



GENERAL STATEMENT

THIS PLAN IS PROPOSING TO REVISE THE APPROVED SITE PLAN FOR THE CUMBERLAND FARMS CONVENIENCE STORE LOCATED IN MICCO, FL. THE REVISION INCLUDES A REDUCED BUILDING FOOTPRINT OF 4,771 SF AND LARGER DRY RETENTION AREA. ALL STORMWATER TREATMENT TO BE PROVIDED IN THE TWO DRY RETENTION PONDS SHOWN ON THE PLAN. THE PREVIOUSLY APPROVED EXFILTRATION SYSTEM HAS BEEN REMOVED. OTHER CHANGES WERE MADE ACCORDINGLY TO ACCOMMODATE THESE ALTERATIONS. THE REVISED SITE INCLUDES THE NEW 4,771 SF CUMBERLAND FARMS SINGLE-STORY CONVENIENCE STORE WITH 5 DISPENSING PUMPS (WITH 10 FUELING POSITIONS). THE PROPOSED SITE IS EQUIPPED WITH UNDERGROUND STORAGE TANKS, CANOPY, AIR TOWER (AIR COMPRESSOR), AND DUMPSTER ENCLOSURE.

PROPERTY DATA

OWNER: CUMBERLAND FARMS INC.
165 FLANDERS RD, WESTBOROUGH, MA 01581

APPLICANT: CUMBERLAND FARMS INC.
165 FLANDERS RD, WESTBOROUGH, MA 01581

PROJECT ENGINEER: JEFF LUCAS, P.E. - ATKINS, N.A.
7175 MURRELL RD, MELBOURNE, FL 32940

SITE ADDRESS: 8090 HIGHWAY 1, MICCO, FL 32976

PARCEL: 30-38-11-00-525 & 30-38-11-00-555

TAX: 3006393 & 3013138

JURISDICTION: BREVARD COUNTY
ZONING DISTRICT: BU-1(BU)
FLU: GENERAL COMMERCIAL

FEMA FIRM PANEL: 120C0694G, DATED MARCH 17, 2014
PROJECT NO. WITHIN 100-YR FLOOD PLAIN

OVERALL SITE AREA: AC 757,064 SF

PROPOSED USE: 4,771 SF CONVENIENCE STORE
5 PUMPS (10 FUELING POSITIONS)
GAS DISPENSING UNDER CANOPY

ACCESSORY USE: AIR TOWER
(3) WATER HOSES

PROP. HOURS OF OPERATION: 24 HOURS

CONSTRUCTION SCHEDULE: 140 DAYS DURATION (APPROXIMATE)

LAND DATA:

ONSITE IMPERVIOUS AREA:			
• BUILDING	4,771 SF	0.11 AC	(8.4%)
• PAVEMENT, SIDEWALKS & CURBING	31,424 SF	0.72 AC	(55.0%)
PERVIOUS AREA:	20,869 SF	0.48 AC	(36.6%)
TOTAL	57,064 SF	1.31 AC	(100%)

FLOOR AREA RATIO: MAX. PERMITTED= 0.7 PROVIDED= ± 0.10

PARKING CALCULATIONS:

CONVENIENCE STORE: REQUIRED: 4,771 SF / 125 SF - 35 SPACES

ADA ACCESSIBLE SPACES: REQUIRED: 2 SPACES

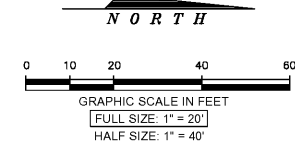
TOTAL PARKING PROVIDED (INCLUDING PARKING @ PUMPS): 45 STANDARD, 2 ADA ACCESSIBLE

DEVELOPMENT PARAMETERS

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST):	25'	± 95'
SIDE CORNER (SOUTH):	15'	± 156'
SIDE INTERIOR (NORTH):	5'	± 21'
REAR (WEST):	15'	± 15'
CANOPY SETBACKS:		
FRONT (EAST):		± 60'
SIDE CORNER (SOUTH):		± 59'
SIDE INTERIOR (NORTH):		± 159'
REAR (WEST):		± 42'
LANDSCAPE BUFFERS:		
NORTH, EAST AND SOUTH:	15'	
WEST:	0'	
PROP. BLDG. HEIGHT:		
PROP. BLDG. - NO EXISTING BLDG 30' (AVG)		± 33'-4" (PEAK)
		± 28'-9 1/2" (AVG)
CANOPY CLEARANCE:	13.5'	± 14'-4" (DECK HEIGHT)

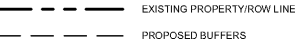
NOTES:

1. PROPOSED CANOPY, FUEL DISPENSERS, UNDERGROUND STORAGE TANK, AIR TOWER, DUMPSTER ENCLOSURE AND CONVENIENCE STORE DESIGN AND PROVISIONS SHALL BE CROSS REFERENCED TO THE ARCHITECTURAL AND/OR TANK & PUMP PLANS RESPECTIVELY FOR INSTALLATION ASPECTS.
2. FOR ADDITIONAL SIGNING AND PAVEMENT MARKING NOTES SEE GENERAL NOTES SHEET.
3. ALL PARKING SPACES INCLUDING HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE THERMOPLASTIC PAINT AND BE IN ACCORDANCE WITH MOST CURRENT FDOT SPECIFICATIONS.
4. LIGHT POLES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION.
5. ALL CURB RAMPS (CR-A, B, ETC.) SHOWN ON THESE PLANS SHALL BE PER FDOT INDEX #522-002. FOR MORE DETAIL SEE SHEET CFG9.0.
6. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN.
7. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% OF AASHTO T99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.
8. ALL CONCRETE TICKETS AND DENSITY REPORTS ARE TO BE SUBMITTED TO THE BREVARD COUNTY PUBLIC WORKS DEPARTMENT FOR REVIEW AND ACCEPTANCE PRIOR TO USE OF THE DRIVEWAY OR SIDEWALK.
9. ALL STRIPING WITHIN THE BREVARD COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER FDOT 2018-19 STANDARD PLANS, INDEX No. 711-001, OF THE FDOT 2018-19 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY.
11. PROPOSED OUTDOOR SEATING IS IN COMPLIANCE WITH SECTION 62-1837.9 OF THE BREVARD COUNTY CODE.
12. A MINIMUM OF 4 FEET FROM THE STOP BAR TO THE PEDESTRIAN CROSSING, PER MUTCD SECTION 3B.16, IS REQUIRED AT ALL DRIVEWAYS WITH CROSS WALKS AND STOP BARS. ALL CROSSWALKS SHALL BE A MINIMUM OF 6 FEET OR 2 FEET WIDER THE SIDEWALK BETWEEN THE (2) 12 INCH PARALLEL STRIPES.
13. ALL RAISED PAVEMENT MARKERS (RPM'S) WITHIN THE BREVARD COUNTY RIGHT-OF-WAY AND ON PROPOSED DRIVEWAY CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018-19 FDOT STANDARD PLANS, INDEX No. 706-001 AND 2018-19 FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
14. THIS PROJECT SHALL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
15. ROW DEDICATION TO BE RECORDED PRIOR TO ISSUANCE OF C.O.
16. 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 RISK MANAGEMENT PLAN (RMP) THRESHOLD QUANTITIES OF LISTED SUBSTANCES.



LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
LP	LIGHT POLE
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
POD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER
LSA	LANDSCAPE AREA



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Rev	Date	Description	By	Checked
1	11/7/18	BREVARD COUNTY COMMENTS	cp	fla
2	12/10/18	BREVARD COUNTY COMMENTS	cp	fla
3	03/04/19	BREVARD COUNTY COMMENTS	cp	fla
4	03/24/19	BREVARD COUNTY COMMENTS	cp	fla
5	09/30/19	PER CLIENT COMMENTS	cp	fla
6	10/17/19	POST 100 CLIENT COMMENTS	cp	fla
7	10/21/19	POST 100 CLIENT COMMENTS	cp	fla

Drawing Status: **FOR PERMITTING** Submittal Fee: **\$0**

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Project Title: **MICCO ROAD & US-1 BREVARD COUNTY, FL 100060192**

Drawing Title: **SITE PLAN**

Scale	Designed: JL	Drawn: DF	Checked:	Authorized:
Original Size: ARCH D	Date:	Date:	Date:	Date:
Drawing Number: CFG04.0	Revision:			

User: FAR4400 G:\PROJECTS\100060192 - CF - Micco - Micco Rd & US-1\09_Submittals\BUIDLERY 2019-10-21_100s_Reissue_CFG04.0-1.dwg