



SITE DATA:		17.55 ACRES (744,466 SQ. FT.)
TOTAL SITE AREA:		27.35 ACRES (1,187,000 SQ. FT.)
PARCEL I.D.:		26-36-13-00-00734.0-0000.00
TAX ACCOUNT:		2602755
FUTURE LAND USE:		PP (PLANNED INDUSTRIAL PARK)
EXISTING ZONING:		PP (PLANNED INDUSTRIAL PARK)
EXISTING LAND USE:		UNDEVELOPED/VACANT
FEMA FIRM MAP PANEL:		1200000505, DATED 05/17/2014
FLOOD FLOOD ZONE:		ZONE X AND ZONE Y
BASE FLOOD ELEVATION:		NO BASE FLOOD EL. DETERMINED
LOWEST FLOOR ELEVATION:		22.50 (FLOOD EL.)
MAX ALLOWABLE BUILDING HEIGHT:		45 FT. (SINGLE STORY)
PROPOSED BLDG. A HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. B HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. C HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. D HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. E HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. F HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. G HEIGHT:		20'-0" (SINGLE STORY)
PROPOSED BLDG. H HEIGHT:		20'-0" (SINGLE STORY)
BUILDING CONSTRUCTION TYPE:		TYPE IIB
PROPOSED BLDG. A.C.F.A.:		TYPE IIB
BUILDING SETBACKS:		
FRONT (MOHAM RD.):	50 FEET	50 FEET
REAR (MOHAM RD.):	50 FEET	50 FEET
LEFT (MOHAM RD.):	50 FEET	50 FEET
RIGHT (MOHAM RD.):	50 FEET	50 FEET
LANDSCAPE BUFFERS:		
FRONT (TYPE "B" MOHAM RD.):	5 FEET	5 FEET
REAR (TYPE "B" MOHAM RD.):	5 FEET	5 FEET
LEFT (TYPE "B" MOHAM RD.):	5 FEET	5 FEET
RIGHT (TYPE "B" MOHAM RD.):	5 FEET	5 FEET
PROJECT GENERAL STATEMENT:		THE PROJECT WILL CONSIST OF REDEMPTION AND CLEARING OF THE ENTIRE SITE, CONSTRUCTION OF A 17.55 ACRE WULF-RHASE COMMERCIAL DEVELOPMENT, APPROXIMATELY 17.55 ACRE WULF-RHASE COMMERCIAL PROJECT AS FOLLOWS:
BUILDING A: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING B: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING C: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING D: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING E: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING F: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING G: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
BUILDING H: THE FRESH MARKET, IS A PROPOSED 21,850 SQ. FT. GROCERY STORE.		
GENERAL PERFORMANCE STANDARDS:		PERFORMANCE STANDARDS DERIVED BY SECTIONS 62-225 THROUGH 62-227.
PHASING:		SEE PHASING PLAN SHEETS (C4-1-C4-2)
STORMWATER MANAGEMENT:		STORMWATER RUNOFF FOR THE PROPOSED PROJECT WILL BE TREATED THROUGH THE USE OF TWO (2) SEPARATE BASIN SYSTEMS. EACH SEPARATE BASIN SYSTEM WILL CONSIST OF AN OIL DETENTION POND, A SEDIMENTATION POND, AND A FLOOD DETENTION POND. THE POND, ARRANGED IN SERIES, ARE DESIGNED TO MAXIMIZE TREATMENT CAPACITY TO REDUCE THE POST-DEVELOPMENT NUTRIENT LOAD AS WELL AS LIMIT POST-DEVELOPMENT PEAK FLOOD RATES. THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH SPMO AND BREVARD COUNTY CRITERIA.
FIRE PROTECTION:		ALL BUILDINGS SHALL BE PROTECTED BY FIRE HYDRANTS IN ACCORDANCE WITH BREVARD COUNTY OFFICE OF THE FIRE MARSHAL SPECIFICATIONS.
SITE LIGHTING:		STANDARD LIGHTING SHALL BE PROVIDED TO BREVARD COUNTY PERFORMANCE STANDARDS. THE LIGHTING SHALL BE DESIGNED TO PROVIDE ADEQUATE ILLUMINATION TO THE SITE AND TO THE ADJACENT PUBLIC RIGHT-OF-WAY. THE LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT POLLUTION AND TO BE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.
MAINTENANCE OF TRAFFIC:		CONSTRUCTION SHALL MAINTAIN TRAFFIC FLOW THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND TO THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND TO THE PUBLIC RIGHT-OF-WAY.
DISK MANAGEMENT PLAN (DMP):		THE DMP SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA TO BREVARD COUNTY. THE DMP SHALL BE SUBMITTED TO BREVARD COUNTY FOR REVIEW AND APPROVAL PRIOR TO ANY MAJOR CONSTRUCTION ACTIVITIES BEING INITIATED ON THE PROJECT SITE.
OUTDOOR RESTAURANT SEATING:		OUTDOOR RESTAURANT SEATING SHALL BE IN COMPLIANCE WITH BREVARD COUNTY CODE SECTION 62-157.4.
RISK MANAGEMENT PLAN (RMP):		THE RMP SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA TO BREVARD COUNTY. THE RMP SHALL BE SUBMITTED TO BREVARD COUNTY FOR REVIEW AND APPROVAL PRIOR TO ANY MAJOR CONSTRUCTION ACTIVITIES BEING INITIATED ON THE PROJECT SITE.
SERVICE ALLEY:		BACK-OF-HOUSE SERVICE ALLEY (FOR BUILDINGS A-H) IS NOT INTENDED TO BE USED BY THE GENERAL PUBLIC AND WILL REMAINLY BE PRE-EMERGENCY SERVICES, AND OTHER NON-GENERAL PUBLIC USES.
RIGHT-OF-WAY DEDICATION:		PROPOSED RIGHT-OF-WAY DEDICATION ALONG MOHAM ROAD WILL BE SUBMITTED TO BREVARD COUNTY.

NOT FOR CONSTRUCTION
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

21-1019
CONCEPTUAL

PUD-1
SHEET

PINEDA LANDINGS
FLORIDA

PDP PLAN

MBV
ENGINEERING, INC.
MOA BOWLES VILLAMIZAR & ASSOCIATES
1250 W. EAU GALLE BLVD., SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911

JOB NO.	21-1019
DESIGNED	BAM
DRAWN	BAM
DATE	JANUARY, 2023
CHECKED	BAM
DATE ISSUED	

REVISIONS	DATE
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