, CONSTRUCTION AND CLOSE-OUT PHASE OF THE PROJECT.
8. A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, DUMPSTER ENCLOSURES, MASONRY WALLS, FENCING, ETC.
9. SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY. PLEASE DEMONSTRATE COMPLIANCE WITH THE LIGHTING CODE BY PROVIDING A PHOTOMETRIC PLAN AND ATTACHING A SEALED CERTIFICATION STATEMENT FROM AN ELECTRICAL LIGHTING ENGINEER THAT THE PROPOSED LIGHTING FIXTURES ARE CONSISTENT WITH THE REQUIREMENTS AS STATED WITHIN SECTIONS 62-2257 (A), (B), (B)(1), (B)(2), (B)(3), AND (B)(4). ADDITIONALLY, PLEASE INCORPORATE A COPY OF THE MANUFACTURER'S CUT-SHEET INFORMATION FOR EACH PROPOSED LIGHTING FIXTURE AND INCLUDE THE LIGHTING FIXTURE'S BUG RATINGS WITHIN YOUR NEXT SUBMITTAL.

FDOT NOTES

1. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2022/23 EDITION OF THE FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, 2022 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2017 UTILITY ACCOMMODATION MANUAL.
2. ALL PAVEMENT MARKINGS PERTAINING TO FDOT PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.
3. ALL RAISED PAVEMENT MARKERS (RPM) INSTALLED WITHIN THE FDOT RIGHT-OF-WAY AND PROPOSED DRIVEWAY CONNECTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX #706-001.
4. ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX #102-600 OF FDOT STANDARDS PLAN INDEXES AT THE END OF THE WORK DAY.
5. CONTRACTOR SHALL CONTACT FDOT TWO WEEKS IN ADVANCE AND SET UP A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK IN FDOT RIGHT-OF-WAY.
6. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE WORK CAN START.
7. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A FDOT CERTIFIED WORK TRAFFIC SUPERVISOR.
8. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
9. SOD ALL UNPAVED AREAS WITHIN FDOT RIGHT-OF-WAY THAT ARE DISTURBED BY CONSTRUCTION PER FDOT STANDARDS PLANS INDEX #570-010.
10. ALL SIDEWALK AND CURB ARE TO BE REMOVED AND REPLACED FROM JOINT TO JOINT AND HAVE 1/2" EXPANSION JOINTS (PREFORMED JOINT FILLER) PLACED BETWEEN OLD AND NEW.
11. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
12. ENGINEER'S CERTIFICATIONS TOGETHER WITH AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED WITHIN 30 DAYS OF COMPLETION WORK WITHIN FDOT RIGHT-OF-WAY.
13. PERMITTEE SHALL NOT COMMENCE USE OF CONNECTION PRIOR TO FINAL INSPECTION AND FINAL ACCEPTANCE BY DEPARTMENT. FAILURE TO COMPLY WITH PERMIT CONDITION MAY RESULT IN REVOCATION OF THE PERMIT AND CLOSURE OF DRIVEWAY PER FL RULE CHAPTER 14-96.
14. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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

REVISIONS								
8	7	6	5	4	3	2	1	COMMENTS
								DATE

JOB NO.	23-1010
DESIGNED	RMS
DRAWN	RMS
DATE	10/24/23
CHECKED	BAM
DATE ISSUED	10/24/23

MBV ENGINEERING INC.
MICA-BOWIE & VILLANUEVA & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD. SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0011
WWW.MBVENGINEERING.COM
VERO: 772-562-5005 | PORT ST. LUCIE: 772-878-9501 | PALM CITY: 772-220-5900

PROPOSED SITE PLAN

BOOZER GRISSOM WAREHOUSES
BREVARD COUNTY, FLORIDA

BRUCE A. MOIA
LICENSE No. 47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BRUCE A. MOIA, P.E. #47529 — DATE 10/24/2023

C-102
SHEET
23-1010
PERMITTING SET

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