

ITE	UNITS	ADT	AM PEAK HOUR	PM PEAK HOUR
110	10	70	9	10

TRAFFIC IMPACTS
per ITE 11th edition

DATUM
NAVD 88

SIGNAGE

ALL SIGNS WILL BE PERMITTED BY OTHERS AT THE SAME TIME UNDER A MASTER SIGN PERMIT APPLICATION

SITE LIGHTING

NO EXTERIOR LIGHTING PROPOSED

SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R5-1	DO NOT ENTER	30"x30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
ALL SIGN POSTS AND HARDWARE WILL ADHERE TO THE REQUIREMENTS OF EXHIBIT 26

PROPOSED CONSTRUCTION NOTES:

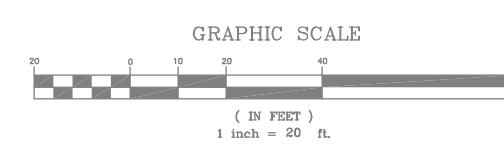
- CONSTRUCTION PLANS COMPLY WITH FDOT DESIGN STANDARDS LATEST EDITION
- CONSTRUCTION PLANS SHALL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SEC 62-2251 THRU 62-2272
- SITE LIGHTING CONFORMS TO BREVARD COUNTY'S PERFORMANCE STANDARD 62-2257. FOR SHALL CERTIFY COMPLIANCE PRIOR TO ISSUANCE OF C.O.
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. EPA REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK RAMP SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

STRIPING NOTES

- 1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE PAINTED STRIPE.
- 2. SEE DETAILS FOR HANDICAP PARKING.
- 3. TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.
- 4. ALL STRIPING IN THE FDOT OR BC R/W SHALL BE PLACED IN THERMOPLASTIC MATERIAL.

SITE LEGEND

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EX EOP
	CONCRETE
TYP	TYPICAL
HC	HANDICAP
10	10 PARKING SPACES
S/W	SIDEWALK
R5	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC



SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	BREVARD COUNTY
WATER -	CITY OF COCOA
SEWER -	BREVARD COUNTY UTILITIES
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

GENERAL DESCRIPTION:

TO CONSTRUCT A SINGLE 10,000 SF, SINGLE STORY OFFICE/WAREHOUSE AND APPLICABLE INFRASTRUCTURE. CONSTRUCTION TYPE WILL BE TYPE IIB.

PROPERTY LOCATION:

SR 520 ACROSS FROM OHIO
ADDRESS TO BE DETERMINED

PARCEL ID No.:

24-35-34-00-45

PROPERTY ZONING:

BU-2 RESOLUTION 19PZ00113

EXISTING LAND USE:

EXISTING SITE IS VACANT COMMERCIAL

EXISTING PROPERTY AREA:

TOTAL = 1.14 ACRES

BUILDING DATA & SETBACKS

MAXIMUM BUILDING HEIGHT = 35 FEET
PROPOSED BUILDING HEIGHT = 1 FLOOR, 23'-8"

MINIMUM BUILDING SETBACKS:	PROPOSED BUILDING SETBACKS:
NORTH = 25 FEET	NORTH = 25.99 FEET
EAST = 5 FEET	EAST = 6 FEET
WEST = 15 FEET	WEST = 109 FEET
SOUTH = 15 FEET	SOUTH = 74 FEET

PARKING SPECIFICATIONS:

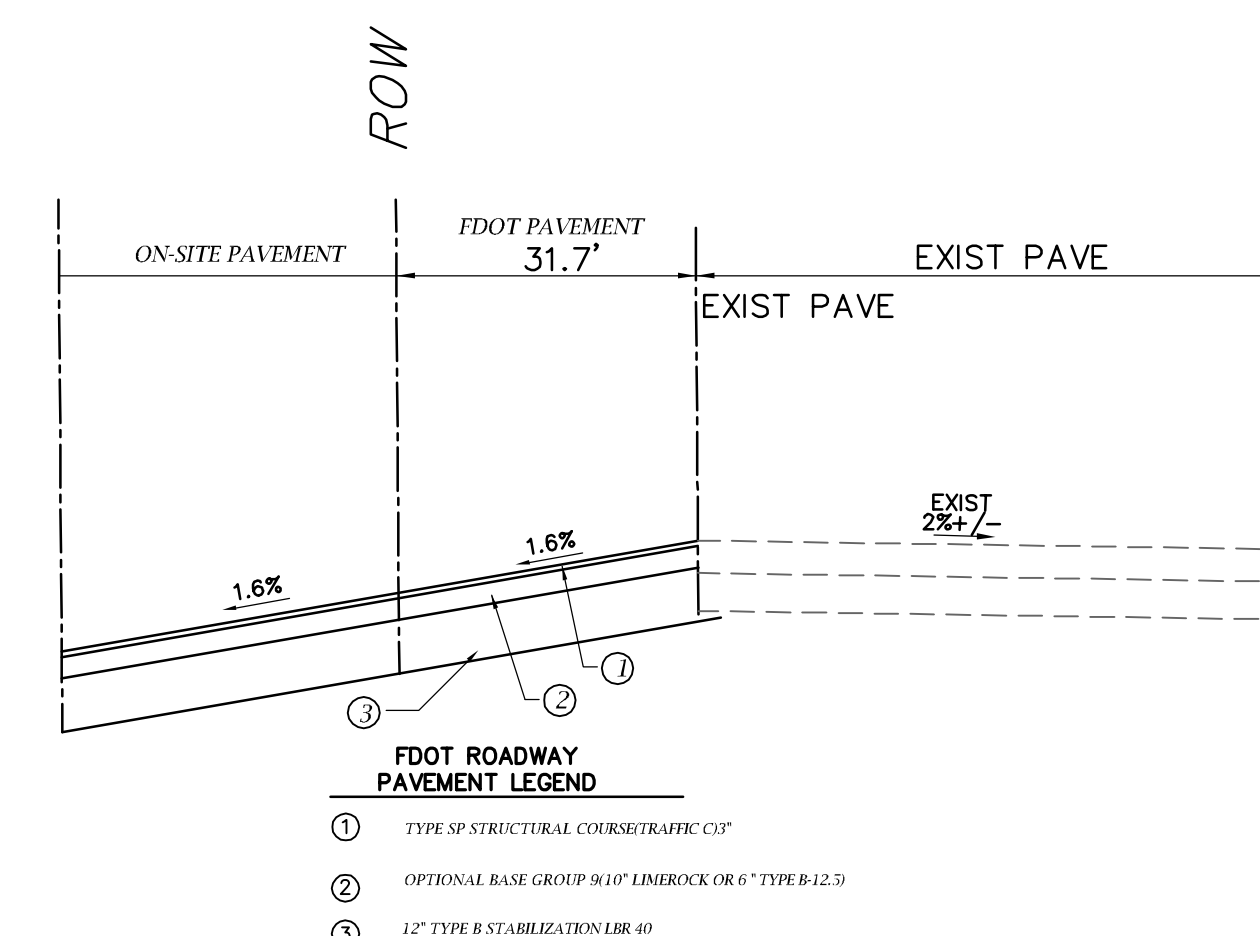
PARKING SPACES REQUIRED:	CODE -	ELECTRICAL SHOP, PLUMBING SHOP, BUSINESS COMPLEX USES - MEAT MARKET, WHOLESALE SALESROOM AND STORAGE ROOM
BUSINESS COMPLEX	= 1 / 325 SF OF FLOOR AREA	
TOTAL REQUIRED	= 10,000 / 325 SF OF FLOOR AREA	
TOTAL PROVIDED	= 33 SPACES	

PROPOSED LOT COVERAGE CALCULATIONS:

	AREA (sf)	ACRES	% TOTAL
PARKING & SIDEWALK AREA	15,143	0.34	30.59
BUILDING AREA	10,000	0.02	2.02
TOTAL IMPERVIOUS	25,143	0.58	50.80
TOTAL GREEN AREA (PERVIOUS)	24,355	0.56	49.20
TOTAL AREA	49,498	1.14	100.0

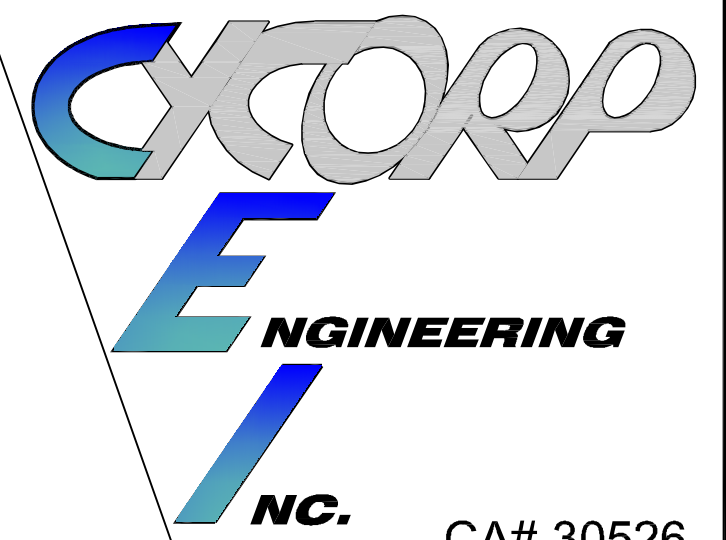
FLOOD ZONE:

THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"



- FDOT ROADWAY PAVEMENT LEGEND**
- 1 TYPE SP STRUCTURAL COURSE/TRAFFIC COT
 - 2 OPTIONAL BASE GROUP 9A10P LINDRICK OR 6" TYPE B-L2D
 - 3 12" TYPE B STABILIZATION LER 40

SECTION D-D



CA# 30526

**CIVIL ENGINEERS
LAND PLANNERS**

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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**BIG SCOTT'S
WAREHOUSE**

BREVARD COUNTY

REVISIONS			
Description	Date	By	
1. COUNTY COMMENTS	5/10/22	KTC	
2. COUNTY COMMENTS	6/25/22	KTC	
3. COUNTY COMMENTS	2/6/23	KTC	
4. COUNTY COMMENTS	6/6/23	KTC	
5. COUNTY COMMENTS	10/24/23	KTC	
6. FIRE PATH / GATE	1/2/24	KF	
7.			
8.			
9.			
10.			

**SITE
PLAN**

Date:

JUNE 2021

Scale:

1" = 20'

Sheet Number: **3**

1/2/2024
K. FISCHER, P.E. # 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER