

# CONSTRUCTION PLANS

## BIG SCOTT'S WAREHOUSE

### PROJECT CONTACTS

**OWNER / APPLICANT:**  
 BIG SCOTT  
 SCOTT HALL  
 1614 WHITE DOVE DRIVE  
 WINTER SPRINGS, FL 32708

**CIVIL ENGINEER:**  
 CYCORP ENGINEERING INC.  
 KIM FISCHER  
 1614 WHITE DOVE DR  
 WINTER SPRINGS, FL 32708  
 Ph(407) 405-7819

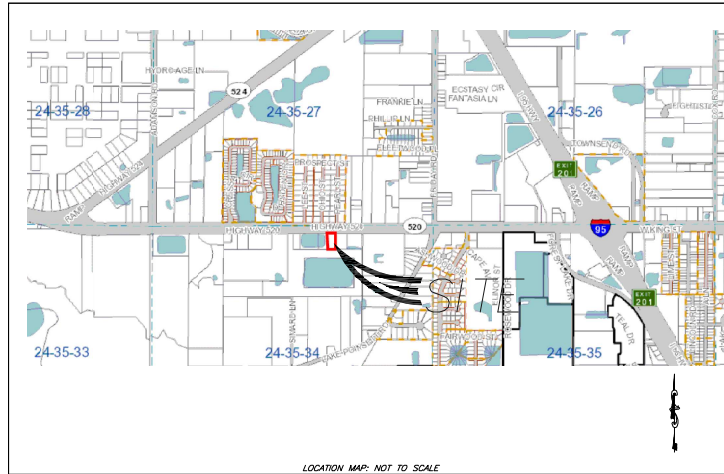
### SURVEYOR

THOMAS SNOW, PSM  
 2624 BENT HICKORY CIRCLE  
 LONGWOOD, FL 32779  
 407-701-6101  
 RTSNOW@CFL.RR.COM

**GEOTECH**  
 UNIVERSAL ENGINEERING SCIENCES  
 BRAD FAUCETT, P.E.  
 820 BREVARD AVENUE  
 ROCKLEDGE, FL 32955  
 321-638-0808

**LANDSCAPE ARCHITECT**  
 CADD SCAPES, INC  
 JASON BRIDGEWATER  
 432 NOWELL LOOP  
 DELAND, FL 32724  
 407-310-5567

**BREVARD COUNTY UTILITY DEPT.**  
 2725 JUDGE FRANK JAMIESON WAY  
 VIERA, FL 32940  
 DELAND, FL 32724  
 321-633-2091



LOCATION MAP: NOT TO SCALE

### LEGAL DESCRIPTION:

The East 1/2 of the following legal description:

For a POINT OF BEGINNING commence at the intersection of the East line of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 24 South, Range 35 East, and the South right-of-way line of State Road 520, as presently located; thence run West on said South right-of-way line of State Road 520, a distance of 840 feet to a point; thence run South and parallel with the West line of said Northwest 1/4 of the Northeast 1/4 a distance of 300 feet to a point; thence run East and parallel to said First Course a distance of 840 feet to said East line of the Northwest 1/4 of the Northeast 1/4; thence run North on said East line, a distance of 300 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the East 510 feet thereof.

All lying and being situate in Brevard County, Florida.

PARCEL 24-35-34-00-45

SR 520  
 COCOA, FL

JUNE 2021

**LAND DEVELOPMENT PLAN APPROVAL**  
 This shall serve as authorization for construction, including clearing, drainage, roads, driveways, sewer and water in accordance with these plans. All revisions, changes, or deviations from these plans made without the proper approval from this division shall be deemed a violation of the Brevard County codes and ordinances.

Project Name: Big Scott's Warehouse  
 Site Address: 5275 Highway 520, Cocoa, FL 32909  
 Approved By: Desiree Jackson Date: July 30, 2024  
 Permit Number: 21SP00227 Expires: January 5, 2027

Prior to commencement of any site development, you must schedule a pre-construction meeting. Contact Brevard County Public Works Engineering. (321) 637-5437

### SHEET INDEX

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- L1-4 LANDSCAPE PLAN
- S1 SURVEY



**CIVIL ENGINEERS LAND PLANNERS**

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

Project Manager: K. FISCHER  
 Engineer: KTC  
 Technician: KTC

## BIG SCOTT'S WAREHOUSE

### BREVARD COUNTY

REVISIONS			
Description	Date	By	
1. COUNTY COMMENTS	6/25/22	KF	
2. COUNTY COMMENTS	2/6/23	KF	

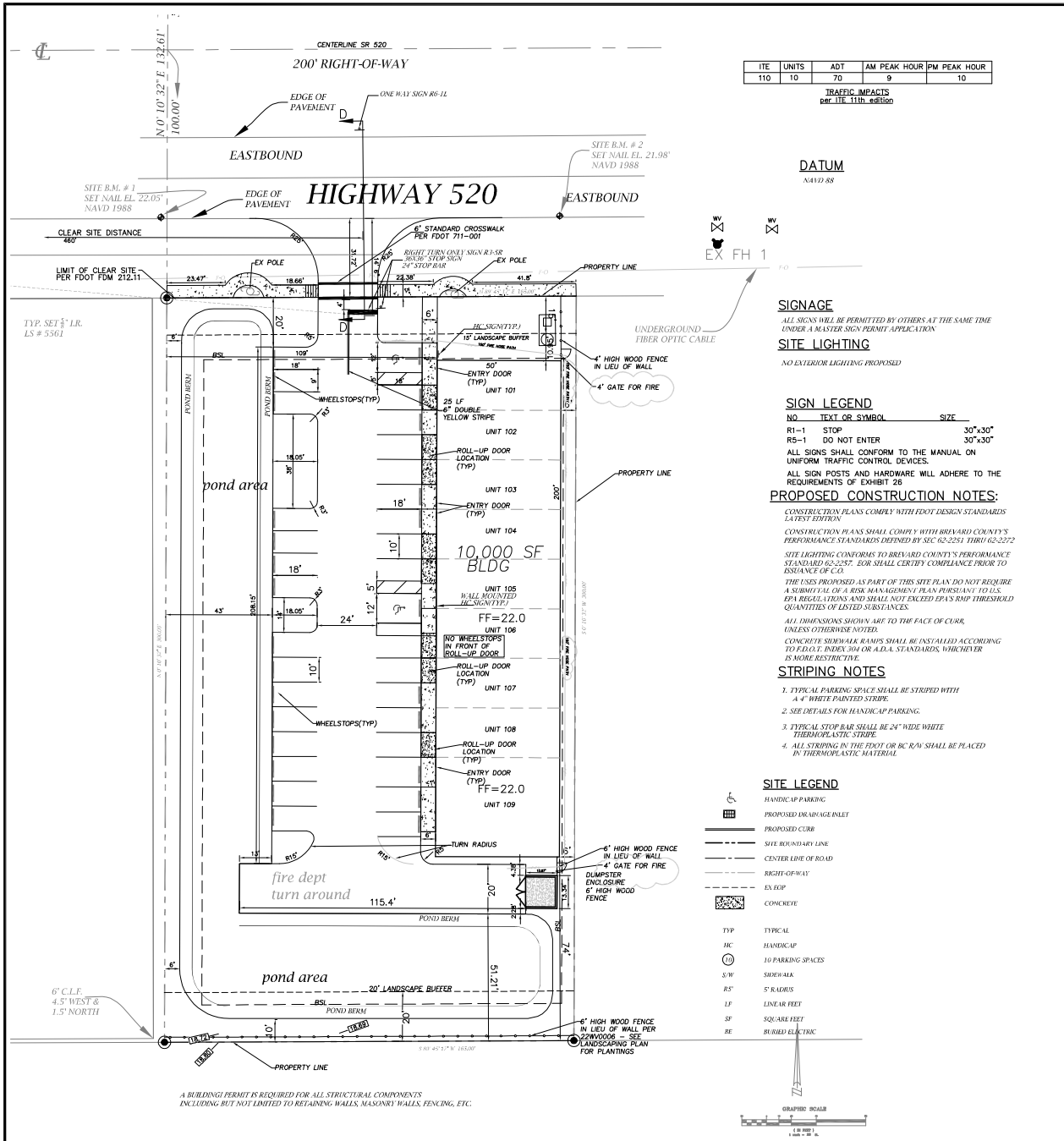
## COVER SHEET

Date: JUNE 2021

Scale: NTS  
 Digitally signed by kimberley fischer  
 Date: 2024.01.02 16:32:56-0400  
 NOT VALID UNDESIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 1

NOTE: DO NOT SCALE FROM DRAWINGS. CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED. THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION



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

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:**

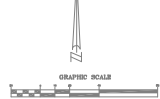
- CONSTRUCTION PLANS COMPLY WITH FDOT DESIGN STANDARDS LATEST EDITION
- CONSTRUCTION PLANS SHALL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SEC 62-251 THROUGH 62-257
- SITE LIGHTING CONFORMS TO BREVARD COUNTY'S PERFORMANCE STANDARD 62-257. EOR SHALL CERTIFY COMPLIANCE PRIOR TO ISSUANCE OF CO.
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO LLS 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 RAMPS SHALL BE INSTALLED ACCORDING TO FDOT'S 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 FOOT OR BC R/W SHALL BE PLACED IN THERMOPLASTIC MATERIAL

**SITE LEGEND**

- Handicap parking symbol
- Proposed drainage inlet symbol
- Proposed curb symbol
- Site boundary line symbol
- Center line of road symbol
- Right-of-way symbol
- EX EOP symbol
- Concrete symbol
- TYP symbol
- JC symbol
- 10 symbol
- S/W symbol
- R5 symbol
- LF symbol
- SF symbol
- RE symbol



**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

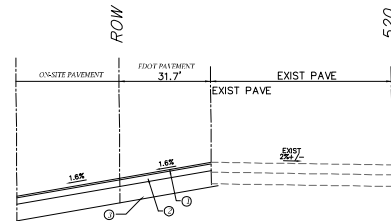
BUSINESS COMPLEX	= 1 / 325 SF OF FLOOR AREA
TOTAL REQUIRED	= 10,000 / 325 SF OF FLOOR AREA
TOTAL PROVIDED	= 33 SPACES

**PROPOSED LOT COVERAGE CALCULATIONS:**

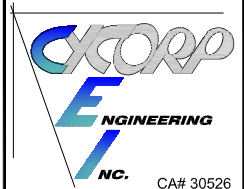
	AREA (sf)	ACRES	% TOTAL
PARKING & SIDEWALK AREA	15,143	0.34	30.59
BUILDING AREA	10,000	0.02	2.02
TOTAL IMPERVIOUS	25,143	0.58	50.80
TOTAL GREEN AREA (PERVIOUS)	24,355	0.56	49.20
TOTAL AREA	49,498	1.14	100.0

**FLOOD ZONE:**

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



SECTION D-D



**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'

1/2/2024  
K. FISCHER, P.E. #58942  
NOT VALID UNLESS SIGNED OR EMPOWERED BY A REGISTERED ENGINEER

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A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC.