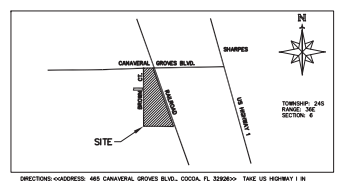
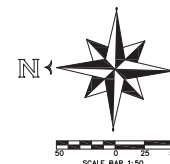


NOTE TO CONTRACTOR CONCERNING SIDEWALK SLOPES
ALL NEW SIDEWALKS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES & THE 2023 FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION.

- SIDEWALKS:
 - LANDINGS SHALL BE MINIMUM OF 5'x5' AND NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
 - LANDINGS & DIMENSIONS RELATIVE TO DOOR SWING SHALL BE PROVIDED PER FBC.
 - RAMP SLOPE SHALL NOT EXCEED A 1:12 SLOPE FOR A MAXIMUM RISE OF 0.5'. HAND RAILS SHALL BE PROVIDED IF RISE EXCEEDS 0.5'.
 - RAMP SLOPE MAY NOT EXCEED A MAXIMUM RISE OF 30' WITH HAND RAILS.
 - RUNNING SLOPES SHALL NOT EXCEED A 1:20 SLOPE WITHOUT PROVIDING HAND RAILS.
 - HANDRAILS:
 - WHEN HAND RAILS ARE PROVIDED, HAND RAILS SHALL BE PER FBC.
 - MINIMUM CLEARANCE SHALL BE 32".
 - HEIGHT SHALL NOT BE LESS THAN 32" NOR MORE THAN 38".
 - HANDICAP PARKING:
 - SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. IF SLOPES EXCEED 2% ON EXISTING PAVED AREAS, THEY CAN NOT BE DESIGNATED AS A HANDICAP PARKING SPACE.



VICINITY

GENERAL STATEMENT:
• TWO PHASED PROJECT (SEE SHEET C-P FOR PHASING PLAN)
• SITE PLAN (1) NEW SINGLE STORY 13,943 SF BUILDING ADDITION, SITE PLAN (1) NEW SINGLE STORY 13,943 SF COMMERCIAL BUILDING (SOUTH END OF SITE) WITH ASSOCIATED PARKING, STORMWATER, WATER SERVICE, FIRE WATER MAIN & SEPTIC SYSTEM. NEW BUILDING WILL BE PRE-ENGINEERED METAL BUILDING. NEW BUILDING WILL BE USED FOR STEEL FABRICATION & ASSEMBLY. SITE PLAN NEW PARKING LOT (NORTH END OF SITE). SITE HAS (2) EXISTING BUILDINGS.

OWNER: KVI CANAVERAL GROVES, LLC
6259 REYNOLDS MILL RD.
SEVEN VALLEYS, FL 32926
CONTACT: ROBERT KINLEY, II AIA
PHONE: 771-741-8446

APPLICANT: OWNER

ENGINEER: MONROE ENGINEERING, INC.
P.O. BOX 121094
MELBOURNE, FLORIDA 32912
MR. STEVEN W. MONROE, P.E.
PHONE: 321-544-8177
EMAIL: STEVE@MONROE-ENGINEERING.COM

ARCHITECT: TBD

EXIST SITE ADDRESS: 465 CANAVERAL GROVES BLVD., COCOA, FL 32926 (EXIST BLDG.)
NEW BUILDING ADDRESS: TBD

TAX PARCEL IDENTIFICATION: 24-36-06-00-258 (DEVELOPED PARENT PARCEL)(13.9 AC)
24-36-06-00-251 (VACANT LOT NORTH)(1.28 AC)
24-36-06-00-257 (VACANT LOT MIDDLE)(2.22 AC)
24-36-06-00-252 (VACANT LOT SOUTH)(5.81 AC)

LEGAL DESCRIPTION: SEE SHEET C-2
FLOOD ZONE: FLOOD ZONE X & A PER FIRM MAP#200903030H, DATED 1/29/21
PER THE BREVARD COUNTY FLOODPLAIN ADMINISTRATOR, THE COMMUNITY HAS DETERMINED THE BASE FLOOD ELEVATION TO BE 26.86 NAVD 88

AREA OWNED: 970,073 SF = 22.270 AC
PROJECT AREA 1: 551,369 SF = 12.656 AC
PROJECT AREA 2: 28,796 SF = 0.661 AC

CONSTRUCTION TYPE: PRE-ENGINEERED METAL BUILDING, TYPE IIB
UNPROTECTED, FULLY SPRINKLED

MUNICIPALITY: BREVARD COUNTY
FUTURE LAND USE: IND INDUSTRIAL
ZONING: RU LIGHT INDUSTRIAL

ADJACENT ZONING: NORTH RU-1-7/3
WEST AU/RU-1-7/3-2/7R-1 EAST FLORIDA EAST COAST RAILWAY

EXISTING USE / PROPOSED USE: METAL FABRICATION & ASSEMBLY
BUILDING SETBACK REQUIRED: NORTH 40' SOUTH 25' EAST 15'
WEST 15' (100' IF ABUT RESIDENTIAL INC. 20' BUFFER)

BUILDING SETBACK PROVIDED: NORTH 893.2' SOUTH 382.7' EAST 106.3' WEST 291.2'
ALLOWABLE BUILDING HEIGHT: 35'
MAXIMUM HEIGHT ABOVE 35 FEET MUST COMPLY WITH BREVARD COUNTY CODE SECTION 62-2101.5 PER SECTION 62-1543(7)(a).

PROPOSED BUILDING HEIGHT: 32' CAVE (SINGLE STORY)
MAXIMUM FLOOR AREA RATIO (FAR): 2.48 (PER SECTION 62-1543(9))
PROPOSED FLOOR AREA RATIO (FAR): 0.19

NOTES:
1. ALL DIMENSIONS ARE TO/FROM FACE OF CURB.
2. ALL PROPOSED ELEVATIONS ARE EDGE OF PAVEMENT ELEVATIONS.
3. SDO ALL DISTURBED AREAS. SEED & MULCH DRY RETENTION POND BOTTOM.
4. ALL SIDE SLOPES GREATER THAN 4:1 SHALL BE SOODED.
5. SDO ALL RETENTION SIDE SLOPES.
6. ALL SIDEWALKS, RAMPERS AND CROSS WALKS WILL BE BUILT & INSPECTED TO MEET THE MOST CURRENT ADA GUIDELINES.
7. THIS SITE PLAN COMPLIES WITH BREVARD COUNTY'S PERFORMANCE STANDARD 62-2251 THROUGH 62-2277.
8. 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 (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RAMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
9. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHT OF WAY WILL ADHERE TO THE REQUIREMENTS SPELLED OUT IN BREVARD COUNTY LAND MANAGEMENT DEPARTMENT 76.
10. BREVARD COUNTY WAIVER #09W-0736 WAS APPROVED. CONSTRUCTION OF A SIDEWALK IS NOT REQUIRED IN BREVARD COUNTY CODE SECTION 62-36(3).
11. FACILITY SHALL NOT EXCEED EPA'S RAMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES AS DEFINED IN BREVARD COUNTY CODE SECTION 62-36(3).

SURVEY: SURVEY INFORMATION USED IN THIS PROJECT TO DEPICT PROPERTY BOUNDARY, TOPOGRAPHY, TREES, UTILITIES & OTHER IMPROVEMENTS WAS PROVIDED BY KANE SURVEYING, INC. JOB NO. 41917, DATED 3-10-22, UPDATED 3-28-24.

MONROE ENGINEERING, INC.
CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: MET-CON

SHEET TITLE: SITE PLAN-NORTH

ISSUE DATE: 1-23-24
DRAWN BY: SM CHECK BY: SM APPR. BY: SM SCALE: 1:50
JAN 24 17-5-24 REV. PER BREVARD COUNTY, ESCROW CLIENT JOB NO. 21-023
SHEET 6 OF 28
C-4

THIS DESIGN & PLAN SET IS PROPERTY OF MONROE ENGINEERING, INC. AND SHALL ONLY BE USED FOR THE SPECIFIED PROJECT HEREIN. REUSE, REPRODUCTION, OR ANY OTHER USE WITHOUT A CONTRACTUAL AGREEMENT WITH MONROE ENGINEERING, INC. IS PROHIBITED.

BREVARD COUNTY PROJECT #24SP00002

HISTORIC SITE PLAN APPROVALS:
EXISTING SITE PLANS PREVIOUSLY APPROVED BY BREVARD COUNTY:
• 09AD-00679 (APPROVED 11-20-2009)
• AD93-03-002 (APPROVED 4-24-2003)
• AD92-05-004 (APPROVED 6-27-2002)
• AD92-05-008 (APPROVED 2-22-2000)
• AD98-03-003 (APPROVED 5-6-1998)
• AD97-10-001 (APPROVED 2-14-1997)
• AD95-11-005 (APPROVED 12-19-1995)
• SP81-03-000 (APPROVED 4-3-1991)
• AD93-01-008 (APPROVED 2-2-1990)
• SP82-12-005 (APPROVED 12-21-1982)

PARKING CALCULATIONS (PER CODE SECTION 62-3008(1))

SITE USE	AREA (SF)	REQUIRED PARKING		PROVIDED PARKING	
		PER CODE (REQUIRED)	PER CODE (EXISTING)	PROVIDED (NEW)	PROVIDED (TOTAL)
MANUFACTURING	186,187	500	373	50	42
HANDICAP PARKING			8	2	2

HANDICAP PARKING			8	2	2	4
PARKING CALCULATIONS (PER PARKING REDUCTION MEMORANDUM): (PENDING WAIVER APPROVAL)						
PROPOSED PARKING						

STABILIZED LAY DOWN YARDS:
STABILIZED LAY DOWN YARDS WILL BE USED FOR TRAILERS WITH MATERIALS LOADED & STORED.
• EXISTING BUILDING (113,011 SF) = PROPOSED BUILDING (73,176 SF) + STABILIZED LAY DOWN YARD (143,195 SF) = 329,382 SF = 34% OF THE SITE (970,073 SF).
• IN SUMMARY, STORAGE AREAS (INCLUDING BUILDINGS) WILL NOT EXCEED THE MAXIMUM 50% THRESHOLD.

TRIP GENERATION BASED ON THE 8TH EDITION (FOOT SPREADSHEET):
• THE LAND USE CODE 140 MANUFACTURING (BASED ON NEW 73,176 SF):
• DAILY TRIPS: 280
• PM PEAK HOUR: 54
• PM IN: 19
• PM OUT: 35

SIGNAGE & STRIPING
SHALL BE PER FOOT REQUIREMENTS
[1] WHITE DIRECTION ARROW TYP
PER FOOT INDEX 711-001, SHEET 1 OF 13
[2] 36" HIGH INTENSITY GRADE STOP SIGN R1-1
[3] 24" WIDE WHITE STOP BAR (MIN 4" CLEAR OF CROSSWALK)
[4] 6" SINGLE WHITE
[5] 6" DOUBLE YELLOW STRIPES

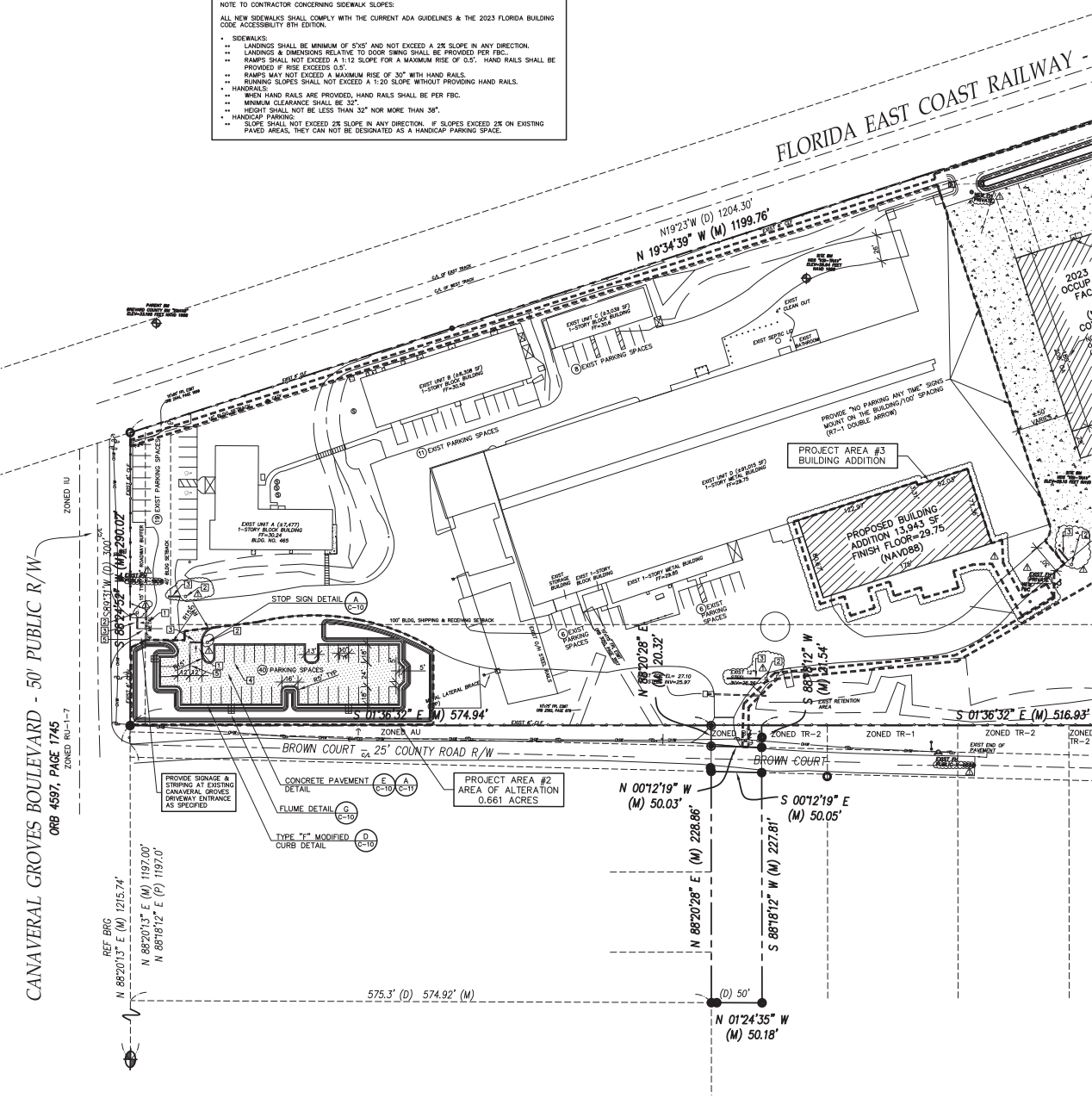
NOTE: ALL STRIPING IN THE PUBLIC RIGHT OF WAY & PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.

SIGNAGE & STRIPING LEGEND

Always call 811 two full business days before you dig
Sunshine811.com

SEE COVER SHEET FOR ADDITIONAL INFORMATION
BREVARD COUNTY LOCATOR PHONE (800) 991-0000 (407) 433-4770
CITY OF COCOA WATER PHONE (321) 433-8700

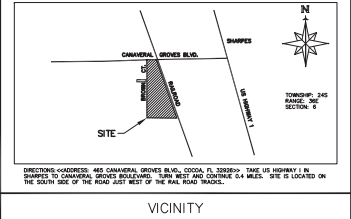
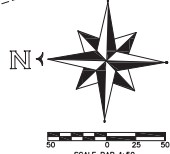
DIGITAL SIGNATURE:
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVEN W. MONROE, P.E. #61778 ON THE DATE APPEARING IN THE DIGITAL SEAL USING A SIGN AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGN AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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PROJECT AREA #1
AREA OF ALTERATION
12.658 ACRES



OVERALL SITE IMPROVEMENT CALCULATIONS BASED ON 21.063 ACRES:

Area Owned:	SF	AC	%
Property Acreage	970.073	22.272	100.0
Existing Impervious Areas:			
Exist Building	113,995	2,617	11.6
Exist Paving	145,269	3,335	15.0
Exist Sidewalks	2,507	0.058	0.3
Exist Stabilized	13,510	0.310	1.4
Total	275,281	6.320	28.4
Proposed Impervious Areas:			
Exist Building	113,011	2,594	11.6
Exist Paving	107,241	2,462	11.1
Exist Sidewalks	2,342	0.054	0.2
Exist Stabilized	0	0.000	0.0
Building	73,175	1,680	7.5
Paving	105,948	2,432	10.9
Sidewalks	986	0.023	0.1
Stabilized	128,985	2,961	13.3
Total	531,685	12,206	54.8
Proposed Pervious Areas:			
Proposed Pervious	436,384	10,064	45.2

- SIGNAGE & STRIPING SHALL BE PER FOOT REQUIREMENTS
- 1 WHITE DIRECTION ARROW TYP PER FOOT INDEX 711-001, SHEET 1 OF 13
 - 2 36" HIGH INTENSITY GRADE STOP SIGN R-1
 - 3 24" WIDE WHITE STOP BAR (MIN 4" CLEAR OF CROSSWALK)
 - 4 6" SINGLE WHITE
 - 5 6" DOUBLE YELLOW STRIPES

NOTE: ALL STRIPING IN THE PUBLIC RIGHT OF WAY & PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.

SIGNAGE & STRIPING LEGEND

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PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: MET-CON

SHEET TITLE:	SITE PLAN-SOUTH	SCALE: 1:50
ISSUE DATE: 1-23-24	DRAWN BY: DM CHECK BY: DM APPR. BY: DM	JOB NO. 21-023
1:50 7-5-24 REV. PER BREVARD COUNTY, COCOA, CLIENT		SHEET 7 OF 28
		C-5

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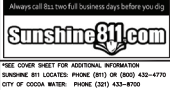
BREVARD COUNTY PROJECT #24SP00002

Digitally signed by Steven W Monroe
Date: 2024.07.05
15:59:12 -04'00'



FLOOD ZONE A (BASE FLOOD ELEVATION):
BREVARD COUNTY FLOODPLAIN REVIEW HAS ESTABLISHED THE BASE FLOOD ELEVATION FOR FLOOD ZONE "A" AT ELEVATION 26.86 NAVD 88.

CANOPY PRESERVATION AREA (DO NOT DISTURB)
52,537 SF = 1.206 ACRES



DIGITAL SIGNATURE:
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVEN W. MONROE, P.E. #61778 ON THE DATE APPEARING IN THE DIGITAL SEAL USING A SHA AUTHENTICATION CODE.
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