BREVARD COUNTY MODIFICATION APPLICATION

SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

SECTION 13, TOWNSHIP 23, RANGE 36

PROJECT NAME:	SPACEWALK GROVES BORROW PIT
APPLICANT:	BRIAN HAMILTON SPACEWALK GROVES, INC PO BOX 540829, MERRITT ISLAND, BREVARD COUNTY,FL 32954
ENGINEER:	HSA GOLDEN 11 LAKE GATLIN ROAD ORLANDO, FL 32806 (407) 649-5475 JOHN P. SMITH
SURVEYOR:	AOI SOLUTIONS, INC 137 S. COURTENAY PKWY #423 MERRITT ISLAND, FL 32952 (321) 209-0219 ADAM HOLTKAMP aholtkamp@aoisolutionsco.com
PROJECT AREA:	40.86 ACRES
ZONE DESIGNATION:	PIP - PLANNED INDUSTRIAL PARK
FUTURE LAND USE DESIGNATION:	PI - PLANNED INDUSTRIAL
PARCEL NO.:	23-36-13-00-500
TRUCKING & HAULING HOURS OF OPERATION:	6AM - 4PM MONDAY - SATURDAY
HAUL ROUTE:	FROM SITE ONTO NORTH COURTENAY PARKWAY NORTH (PRIMARY ROUTE) OR SOUTH (SECONDARY ROUTE)

FEMA 100 YEAR FLOOD PLAIN ELEVATION = 3.0 NAVD 88
ENVIRONMENTAL RESOURCE PERMIT NUMBER: 210176-1
CONSUMPTIVE USE PERMIT NUMBER: 112289-4

INDEX:

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3 GRADING AND DEWATERING PLAN
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5 NOTES & DETAILS
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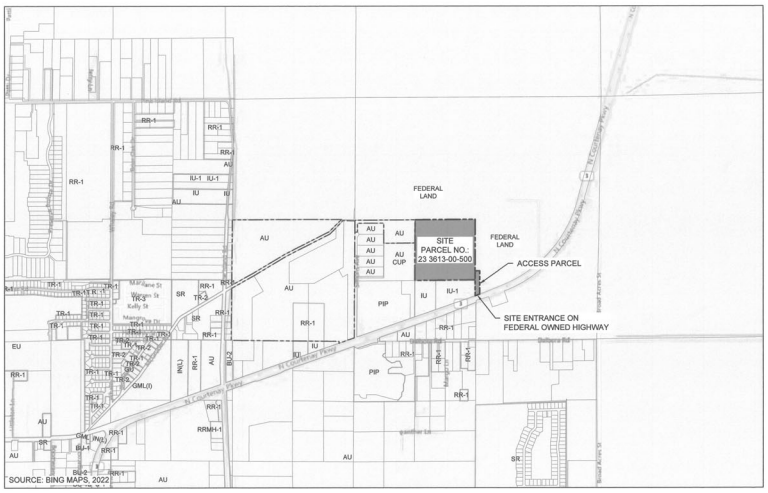
7 DRIVEWAY CONNECTION PLAN DESIGN



VICINITY MAP
1" = 1000'

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JOHN P. SMITH, P.E.
FL REG. No. 61523
HSA GOLDEN FBPE NO. 8815

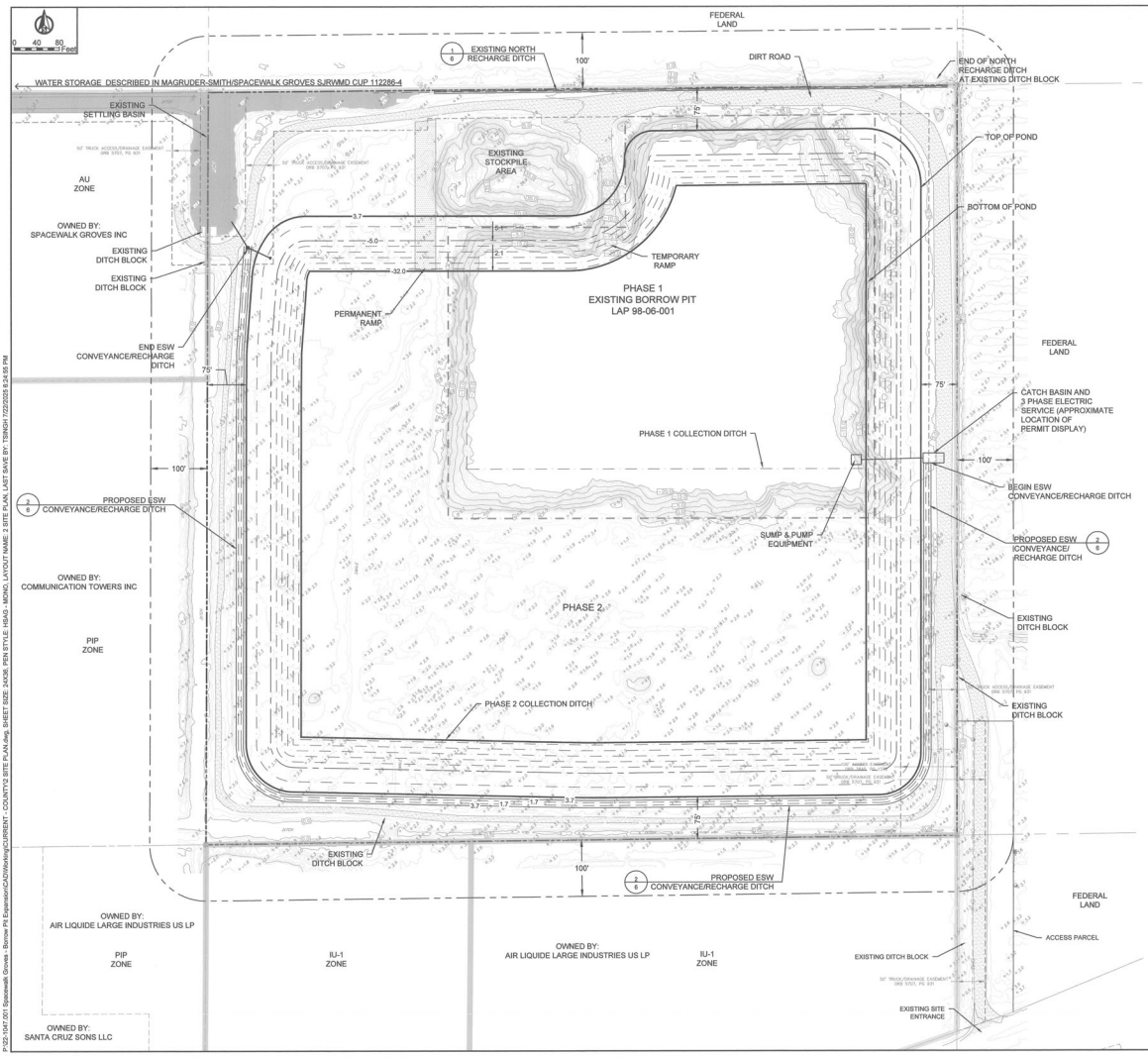
#	DATE	BY	REVISIONS
0	05/20/05	TB	BREVARD COUNTY SUBMITTAL

DESIGNED	JS	
DRAWN	TB	
CHECKED	JS	
REVISED	TB	
CHECKED	JS	

COVER
SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT # 22-1047.001
SHEET 1

P:\22-1047.001 Spacewalk Groves - Borrow Pit Expansion\CAD\Working\CURRENT - COUNTY\1 COVER.dwg, SHEET SIZE: 24X36, PEN STYLE: HSAG - MONO, LAYOUT NAME: 1 COVER, LAST SAVE BY: TBRAGH 1/23/2026 8:32:12 AM



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR
- ACCESS ROAD
- ZONE LINE

NOTES:

1. THIS PROJECT IS AN EXPANSION OF BREVARD COUNTY LAND ALTERATION PERMIT NO. 98-06-001.
2. THE ACCESS ROAD AROUND PROPOSED LAKE AREA AND TO SR-3 SHALL BE MAINTAINED DURING THE WORK. ROADWAY ENTRANCE APRON AND MEDIAN TO BE SWEPT TO REMOVE SAND AND GRAVEL WHEN NECESSARY.
3. SITE CLEARING FOR THE PROPOSED EXPANSION WILL CONSIST OF REMOVING CABBAGE PALMS AND FIVE LAUREL OAKS.
4. THE EXPANDED LAKE WILL GENERATE SAND FILL, PRIMARILY TO BE UTILIZED TO SUPPORT CONSTRUCTION PROJECTS AT THE SPACE CENTER. MOST TRUCK TRAFFIC WILL TRAVEL NORTH ON SR 3.
5. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH SJRWMD ENVIRONMENTAL RESOURCE PERMIT 210176-1. DEWATERING SHALL BE IN ACCORDANCE WITH SJRWMD CONSUMPTIVE USE PERMIT 112289-4. THERE IS NO OFFSITE STORMWATER DISCHARGE AND NO WETLANDS IN THE VICINITY OF THE DISTURBED AREA, AS VERIFIED BY SJRWMD.
6. DUST WILL BE CONTROLLED BY SPRAYING WATER AS NEEDED. SEE SHEET 8 FOR ADDITIONAL SEDIMENT CONTROL MEASURES.
7. LAND ALTERATION AREAS:
   PREVIOUSLY PERMITTED LAKE AREA = 9.93 ACRES
   EXPANSION LAKE AREA = 18.60 ACRES
   TOTAL LAKE AREA = 28.53 ACRES
   PREVIOUSLY PERMITTED DISTURBANCE AREA = 10.94 ACRES
   EXPANSION DISTURBED AREA = 26.56 ACRES
   TOTAL DISTURBED AREA = 37.50 ACRES
8. EXCAVATION VOLUME FOR EXPORT:
   PREVIOUSLY PERMITTED VOLUME = 361,637 CY
   EXPANSION AREA VOLUME = 901,461 CY
   TOTAL VOLUME FOR EXPORT = 1,263,098 CY
9. TRUCK TRIP CALCULATION FOR EXPANSION (10-YEAR LIFE, 250 WORKING DAYS/YEAR, 15% FLUFF FACTOR)
   EXPANSION VOLUME + 15% = 1,036,680 CY
   VOLUME / TRUCK = 18 CY
   TOTAL TRUCK TRIPS OVER 10 YEARS = 57,593 TRIPS
   AVERAGE DAILY TRUCK TRIPS = 23
   NORTHBOUND AVERAGE (80%) = 18.4 TRIPS/DAY
   SOUTHBOUND AVERAGE (20%) = 4.6 TRIPS/DAY
10. BASE MAP FROM BOUNDARY & TOPOGRAPHIC SURVEY BY AOI SOLUTIONS, 05-19-2025.
11. ELEVATIONS REFERENCED TO NAVD 1988.

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#	DATE	BY
1	06/20/25	JB
2	03/20/24	JB
3	07/20/24	JB

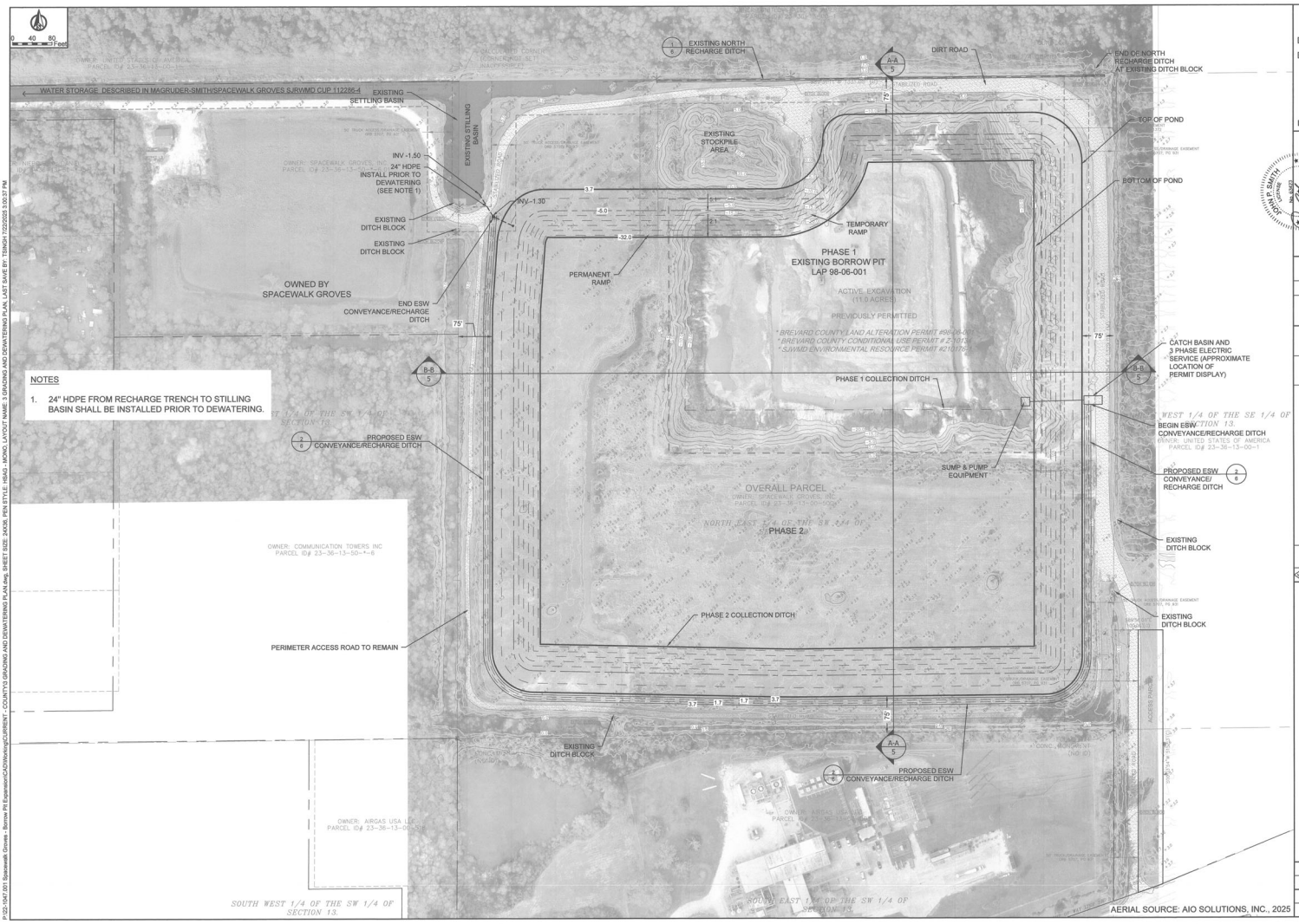
BREVARD COUNTY SUBMITTAL
PER SJRWMD COMMENTS
SHOW EXTENT OF RECHARGE DITCH
REVISIONS

DESIGNED	JB
DRAWN	TS
CHECKED	JB
REVISED	TS
CHECKED	JB

SITE PLAN
SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT #
22-1047.001
SHEET
2

P:\22-1047.001 Spacewalk Groves - Borrow Pit Expansion\CADWorking\CURRENT - COUNTY\2 SITE PLAN.dwg, SHEET SIZE: 24X36, PEN STYLE: HSAG - MONO, LAYOUT NAME: 2 SITE PLAN, LAST SAVE BY: TERNSH 7/22/2025 5:24:55 PM



NOTES

1. 24" HDPE FROM RECHARGE TRENCH TO STILLING BASIN SHALL BE INSTALLED PRIOR TO DEWATERING.

AERIAL SOURCE: AIO SOLUTIONS, INC., 2025

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#	DATE	BY
1	06/02/25	JB
2	02/02/24	JB
3	01/02/24	JB

REVISIONS	CHECKED	DESIGNED
BREVARD COUNTY SUBMITTAL	JB	TS
ADD FINAL CONDITION DETAIL	JB	TS
SHOW EXTENT OF RECHARGE DITCH	JB	TS

GRADING AND DEWATERING PLAN
SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT # 22-1047.001

SHEET 3

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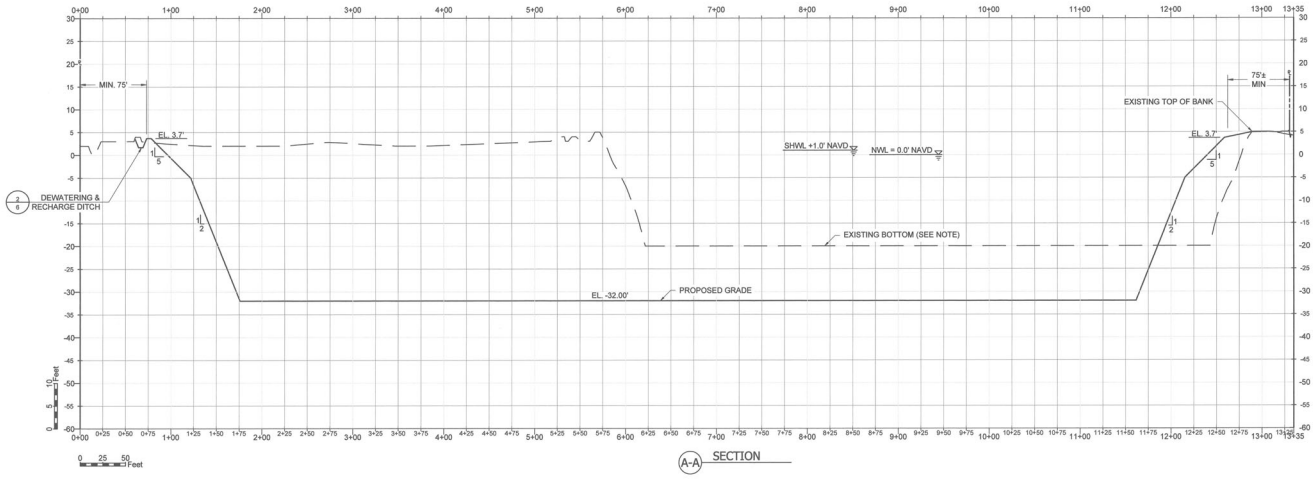
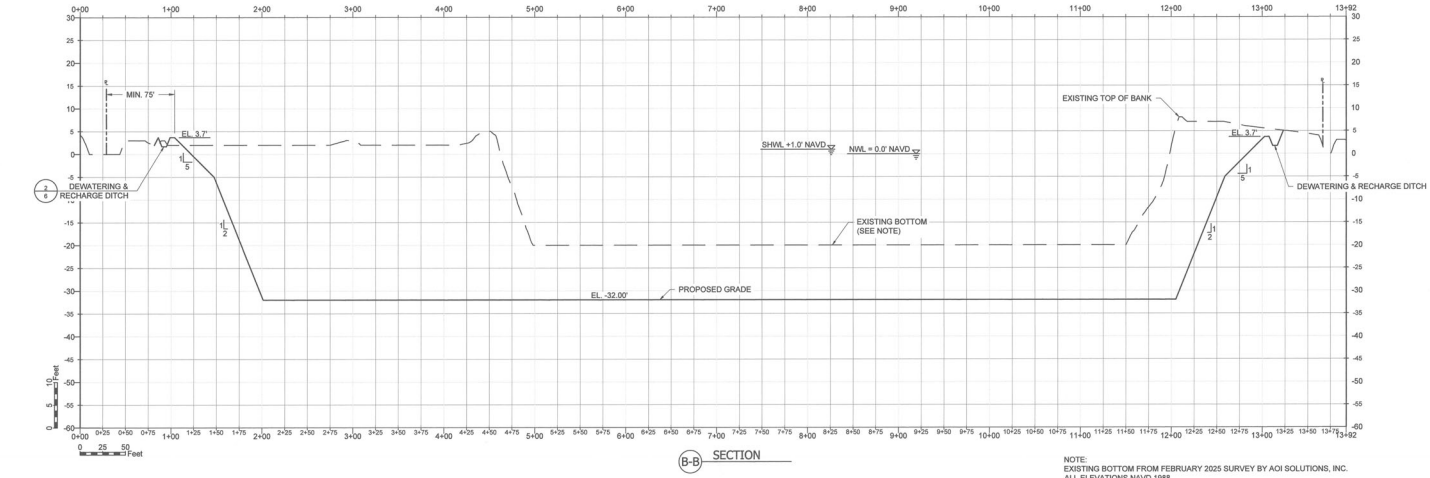


A-A SECTION



B-B SECTION

NOTE:
EXISTING BOTTOM FROM FEBRUARY 2025 SURVEY BY AOI SOLUTIONS, INC.
ALL ELEVATIONS NAVD 1988

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	BY	DATE
DESIGNED	JS	/ /
DRAWN	TS	/ /
CHECKED	JS	/ /

#	DATE	REVISIONS	REVISED	CHECKED
	06/2025	BREVARD COUNTY SUBMITTAL	TS	JS

CROSS SECTIONS & DETAILS
SPACEWALK GROVES BORROW PIT
7015 NORTH CURTIS PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT #
22-1047.001
SHEET
4

P:\22-1047.001 Spacewalk Groves - Borrow Pit Expansion\CAD\Working\CURRENT - COUNTY\4 CROSS SECTIONS & DETAILS.dwg, SHEET SIZE: 24X36, PEN STYLE: HSA3 - MONO, LAYOUT NAME: 4 CROSS SECTIONS & DETAILS, LAST SAVE BY: TSBNGH 7/1/2025 11:48:30 AM

NOTES:

PHASE 1 DEWATERING: 10 ACRE EXISTING BORROW PIT

1. CONSTRUCT THE PERIMETER CONVEYANCE/RECHARGE DITCH SYSTEM AS SHOWN, INCLUDING CATCH BASIN, AND CULVERTS. THIS PERIMETER SYSTEM SHALL CONNECT TO THE EXISTING MAGRUDER-SMITH FARMS LAKE TO THE WEST OF THE PROPOSED BORROW PIT PARCEL (SEE SHEET 4).

2. INSTALL 3 PHASE ELECTRIC SERVICE.

3. INSTALL TWO (2) ELECTRIC 3-PHASE PUMPS AND ASSOCIATED PIPING, HYDRAULIC HOSES, ELECTRIC TAG LINES AND PUMP HEADS.

A. HOLLAND 6" PUMP; ELECTRIC DIRECT DRIVE WITH MAXIMUM FLOW RATE = 1000 GPM. UTILIZED FOR DAILY MAINTENANCE OF WATER ELEVATIONS. TIMER CONTROLLED OPERATION.

B. MAC 8" PORTABLE PUMP; ELECTRIC OVER HYDRAULIC WITH MAXIMUM FLOW RATE = 2200 GPM. UTILIZED FOR INITIAL DRAWDOWN AND DURING HIGH WATER CONDITIONS WITHIN THE PIT. MANUAL START/STOP OPERATION.

4. INITIAL PHASE 1 PUMPING SCHEDULE: BOTH PUMPS OPERATING 6 TO 8 HOURS A DAY UNTIL THE WORK FLOOR IS EXPOSED. ESTIMATED TIME FRAME FOR INITIAL PUMPING IS 45-60 DAYS. THIS ACTIVITY WILL BE MONITORED AND PERIODICALLY PAUSED TO ADJUST PUMP FLUTES, HYDRAULIC HOSES, DISCHARGE PIPES AND TAG LINES AS THE WATER LEVEL DROPS.

5. MAINTENANCE PUMPING SCHEDULE:
- 6" PUMP: 8 HOURS PER DAY
- 8" PUMP: 24 HOURS PER WEEK FOR PERIODIC DRAWDOWN

6. ONCE THE BORROW PIT AREA IS PUMPED DOWN AND THE WORKING SURFACE (FLOOR) IS EXPOSED, THE PUMP SUMP BASIN AND THE COLLECTION DITCH THAT SURROUNDS THE WORKING AREA (FLOOR) WILL THEN BE EXCAVATED AND MAINTAINED. AS THE BORROW PIT IS DEEPENED (EXCAVATED), THE SIDE SLOPES WILL BE STEPPED (TERRACED) DOWN TOWARDS THE BOTTOM, WITH LOWER LEVELS OF DENSER MATERIAL LEFT TO NATURAL REPOSE.

7. DEWATER THE COLLECTION DITCH, ALLOWING THE WORKING AREA TO DRY OUT.

8. CONSTRUCT THE TEMPORARY ACCESS RAMP AND START THE EXCAVATION OF MATERIALS.

PHASE 2 DEWATERING: 20 ACRE EXPANSION AREA

9. EXCAVATE A SHALLOW COLLECTION DITCH AROUND THE AREA OF EXPANSION. THE COLLECTION DITCH IN PHASE 1 WILL THEN BE INCORPORATED INTO THE COLLECTION DITCH OF PHASE 2 AND THE TEMPORARY ACCESS RAMP IN PHASE 1 REMOVED. A PERMANENT ACCESS RAMP WILL THEN BE INSTALLED IN PHASE 2. ONCE PHASE 1 HAS BEEN INCORPORATED INTO PHASE TWO, THE SIDE SLOPES WILL CONTINUE TO BE STEPPED (TERRACED) DOWN TOWARDS THE BOTTOM AS THE BORROW PIT IS DEEPENED.

10. INSTALL A THIRD PUMP AND ASSOCIATED PIPING, HYDRAULIC HOSE, ELECTRIC TAG LINE AND PUMP HEAD. PHASE ONE WILL THEN BECOME SUMP AREA FOR PHASE 2.

A. MAC 12" PORTABLE PUMP; ELECTRIC OVER HYDRAULIC WITH MAXIMUM FLOW RATE = 4200 GPM. UTILIZED FOR MAINTAINING DEEPER PIT DRAWDOWN AND DURING HIGH WATER CONDITIONS WITHIN THE PIT. MANUAL START/STOP OPERATION. FLOW RATE WILL DIMINISH AS PIT IS DEEPENED.

B. MAINTENANCE OF PERIMETER DITCH DURING OPERATIONS. THE PERIMETER CONVEYANCE/RECHARGE DITCH AND THE INTERIOR SUMP TRENCH SHALL BE INSPECTED ON A DAILY BASIS. IF DAMAGE IS NOTED, IT WILL BE REPAIRED WITHIN 7 DAYS. SEDIMENT SHALL BE REMOVED FROM THE DITCH AS NEEDED TO MAINTAIN THE FLOW CAPACITY. WHEN REMOVING SEDIMENT, THE DITCH BOTTOM SHALL BE SCARIFIED TO MAINTAIN THE INFILTRATION CAPACITY. WHEN REMOVING SEDIMENT THE PUMPING WILL BE PAUSED UNTIL THE ACTION IS COMPLETE.

11. MAINTENANCE PUMPING SCHEDULE:
- 8" PUMP: 10 - 12 HOURS PER DAY
- 12" PUMP: 30 - 40 HOURS PER WEEK FOR PERIODIC DRAWDOWN

GENERAL OPERATIONS (EXCAVATE AND EXPORT):

12. MATERIAL WILL BE EXCAVATED AND STOCKPILED IN WINDROWED PILES. THESE PILES WILL THEN BE LEFT TO DRY BEFORE THE MATERIAL IS LOADED ON TO TRUCKS AND EXPORTED OFF SITE.

13. THE SIDE SLOPING, DEEPENING OF THE COLLECTION DITCH, EXCAVATION AND STOCKPILING OF FILL MATERIAL WILL CONTINUE UNTIL THE PIT BOTTOM IS EXCAVATED TO AN ELEVATION OF -32 FEET NAVD.

STORM EVENTS PREPARATIONS:

14. PUMPS WILL BE TURNED OFF PRIOR TO AND DURING STORM EVENTS THAT HAVE THE PREDICTABILITY OF PRODUCING FOUR (4) INCHES OF RAIN OR MORE.

15. PRIOR TO A FORCASTED MAJOR STORM EVENT, THE BORROW PIT DEWATERING OPERATIONS WOULD CEASE IN ADVANCE OF THE STORM. THE WATER WITHIN THE BORROW PIT WOULD BE ALLOWED TO RISE TO PROTECT THE SUMP DITCHES AND WORKING FLOOR. PUMPING WOULD RESUME AT THE DISCRETION OF THE OPERATOR AFTER THE PUPMING OPERATION WAS INSPECTED FOR DAMAGES. FOR EXAMPLE, PUMPING WOULD CEASE 5 DAYS PRIOR TO A FORCASTED STORM EVENT OF 9"-10" OF RAINFALL AND REMAIN OFF FOR APPROXIMATELY 5 DAYS AFTER THE STORM HAD PASSED.

RECLAMATION FOR FUTURE USE:

16. ONCE THE FINAL DEPTH HAS BEEN ACHIEVED AND THE EXCAVATION HAS STOPPED, ALL EQUIPMENT WITHIN THE PIT WILL BE REMOVED, THE ACCESS RAMP WILL BE REMOVED AND THE PERIMETER CONVEYANCE/RECHARGE DITCH AND CATCH BASIN WILL BE FILLED IN AND GRADED. LAKE SIDE SLOPES WILL THEN BE GRADED AS SHOWN ON THE CONSTRUCTION DETAILS.

17. WHEN WORK WITHIN THE PIT HAS BEEN COMPLETED, THE PUMPS AND ELECTRICAL SERVICE WILL BE REMOVED.

18. ONCE THE GRADING IS COMPLETED, SEED AND MULCH THE TOP OF BANK. THE PERIMETER SERVICE ROAD THAT SURROUNDS THE BORROW PIT AREA WILL REMAIN.

19. THE 24" CULVERT (LOCATED NEAR THE NORTHWEST CORNER OF THE BORROW PIT) WILL REMAIN IN PLACE. CONSTRUCT AN OPEN DITCH FROM THAT LOCATION INTO THE BORROW PIT, THEREBY CONNECTING THE BORROW PIT (LAKE) DIRECTLY TO THE CONVEYANCE CANAL. THIS IS A DIRECT CONNECTION WITH NO CONTROL STRUCTURE.

PROPOSED FINAL USE:

20. THE LAKE CREATED BY THIS APPLICATION, (ALONG WITH THE EXISTING MAGRUDER-SMITH LAKE TO THE WEST, APPROXIMATELY 40 TOTAL ACRES OF SURFACE WATER), THE CONNECTING CANAL, AND THE WETLAND DRAINAGE BASIN WILL FUNCTION AS STORMWATER RETENTION AND FLOOD CONTROL FOR THE SURROUNDING PROPERTIES. THERE IS NO OFFSITE SURFACE WATER DISCHARGE FOR THIS DRAINAGE SYSTEM.

#	DATE	REVISIONS	BY	DATE
1	06/20/05	BREVARD COUNTY SUBMITTAL	DESIGNED JS	__/__/__
2	06/20/06	COORDINATE DETAILS WITH PLANS	DRAWN TS	__/__/__
3			CHECKED JS	__/__/__
4			REVISED CHECKED JS	__/__/__

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HSA GOLDEN FIRM NO. 9915

JOHN R. SMITH No. 62423 STATE OF FLORIDA PROFESSIONAL ENGINEER
JOHN R. SMITH, P.E.
FL LICENSE NO. 62423

NOTES & DETAILS

SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT # 22-1047.001

SHEET 5

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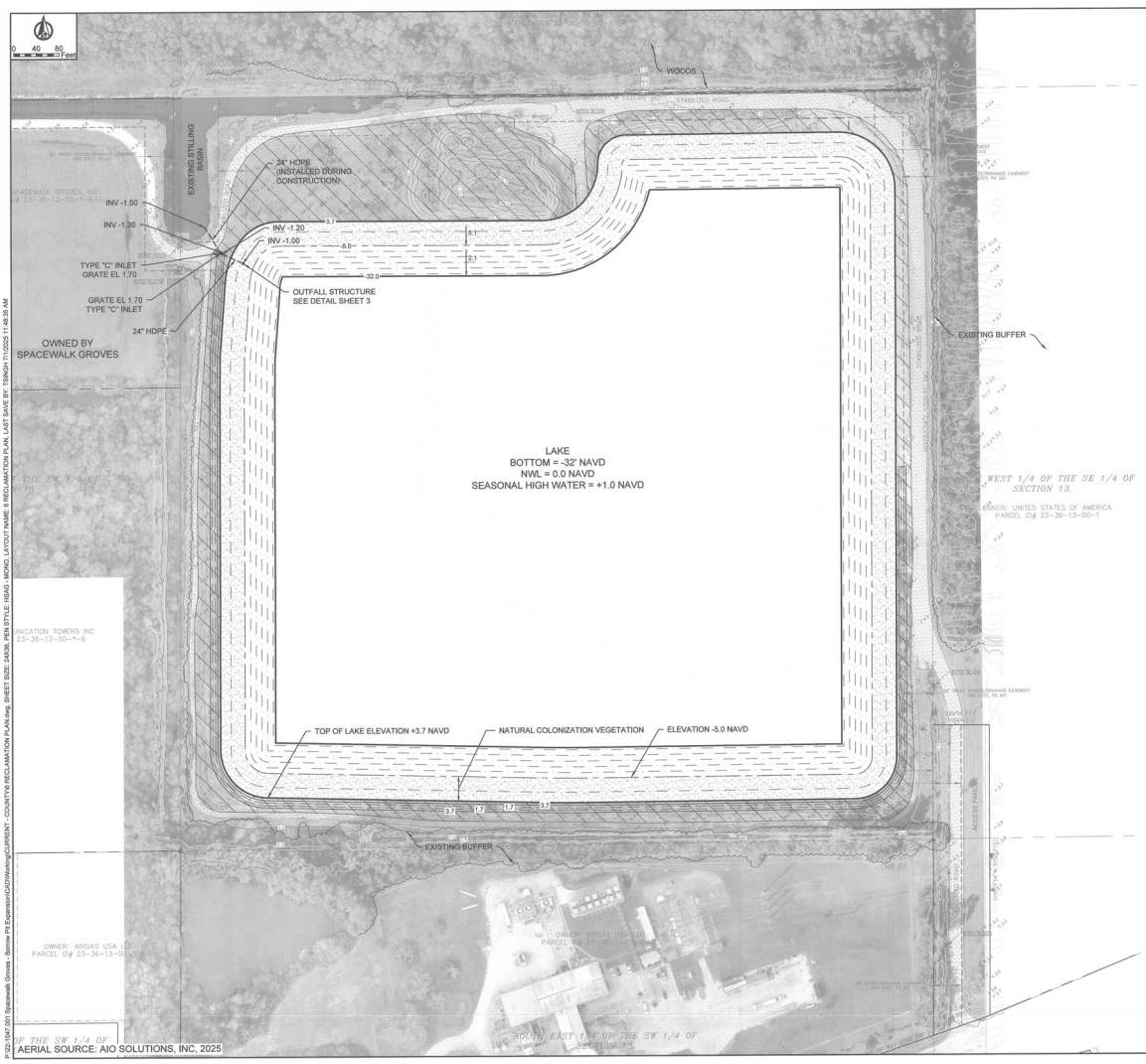

AERIAL SOURCE: AIO SOLUTIONS, INC, 2025

LEGEND

UPLAND NATIVE GRASSES

NATURAL COLONIZATION OF NATIVE VEGETATION

NOTES:

1. RECLAMATION OF UPLAND AREAS SHALL BE COMPLETED WITHIN 180 DAYS OF EXCAVATION COMPLETION.
2. TOPSOIL OR OTHER SUITABLE GROWING MEDIUM, SHALL BE APPLIED TO AREAS TO BE REVEGETATED.
3. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE.
4. NATIVE VEGETATION SHALL BE ESTABLISHED AT LAKE EDGE BY NATURAL COLONIZATION.
5. HERBICIDES APPROVED FOR AQUATIC USE MAYBE APPLIED TO CONTROL UNDESIRABLE PLANTS.
6. EXISTING AUSTRIAN PINE BUFFER ALONG SOUTHERN PROPERTY LINE WILL BE MAINTAINED IN CURRENT LOCATION. NEW GROWTH OUSIDE OF THE EXISTING STAND OF TREES SHALL BE REMOVED.
7. INVASIVE SPECIES, INCLUDING BRAZILAN PEPPER, WILL BE CONTROLLED.
8. GRASS AREAS SHALL BE CONTROLLED BY MOWING.
9. ACCESS ROAD AT SITE ENTRANCE AND AROUND PERIMETER OF LAKE WILL REMAIN AND SHALL BE MAINTAINED.

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HSA GOLDEN FIRM NO. 8915

#	DATE	REVISED	CHECKED	BY	DATE
1	06/2025	TS	JS	DESIGNED JS	/ /
2				DRAWN TS	/ /
3				CHECKED JS	/ /
4					
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BREVARD COUNTY SUBMITTAL

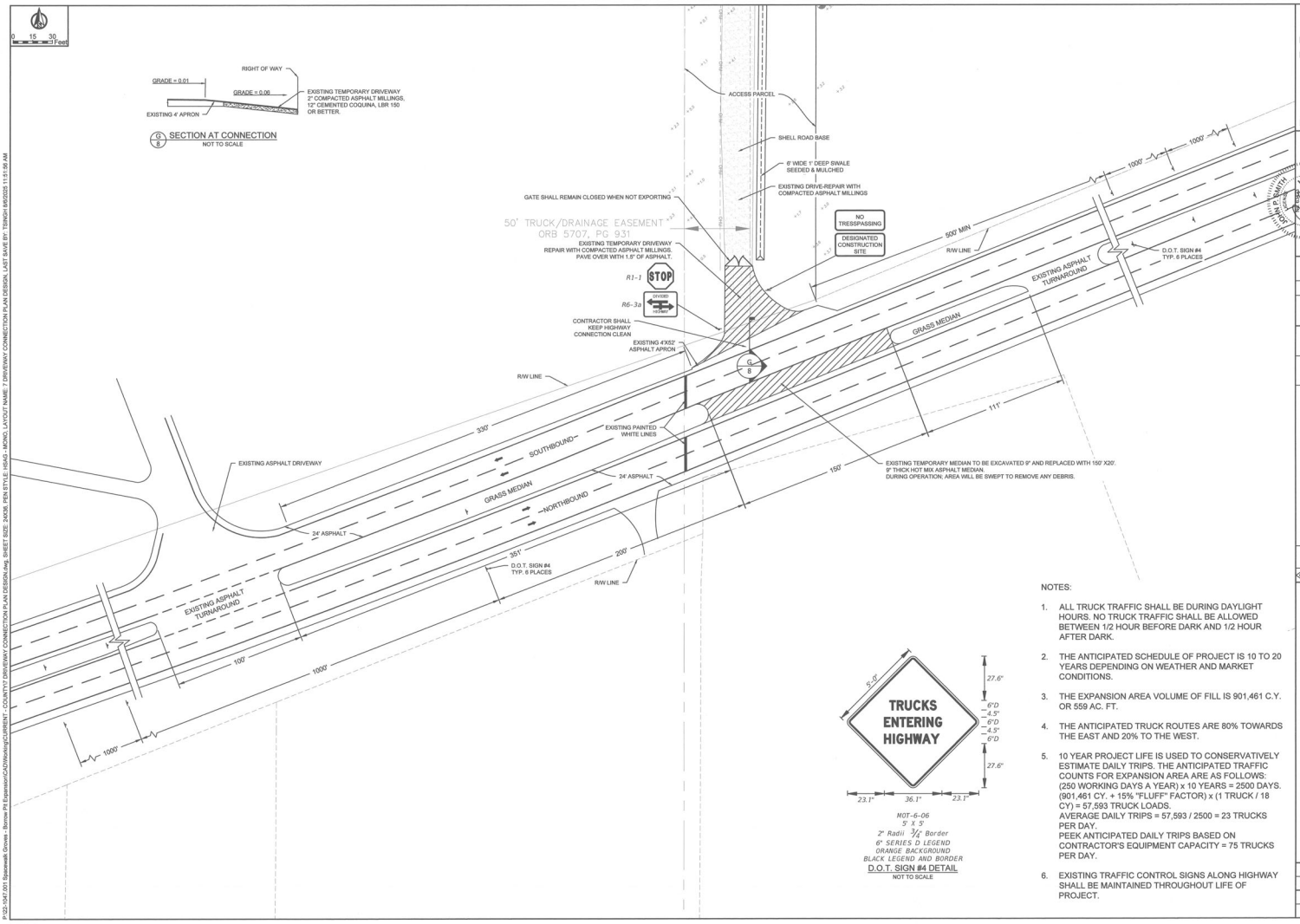
REVISIONS

RECLAMATION PLAN
SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT # 22-1047.001

SHEET 6

P:\22-1047.001 Spacewalk Grove - Borrow Pit Expansion\CAD\Working\CURRENT - COUNTY\6 RECLAMATION PLAN.dwg, SHEET SIZE: 24X36, PEN STYLE: HSAG - MONO, LAYOUT NAME: 6 RECLAMATION PLAN, LAST SAVE BY: TSINGH 7/1/2025 11:48:35 AM



MOT-6-06
5' X 5'
2" Radii 3/4" Border
6" SERIES D LEGEND
ORANGE BACKGROUND
BLACK LEGEND AND BORDER

D.O.T. SIGN #4 DETAIL
NOT TO SCALE

NOTES:

1. ALL TRUCK TRAFFIC SHALL BE DURING DAYLIGHT HOURS. NO TRUCK TRAFFIC SHALL BE ALLOWED BETWEEN 1/2 HOUR BEFORE DARK AND 1/2 HOUR AFTER DARK.
2. THE ANTICIPATED SCHEDULE OF PROJECT IS 10 TO 20 YEARS DEPENDING ON WEATHER AND MARKET CONDITIONS.
3. THE EXPANSION AREA VOLUME OF FILL IS 901,461 C.Y. OR 559 AC. FT.
4. THE ANTICIPATED TRUCK ROUTES ARE 80% TOWARDS THE EAST AND 20% TO THE WEST.
5. 10 YEAR PROJECT LIFE IS USED TO CONSERVATIVELY ESTIMATE DAILY TRIPS. THE ANTICIPATED TRAFFIC COUNTS FOR EXPANSION AREA ARE AS FOLLOWS: (250 WORKING DAYS A YEAR) x 10 YEARS = 2500 DAYS. (901,461 CY. + 15% "FLUFF" FACTOR) x (1 TRUCK / 18 CY) = 57,593 TRUCK LOADS.
   AVERAGE DAILY TRIPS = 57,593 / 2500 = 23 TRUCKS PER DAY.
   PEEK ANTICIPATED DAILY TRIPS BASED ON CONTRACTOR'S EQUIPMENT CAPACITY = 75 TRUCKS PER DAY.
6. EXISTING TRAFFIC CONTROL SIGNS ALONG HIGHWAY SHALL BE MAINTAINED THROUGHOUT LIFE OF PROJECT.

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HSA GOLDEN FIRM NO. 8915

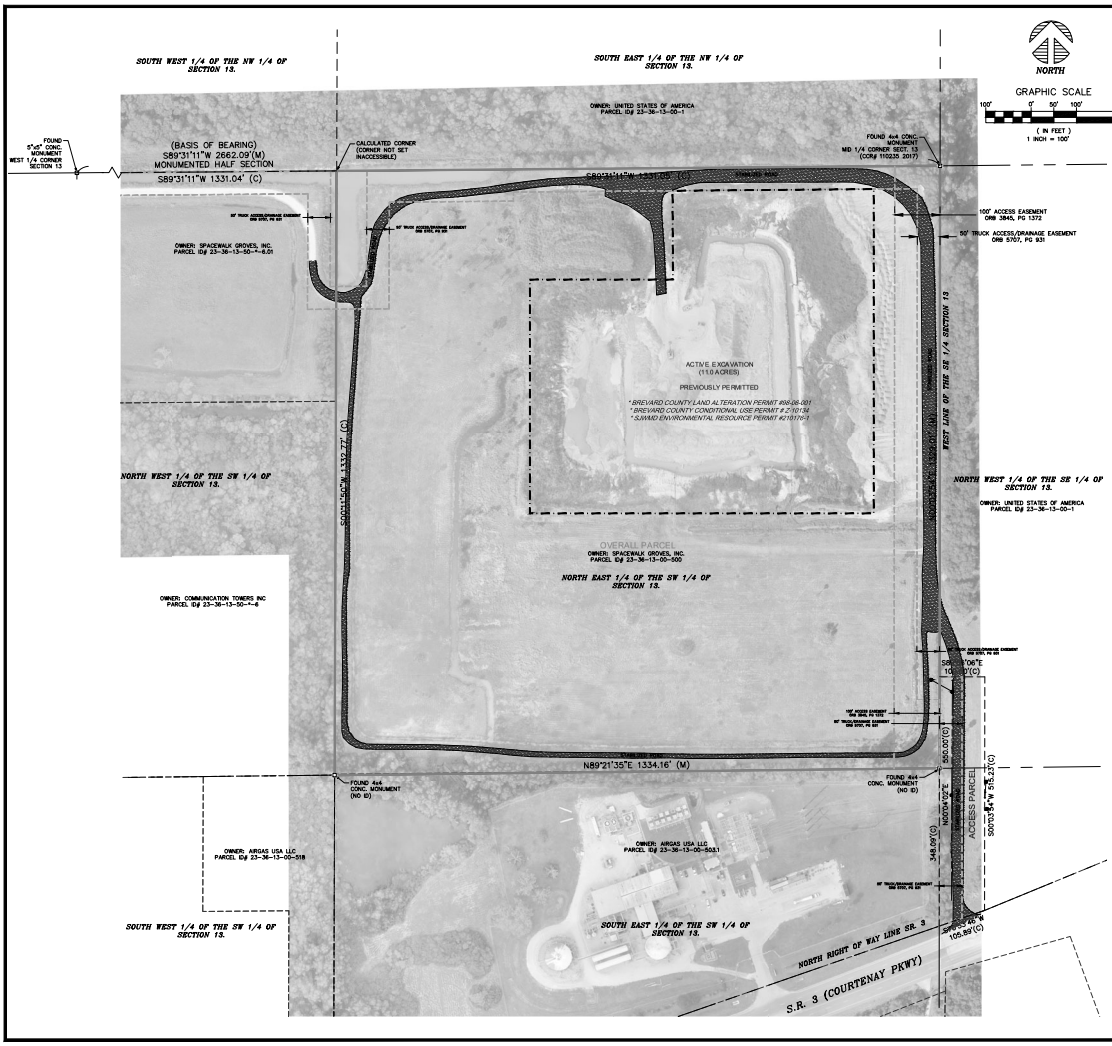
#	DATE	REVISIONS	REVISED	CHECKED

	BY	DATE
DESIGNED	JS	/ /
DRAWN	TS	/ /
CHECKED	JS	/ /

DRIVEWAY CONNECTION PLAN DESIGN
SPACEWALK GROVES BORROW PIT
7015 NORTH COURTENAY PARKWAY (SR-3)
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PROJECT #
22-1047.001
SHEET
7

P:\22-1047.001 Spacewalk Groves - Borrow Pit Expansion\CAD\Working\CURRENT - COUNTY\7 DRIVEWAY CONNECTION PLAN DESIGN.dwg, SHEET SIZE: 24X36, PEN STYLE: HSAG - MONO, LAYOUT NAME: 7 DRIVEWAY CONNECTION PLAN DESIGN, LAST SAVE BY: TSINGH 6/8/2023 11:01:06 AM

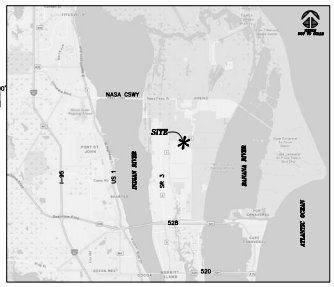


NORTH

GRAPHIC SCALE

100' 0' 50' 100' 200'

(IN FEET)
1 INCH = 100'



VICINITY MAP

LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
TOGETHER WITH A 100 FOOT INGRESS-EGRESS EASEMENT OVER AND ACROSS THE EAST 100 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
TOGETHER WITH AN INTEREST IN AN ACCESS PARCEL LYING IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 3 WITH THE WEST LINE OF THE SOUTHEAST 1/4 AND RUN N. 00° 00' 49" E., 550.00 FEET; THENCE RUN S.89° 59' 11" E., PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 100.0 FEET; THENCE RUN S. 00° 00' 49" W., PARALLEL WITH SAID WEST LINE, A DISTANCE OF 515.23 FEET; TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 3; THENCE RUN S. 70° 50' 26" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 105.87 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 40.7 ACRES MORE OR LESS

SURVEYOR NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE PLANIMETRIC AND TOPOGRAPHIC FEATURES SPECIFIC TO A ±40 ACRE PARCEL OF LAND (LEGAL DESCRIPTION PROVIDED BY CLIENT) TO BE UTILIZED IN THE DESIGN AND PERMITTING OF A FUTURE BORROW PIT. ADDITIONALLY DEPICTED IS AN ACTIVE BORROW PIT, SEVERAL EXISTING DRAINAGE DITCHES, DRAINAGE PIPES, AND AN EXISTING COMPLETED BORROW PIT (LOCATED ON ADDITIONAL PARCELS OF LAND ALL OWNED BY THE CLIENT). THESE SPECIFIC TOPOGRAPHIC FEATURES WERE DEPICTED PER THE REQUEST OF THE OWNER AND SHALL BE UTILIZED TO ASSIST IN THE PERMITTING AND DESIGN OF AN OVERALL MASTER DRAINAGE PLAN NEEDED TO ACCOMMODATE THE DE-WATERING OPERATIONS THAT WILL BE REQUIRED DURING EXCAVATION OF THE PROPOSED BORROW PIT.

2. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT 2011 AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. BASIS OF BEARING– NORTH LINE OF THE SOUTH HALF OF SECTION 13.

3. ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE MEASURED IN FEET AND DECIMAL PARTS THERE OF.
   *BENCHMARK UTILIZED:
   COURTENAY AK2148 (BRASS DISK "COURTENAY 1953"
   N: 1504805.90
   E: 749819.27
   ELEVATION 4.31 (NAVD88)

   *CONVERSION FACTOR FROM NAVD88 TO NGVD29= +1.302'

4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION OF ABOVE GROUND PAINT MARKINGS, ABOVE GROUND UTILITY EQUIPMENT/ASSETS, UTILITY SIGNAGE, AND OR PROVIDED DOCUMENTATION FROM UTILITY PROVIDERS DEPICTING UTILITY LOCATION AND INFORMATION. THIS SURVEYOR MAKE'S NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE OF ALL SUCH UTILITIES THAT MAY BE ACTIVE AND OR ABANDONED WITHIN THE VICINITY OF THE SAID PROPERTY.

5. THIS SURVEYOR DID NOT WITNESS/CAPTURE ANY WETLAND FLAGGING ON SITE. THIS SURVEYOR HAS NOT MADE ANY DETERMINATION AS TO THE PRESENCE OF WETLANDS ON SITE (IF ANY). WETLAND DELINEATION BY OTHERS.

7. AERIAL IMAGERY WAS PROVIDED BY AOI SOLUTIONS, INC. IMAGERY WAS CAPTURED UTILIZING AOI SOLUTIONS, INC. UNMANNED AIRCRAFT. CAPTURED DATE OF IMAGERY WAS 02-20-2025.

8. FIELD WORK WAS COMPLETED ON 02-20-2025

9. UNLESS THIS SURVEY BEARS THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER IT SHALL BE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSIDERED VALID.

CERTIFIED TO:

—BRIAN HAMILTON

NO.	DATE	DESCRIPTION

AREA OF INTEREST SOLUTIONS, INC.
137 S. COURTENAY PKWY. #423, MERRITT ISLAND FL. 32952
PHONE: 321-209-0219 EMAIL: INFO@AOISOLUTIONSCO.COM
LICENSED BUSINESS No. LB 8383

BOUNDARY & TOPOGRAPHIC SURVEY

SPACEWALK GROVES
BRIAN HAMILTON
BREVARD COUNTY, FLORIDA

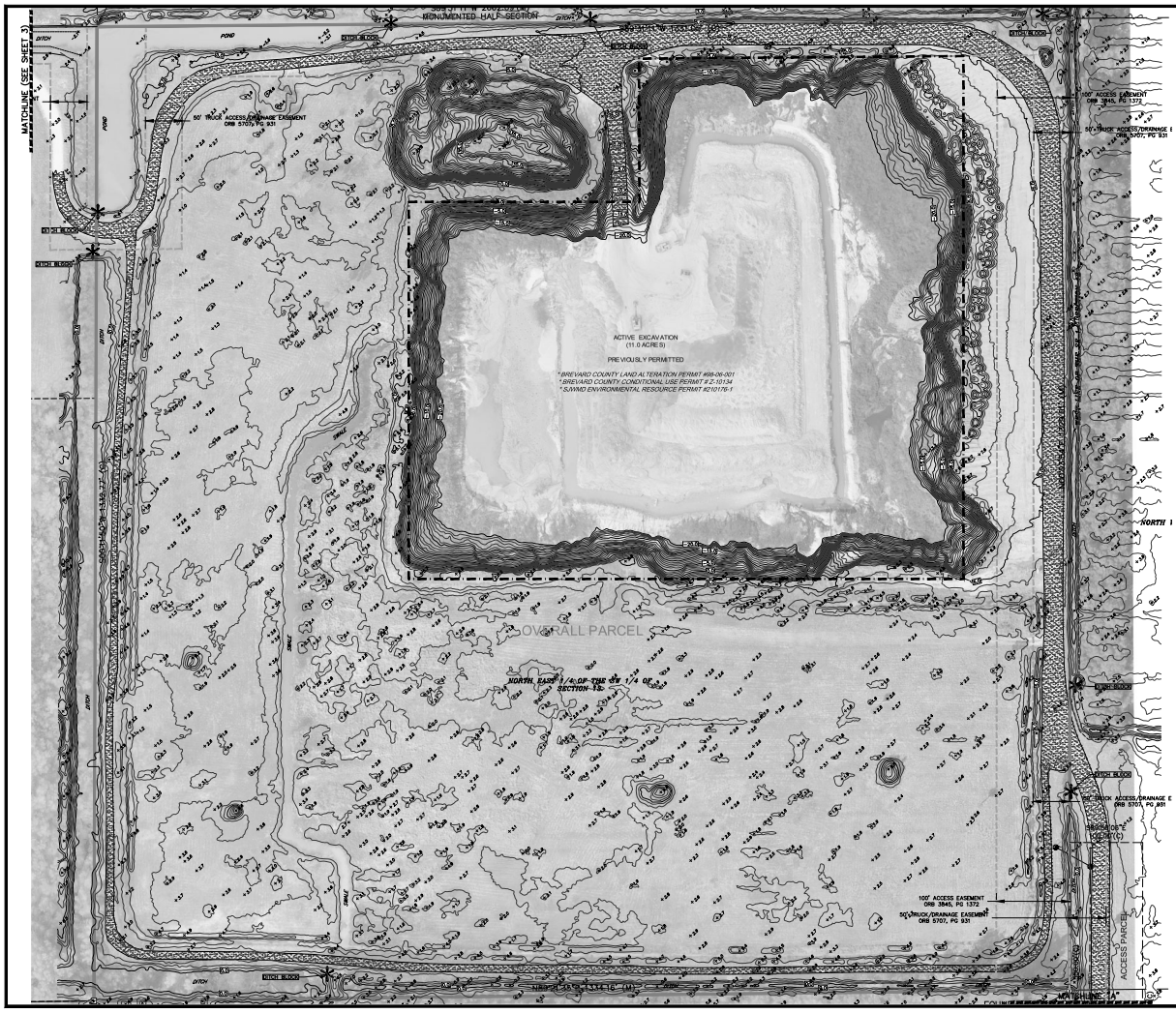
SECTION:	TOWNSHIP:	RANGE:
13	23S	36E

WILLARD E. BERGMAN
Licensed Number 4472
STATE OF FLORIDA
Professional Surveyor and Mapper

WILLARD E. BERGMAN
STATE OF FLORIDA L.S.# 4472
STATE OF FLORIDA L.B.# 8383
DATE: 05/19/2025
UNLESS SUCH ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER IN ACCORDANCE WITH RULE 61G17-6.005 F.A.C. THE ATTACHED DOCUMENT IS PROVIDED TO YOU FOR YOUR INFORMATION AND USE BASED ON THE PARTIES AGREEMENT WITH THIS FIRM. ADDITIONS OR DELETIONS TO SUCH DOCUMENT MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND MAPPER.

PROJECT NA/VUE NAME:	
23-103	
FIELD BOOK:	PAGES:
DATE: 03-10-23	DRAWN: AJH
SCALE: 1"=100'	CHECKED: WB
SHEET NO.	1 of 4

This Document has been electronically signed and sealed by Willard Bergman using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NORTH

GRAPHIC SCALE

60' 0' 30' 60' 120'

(IN FEET)
1 INCH = 60'

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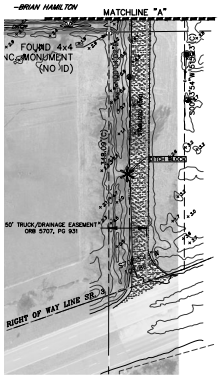
CERTIFIED TO:

–BRIAN HAMILTON



NAVD 88

NO.	DATE	DESCRIPTION

AREA OF INTEREST SOLUTIONS, INC.
137 S. COURTENAY PKWY. #423, MERRITT ISLAND FL. 32952
PHONE: 321-209-0219 EMAIL: INFO@AOISOLUTIONSCO.COM
LICENSED BUSINESS No. LB 8383

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WILLARD L. BEEKMAN
STATE OF FLORIDA L.S.# 4472
STATE OF FLORIDA LB# 8383
DATE: 05/19/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLARD L. BEEKMAN, PSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

This Document has been electronically signed and sealed by Willard Beekman using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT NA'VUE NAME: 23-103	
FIELD BOOK:	PAGES:
DATE: 05-10-23	DRAWN: AJH
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SHEET NO.	2 of 4