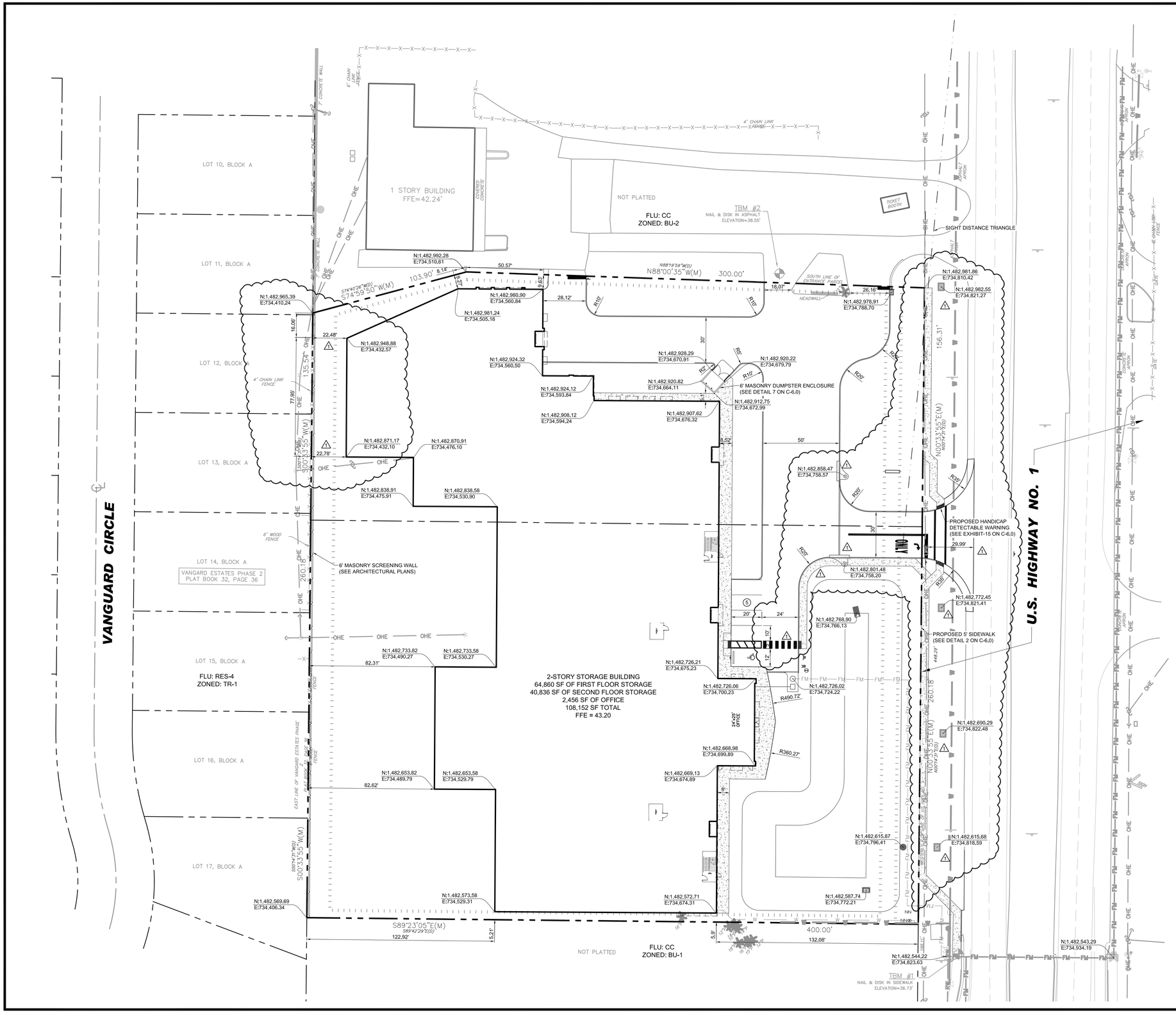
Site Plan 21Z00034 EH Cocoa



GRAPHIC SCALE

30' 0 15' 30' 60'

1"=30'
DATAUM: NAVD88

SITE DATA

PROPERTY LOCATION:	3633 & 3635 NORTH HWY 1
PARCEL ID:	24-36-07-00-32 AND 24-36-07-00-33
LOCAL MUNICIPALITY:	BREVARD COUNTY
FUTURE LAND USE:	COMMUNITY COMMERCIAL (CC)
CURRENT ZONING:	GENERAL RETAIL (BU-1)
PROPOSED USE:	SELF STORAGE
TOTAL OVERALL PARCEL AREA:	3.83 AC
IMPERVIOUS SURFACE RATIO:	102,714.30 / 166,996.05 = .615
PROPOSED FAR:	.398
MIN. OPEN SPACE:	25%
PROPOSED OPEN SPACE:	38.49%

BUILDING SETBACKS

FRONT (EAST)	25'
SIDE (NORTH)	5'
SIDE (SOUTH)	5'
REAR (WEST)	15'

LANDSCAPE BUFFERS

FRONT (EAST)	15'

BUILDING HEIGHT

MAXIMUM	35'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
4	CANDLER	FINE SAND	A
52	QUARTZIPSAMMENTS	SMOOTH	A

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED JUNE 8, 2020

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12009C0320 H, DATED JANUARY, 2021 BREVARD COUNTY, FLORIDA.

WETLANDS
THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

VEGETATION
THE SITE IS CURRENTLY A DEVELOPED LOT.

PARKING REQUIRED

MINI-WAREHOUSE	MIN & MAX OF 5	5 SPACES
TOTAL PARKING REQUIRED		5 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	4 SPACES
HANDICAPPED PARKING SPACES	1 SPACES
TOTAL PARKING PROVIDED	5 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH BREVARD COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSION ARE FROM THE FACE OF CURB.
3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION, ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET COUNTY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE FDOT DESIGN STANDARDS, THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL DISTURBED AREAS WITHIN THE FDOT RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
14. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.
16. THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
17. SITE LIGHTING MUST COMPLY TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A BUILDING PERMIT APPROVED BY BREVARD COUNTY.
18. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUALITIES OF LISTED SUBSTANCES.
19. PER A.D.A. REQUIREMENTS 1 HANDICAP ACCESSIBLE PARKING SPACE IS REQUIRED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS 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.

NO.	REVISIONS	BY	DATE
1	REVISED PER COMMENTS	SCP	10/07/21
2	ISSUED FOR PERMITTING	BRP	08/15/21

Sunshine 811

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FL. CERT. OF AUTH. #27199

SITE PLAN

COCOA STORAGE
3633 & 3635 NORTH HIGHWAY US 1
COCOA, FLORIDA

DATE	08/02/21
SCALE	1"=30'
DRAWN-BY	DDP
PROJECT NUMBER: 082-005	

C-2.0
SHEET NO.