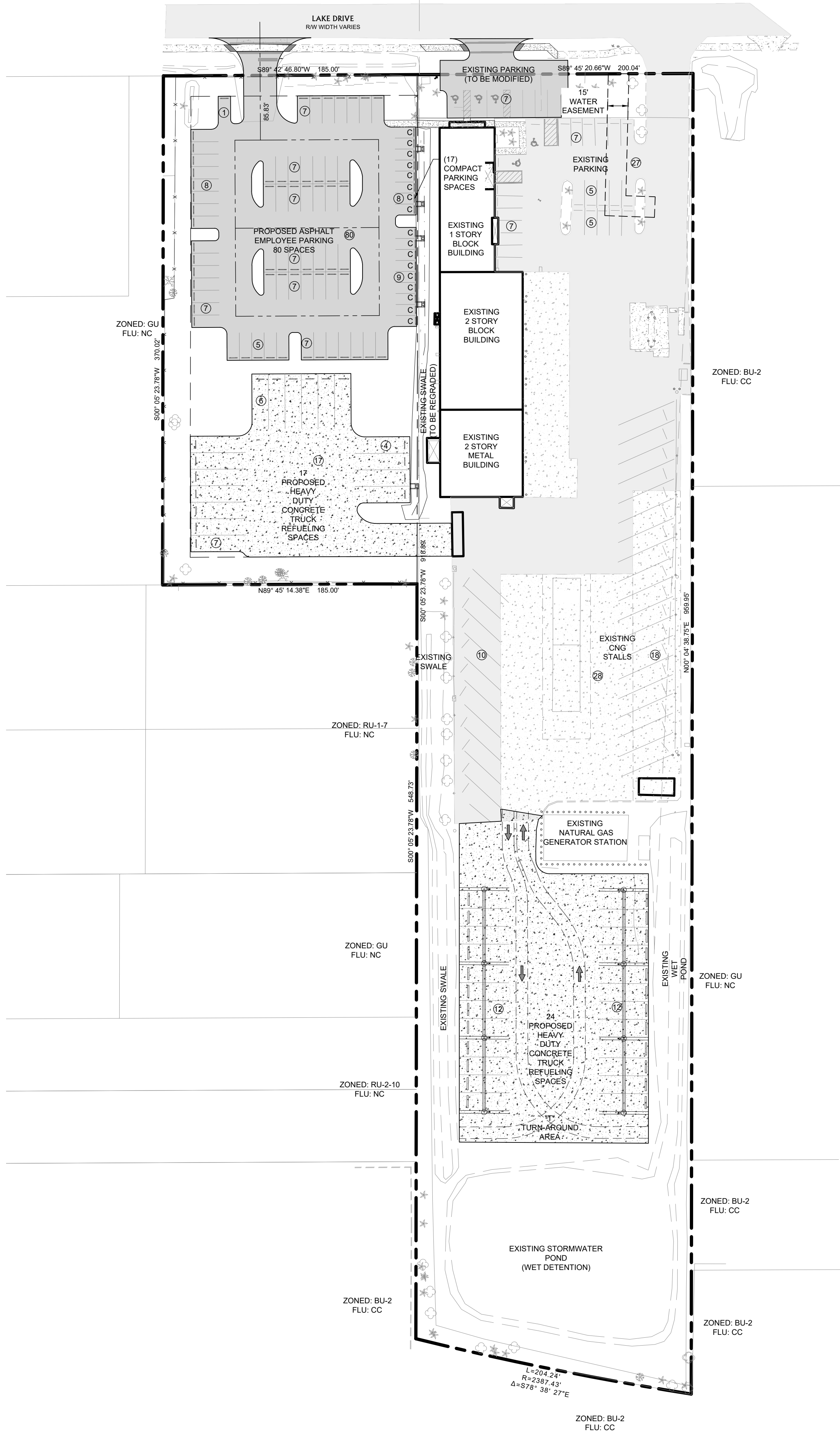


W:\21-0033\WASTE MANAGEMENT\COCOA\CO21-0033 SITE PLAN.dwg 10/18/2021 10:52 AM ANTHONY W.



#### SITE INFORMATION

##### GENERAL STATEMENT

THIS PROJECT PROPOSES TO PAVE THE EXISTING STABILIZED AREA SOUTH OF THE EXISTING PAVED CNG TRUCK STALL PARKING AREA TO SUPPORT 24 NEW CNG TRUCK STALLS. THE PROJECT ALSO PROPOSES TO PAVE THE EXISTING STABILIZED, UNPAVED EMPLOYEE PARKING LOT LOCATED TO THE WEST OF THE FACILITY. THIS AREA WILL PROVIDE FOR 80 PAVED EMPLOYEE PARKING SPACES IN THE FRONT PORTION AND 17 DIESEL TRUCK PARKING SPACES IN THE REAR. THE EXISTING PERIMETER SITE FENCE WILL ALSO BE REPLACED IN AREAS AROUND THE PROJECT SITE.

##### APPLICANT/OWNER

WASTE MANAGEMENT, INC. OF FLORIDA  
2700 WILES ROAD  
POMPAÑO BEACH, FL 33073  
PHONE: (954) 648-8626

##### ENGINEER

MBV ENGINEERING, INC.  
1835 20TH STREET  
VERO BEACH, FLORIDA 32960  
PHONE:

##### SITE ADDRESS

3303 & 3445 LAKE DRIVE  
COCOA, FL 32926

##### SURVEYOR

PEAVY & ASSOCIATES  
SURVEYING & MAPPING, PA  
9399 N. LAKE BUFFUM ROAD  
FORT MEADE, FLORIDA 33841  
PHONE: (863) 738-4960

##### FUTURE LAND USE

COMMUNITY COMMERCIAL (CC)

##### ZONING

BU-2

##### TAX PARCEL I.D. NUMBER(S)

24-35-36-00-21  
24-35-36-00-25

##### TAX ACCOUNT NO.

2404242

##### GENERAL SITE NOTES:

- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED IN BREVARD COUNTY RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS ON SHEET C-803.
- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED IN COUNTY RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS ON SHEET C-802.
- LIGHTING IS EXISTING AND IS NOT PROPOSED TO BE MODIFIED AND PHOTOMETRICS HAVE NOT BEEN FURTHER ANALYZED.
- DUMPSTERS NOT SHOWN DUE TO UNIQUE OPERATIONS OF EXISTING USE.

##### PROJECT INFORMATION (EXISTING CONDITION)

PROJECT SITE AREA	256,778 SF	5.895 AC.	100.00 %
EXISTING BUILDINGS	13,829 SF	0.317 AC.	5.38 %
EXISTING CONCRETE	28,370 SF	0.651 AC.	11.04 %
EXISTING PAVEMENT	43,223 SF	0.992 AC.	16.83 %
EXISTING GRAVEL (STAB)	74,247 SF	1.704 AC.	28.91 %
SURFACE WATER	31,981 SF	0.734 AC.	12.45 %
TOTAL IMPERVIOUS AREA	191,650 SF	4.398 AC.	74.61 %
NON-IMPERVIOUS AREA	65,128 SF	1.497 AC.	25.39 %

##### PROJECT INFORMATION (PROPOSED CONDITION)

EXISTING BUILDINGS	13,829 SF	0.317 AC.	5.68 %
TOTAL CONCRETE	74,870 SF	1.719 AC.	29.16 %
TOTAL PAVEMENT	70,227 SF	1.612 AC.	27.35 %
SURFACE WATER	31,981 SF	0.734 AC.	12.45 %
TOTAL IMPERVIOUS AREA	190,907 SF	4.383 AC.	74.29 %
NON-IMPERVIOUS AREA	65,871 SF	1.512 AC.	25.71 %

##### PARKING CALCULATIONS

MAX NO. EMPLOYEES ON LARGEST SHIFT	= 60 EMPLOYEES
SPACES REQUIRED	= 1 PER EMPLOYEE ON LARGEST SHIFT = 60 SPACES = 1 PER 325SF (OFFICE) 4,161SF = 13 SPACES = 60 + 13 = 73 TOTAL SPACES
TOTAL REQUIRED	
PROVIDED SPACES	= 111 SPACES, 5 HANDICAP SPACES

##### MAXIMUM BUILDING COVERAGE

ALLOWED:	40.00% (MAX)
PROPOSED:	13.46%

##### FLOOD ZONE

PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12009C0425G, EFFECTIVE DATE OF 03/17/2014.

##### SANITARY SEWER SOURCE

BREVARD COUNTY SANITARY SEWER SYSTEM

##### POTABLE WATER SOURCE

CITY OF COCOA WATER SYSTEM

##### LEGAL DESCRIPTION

OR BK 7191 PAGE 1986  
PARCEL ID: 24-35-36-00-00021.0-0000.00

P1

PARCEL COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND RUN NORTH 89°29'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 420.00 FEET; THENCE SOUTH 00°10'00" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°29'40" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 AND 50 FEET SOUTH THEREFROM, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°10'00" EAST, PARALLEL WITH THE AFOREMENTIONED WEST LINE, 951.76 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2387.43 FEET AND A TANGENT BEARING OF NORTH 79°57'12" WEST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 3°40'53", AN ARC DISTANCE OF 153.40 FEET; THENCE NORTH 00°10'00" WEST, PARALLEL WITH THE AFOREMENTIONED WEST LINE, 916.85 FEET TO THE POINT OF BEGINNING, CONTAINING 3.22 ACRES, MORE OR LESS.

P2

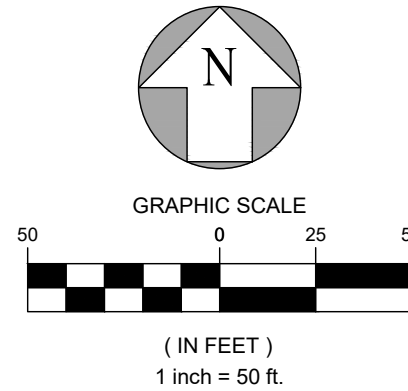
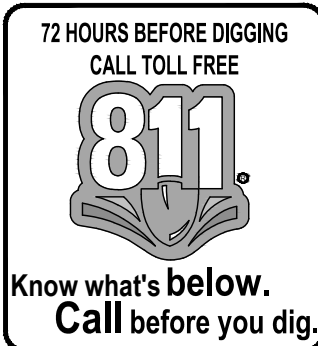
PARCEL COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND RUN NORTH 89°29'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 570.00 FEET; THENCE SOUTH 00°10'00" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°29'40" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, AND 50.00 FEET SOUTH THEREFROM, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°10'00" EAST, PARALLEL WITH THE AFOREMENTIONED WEST LINE, 960.51 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2387.43 FEET AND A TANGENT BEARING OF NORTH 81°10'14" WEST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 1°13'02", AN ARC DISTANCE OF 50.72 FEET; THENCE NORTH 00°10'10" WEST PARALLEL WITH THE AFOREMENTIONED WEST LINE, 951.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.10 ACRES, MORE OR LESS.

##### TRAFFIC STATEMENT

PROPOSED DEVELOPMENT WILL NOT INCREASE THE PREVIOUSLY PERMITTING TRIPS PER DAY AND WILL NOT REQUIRE ADDITIONAL IMPROVEMENTS.

##### DRAINAGE STATEMENT

THE EXISTING ON-SITE STORMWATER MANAGEMENT SYSTEM, CONSISTING OF A WET DETENTION POND LOCATED AT THE SOUTH END OF THE SITE, SATISFIES ALL REQUIRED TREATMENT AND ATTENUATION CRITERIA AS PERMITTED UNDER ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PERMIT #24106-1, AND AMENDED BY PERMIT #24106-2 TO ALLOW FOR THE WEST PARKING ADDITION. THE PROPOSED SITE MODIFICATIONS DO NOT RESULT IN AN INCREASE TO THE TOTAL IMPERVIOUS AREA (2.73 ACRES) OR A REDUCTION IN STORMWATER ATTENUATION STORAGE CAPACITY. REVISED OR UPDATED STORMWATER CALCULATIONS HAVE NOT BEEN PREPARED BEYOND CALCULATION OF THE IMPERVIOUS AREA, AS THE STORMWATER MANAGEMENT SYSTEM WILL CONTINUE TO PERFORM AT OR ABOVE THE EXISTING LEVEL.



JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED	COMMENTS	REVISIONS	DATE
21-0033	DWB	DWB/AFR	09/28/2021	DWB	10/18/2021			

21-0033	DWB	DWB/AFR	09/28/2021	DWB	10/18/2021			
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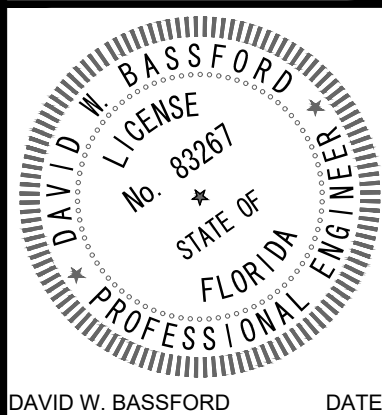
**MBV ENGINEERING, INC.**  
PDA BOWLES VILLANAR & ASSOCIATES  
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
1250 W. CAU GALIE BLVD. SUITE H C40728  
MELBOURNE, FLORIDA 32935  
P: 321.255.0000 F: 321.255.0001  
ALSO WITH OFFICES IN:  
VERO: 772-599-0035, FT. PIERCE: 772-468-9066, PALM CITY: 772-468-9959

#### SITE DATA PLAN

#### WASTE MANAGEMENT OF FLORIDA COCOA CNG SYSTEM EXPANSION

FLORIDA

BREVARD COUNTY



DAVID W. BASSFORD  
P. E. 883267  
DATE  
10/18/2021

**C-201**

SHEET

21-0033

PERMITTING SET