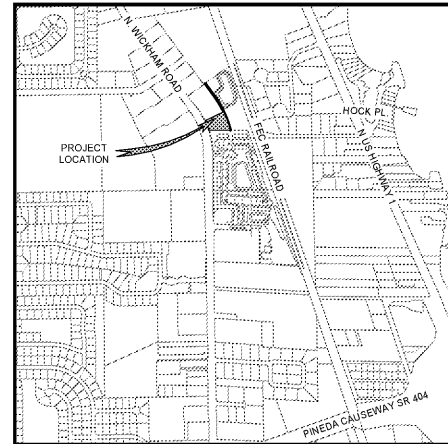


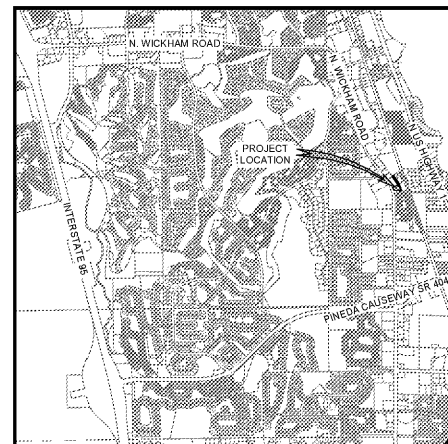
# CHRISTIAN BROTHERS AUTOMOTIVE AT OAKWOOD LANDING MELBOURNE FLORIDA

SECTION 19, TOWNSHIP 26 S, RANGE 37 E &  
SECTION 24, TOWNSHIP 26 S, RANGE 36 E  
BREVARD COUNTY, FLORIDA

MAY, 2020



VICINITY MAP



LOCATION MAP

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE FLOOD ZONE DESIGNATION "X" PER FLOOD INSURANCE RATE MAP #12009C 05 10 G, DATED MARCH 17TH, 2014.

**ELEVATIONS - PRIMARY BENCHMARKS**

THE ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCING BREVARD COUNTY BENCHMARK '66403' AND '66404'.

**COUNTY PERMITTING NOTE**

SITE REVIEW AND APPROVAL DOES NOT CONSTITUTE COUNTY APPROVAL OR REVIEW OF ANY PRIVATE PARTY DEED RESTRICTIONS, COVENANTS, PRIVATE EASEMENTS, OR OTHER PRIVATE AGREEMENTS. ANY CHANGES TO THE APPROVED PLAN MUST BE COORDINATED THROUGH LAND DEVELOPMENT SECTION. THE APPLICANT ASSUMES THE RISK THAT THE SITE PLAN MAY REQUIRE ADDITIONAL COUNTY REVIEWS INCLUDING ENGINEERING REVISIONS OR OTHER APPLICABLE COUNTY REVIEW PROCESSES SHOULD ANY ACTION TO ENFORCE ANY SUCH RESTRICTIONS REQUIRE REDESIGN OF THE SITE.

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V-4	LOT 1 SURVEY 2 OF 2

**PROJECT GENERAL STATEMENT**

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 6,000 SF SINGLE STORY CONCRETE BLOCK BUILDING (TYPE 1) NO MEZZANINE STORAGE NOR HAZARDOUS STORAGE. SCOPE OF WORK IS FOR A MINOR AUTOMOTIVE REPAIR SHOP ALONG WITH REQUIRED PARKING, STORMWATER MANAGEMENT (MODIFICATIONS), UTILITIES AND LANDSCAPING (REFER TO THIS SHEET FOR BUILDING TABULATIONS AND AREAS), A JOINT ACCESS DRIVEWAY CONNECTION WITH ENTRANCE ONTO WICKHAM ROAD ALONG WITH THE PROPOSED STORMWATER CONNECTION (MODIFICATIONS) TO THE EXISTING MASTER DRAINAGE SYSTEM IS PART OF THIS PERMIT APPLICATION.

THE EXISTING MASTER DRAINAGE SYSTEM WAS APPROVED BY BREVARD COUNTY PERMIT #18SP00026 AND SJRWMD PERMIT #1563641

**LEGAL DESCRIPTION**

DESCRIPTION BY SURVEYOR:  
A PARCEL OF LAND IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE, SOUTH 89°18'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 380.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE, NORTH 18°50'02" W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 273.11 FEET TO THE SOUTHERLY LINE OF PINEIDA LANDINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK #1, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE, SOUTH 53°53'31" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 389.56 FEET; THENCE, SOUTH 36°05'59" EAST A DISTANCE OF 200.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1256.60 FEET, A CENTRAL ANGLE OF 10°00'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 31°01'48" EAST, 219.31 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1256.60 FEET, A CENTRAL ANGLE OF 11°51'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 20°06'35" EAST, 259.89 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 260.15 FEET; THENCE, NORTH 89°07'36" WEST A DISTANCE OF 261.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WICKHAM ROAD AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.60 FEET, A CENTRAL ANGLE OF 8°00'06" AND A CHORD BEARING AND A DISTANCE OF NORTH 22°01'23" WEST, 140.46 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY A DISTANCE OF 140.58 FEET; THENCE, NORTH 63°58'34" EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.15 ACRES MORE OR LESS.

**REQUIRED PERMITS**

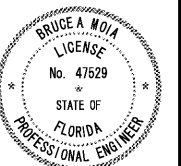
BREVARD COUNTY MAJOR SITE PLAN  
BREVARD COUNTY CONCURRENCY  
CITY OF COCOA WATER UTILITY  
FDOP POTABLE WATER DISTRIBUTION  
FDOP WASTEWATER COLLECTION  
FDOP NOTICES NOTICE OF INTENT  
SJRWMD ENVIRONMENTAL RESOURCES PERMIT

**BREVARD COUNTY**

COUNTY PERMIT NUMBER: TBD

**SJRWMD**

SJRWMD PERMIT NUMBER: TBD



BRUCE A. MOIA  
FL. P.E. #47529 DATE: 5/7/2020

DATE: 07/05/2020

PROJECT: 19-1045

SHEET

**C-1**

