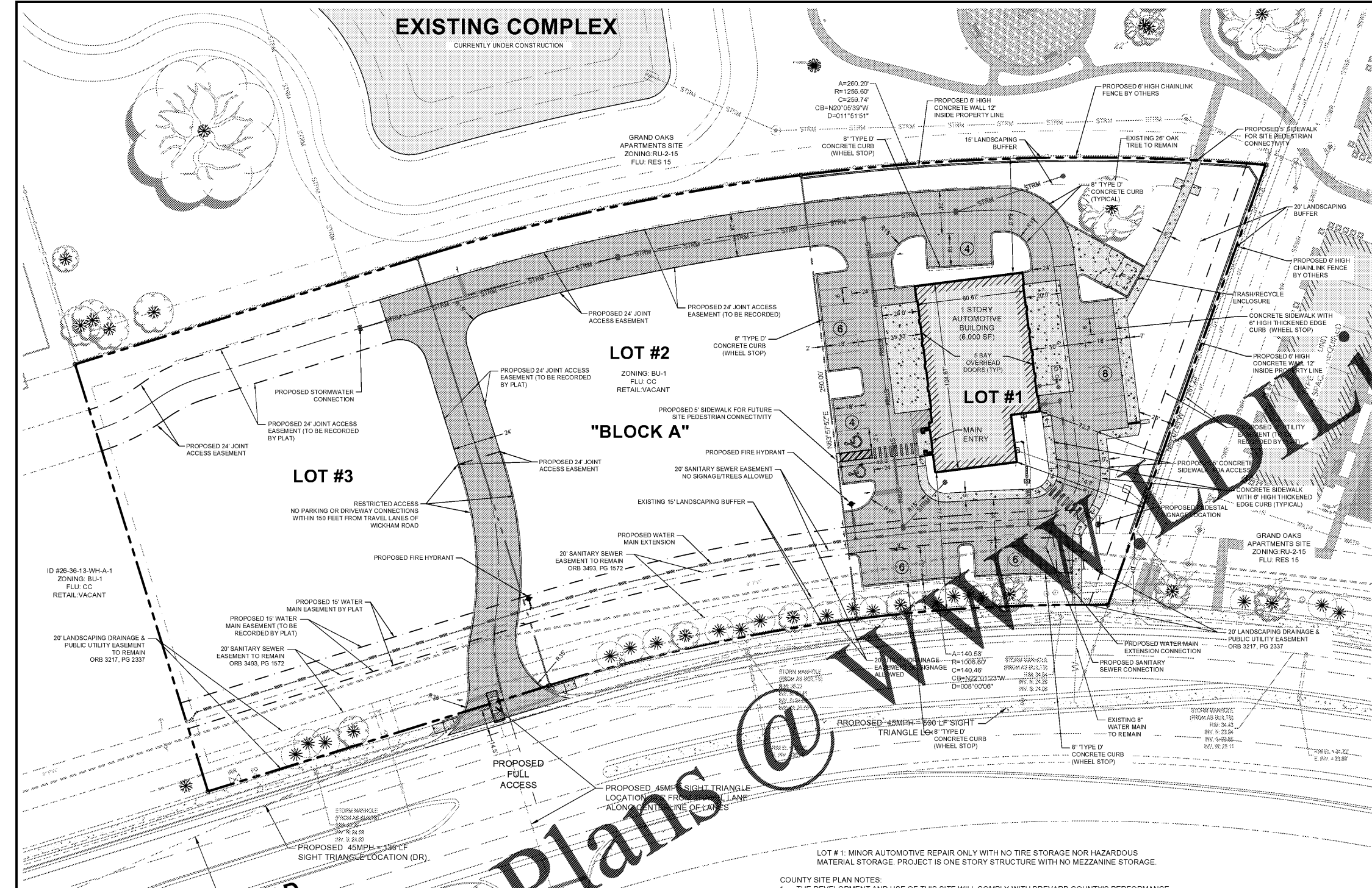


EXISTING COMPLEX
CURRENTLY UNDER CONSTRUCTION



SITE DATA TABLE

SITE NAME	CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS	WICKHAM ROAD MELBOURNE, FLORIDA 32940
OWNER	CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77094
JURISDICTION	BREVARD COUNTY
PARCEL ID (ONLY A PART OF)	26-37-19-00-250 26-36-13-00-756

ZONING DESIGNATION (EXISTING - BREVARD COUNTY)
BU-1 GENERAL RETAIL COMMERCIAL
FLU COMMUNITY COMMERCIAL

OVERLAY DISTRICT
NONE

CONDITIONAL USE REQUIRED: RETAIL AUTOMOTIVE

PARCEL AREA	130 SF	1.15 AC
SETBACKS, REQUIRED	BUILDING	BUFFERS
FRONT	15'	
CORNER, SOUTH	20'	20'
CORNER, NORTH	15'	
CORNER, EAST	20'	
BUILDING HEIGHT	26'	
AREA	6,000 SF	0.14 AC
COVERAGE, (MAX)	35%	0.40 AC
PROPOSED	12%	0.14 AC

PARKING REQUIREMENTS

STANDARD SIZE 9'x20' (9'x18' ADJACENT TO LANDSCAPE)	
RETAIL AUTOMOTIVE	
1 SPACE PER 200SF @ 6,000 SF	30 SPACES
TOTAL SPACES REQUIRED	30 SPACES
PROPOSED STANDARD SPACES	32 SPACES
12'x20' HANDICAP	2 SPACES
TOTAL SPACES PROVIDED	34 SPACES

SANITARY SEWER SERVICE
BREVARD COUNTY

POTABLE WATER SERVICE
CITY OF COCOA

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 "68403" AND "68404".

- FIRE PREVENTION NOTES**
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 IN. (4.1M). (FFPC 1-18.2.3.4.1.2)
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT (46M) FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. (FFPC 1-18.2.3.2.2)

- SITE PLAN NOTES**
- REGARDING THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
 - SITE IS COVERED BY A BREVARD COUNTY BINDING DEVELOPMENT PLAN IS RECORDED IN OFFICIAL RECORDS BOOK 8148, PAGE 974, PUBLIC RECORDS OF BREVARD COUNTY.
 - SITE IS COVERED BY A BREVARD COUNTY BINDING DEVELOPMENT PLAN AS RECORDED IN OFFICIAL RECORDS BOOK 8345 PAGE 662, PUBLIC RECORDS OF BREVARD COUNTY.
 - EXTERIOR SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD SECTION 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. PLEASE DEMONSTRATE COMPLIANCE WITH THE LIGHTING CODE BY ATTACHING A SEALED CERTIFICATION STATEMENT FROM AN ELECTRICAL LIGHTING ENGINEER THAT THE PROPOSED LIGHTING FIXTURES ARE CONSISTENT WITH THE REQUIREMENTS AS STATED WITHIN SECTIONS 62-2257 (A), (B), (B)(1), (B)(2), (B)(3), AND (B)(4).

PROJECT GENERAL STATEMENT

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 6,000 SF SINGLE STORY CONCRETE BLOCK BUILDING (TYPE I), 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 #18SP0026 AND SJRWMD PERMIT #156364-1

Lot #1 Development Land Use Calculations

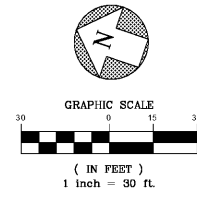
Area Description	Square Feet	Acreage	% of Total
On-Site Impervious Areas			
Buildings	6,032	0.14	12%
Pavement	22,538	0.52	45%
Sidewalks	2,314	0.05	5%
Subtotal Impervious	30,885	0.71	62%
On-Site Pervious Areas			
Open Green Space	19,245	0.44	38%
Subtotal Pervious	19,245	0.44	38%
Total On-Site Area	50,129	1.15	100%
Total Contributing Areas:			
	1.15	100%	
Total Project Site:	1.15	100%	
* Total Project Impervious Areas:			
	0.71	62%	
Total Project Pervious Areas:	0.44	38%	

* MASTER DRAINAGE PLAN MAXIMUM IMPERVIOUS AREA ALLOWABLE = 82%

LOT #1: MINOR AUTOMOTIVE REPAIR ONLY WITH NO TIRE STORAGE NOR HAZARDOUS MATERIAL STORAGE. PROJECT IS ONE STORY STRUCTURE WITH NO MEZZANINE STORAGE.

- COUNTY SITE PLAN NOTES:**
- THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
 - THE USE PROPOSED AS PART OF THIS SITE PLAN DOES NOT STORE HAZARDOUS MATERIALS AND THUS IS NOT REQUIRED TO SUBMIT A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA RISK MANAGEMENT PLAN (RMP) THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
 - THERE SHALL BE NO MAJOR AUTOMOBILE AND MOTORCYCLE REPAIR WORK AND NO PAINT AND BODY WORK DONE ON THE SITE. MAJOR AUTOMOBILE AND MOTORCYCLE REPAIR WORK IS DEFINED BY SECTION 62-1102 OF THE BREVARD COUNTY CODE AS: ACCIDENT REPAIRS; AUTOMOTIVE MACHINE SHOPS; FRAMEWORK AND FRAME STRAIGHTENING; GRINDING VALVES; CLEANING CARBON OR REMOVING THE HEAD OF ENGINES OR CRANKCASES; MAJOR ENGINE REPAIR, REPLACEMENT, REBUILDING OR RECONDITIONING; PAINT AND BODY WORK; RADIATOR RE-CORING AND REBUILDING; REPLACEMENT OF BODY PARTS AND FENDERS; TIRE RECAPPING; TRANSMISSION AND DIFFERENTIAL REPAIR, REPLACEMENT, OR REBUILDING.

- GENERAL NOTES:**
- FOR ADDITIONAL SITE LAYOUT INFORMATION REFER TO COORDINATE GEOMETRY SHEETS C-6.C-7.
 - FOR TRAFFIC PAVEMENT MARKING AND SIGNAGE INFORMATION REFER TO SHEET C-8.
 - FOR FIRE FLOW CALCULATIONS REFER TO FIRE ACCESS PLAN SHEET C-9.
 - FOR HANDICAP RAMP DATA, REFER TO GRADING PLAN SHEET C-10.
 - A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS:
 - REQUIRED CONCRETE BUFFER WALLS ARE TO BE PERMITTED WITH THE COUNTY BUILDING DEPARTMENT AND ARE NOT INCLUDED WITHIN THE SITE PERMIT. WALLS ARE SHOWN FOR SITE PLAN LOCATION ONLY.
 - REQUIRED FREE STANDING SIGNAGE ARE TO BE PERMITTED WITH THE COUNTY BUILDING DEPARTMENT AND ARE NOT INCLUDED WITHIN THE SITE PERMIT. SIGNS ARE SHOWN FOR SITE PLAN LOCATION ONLY.



DATE	REVISIONS	COMMENTS
5/7/2020	1	BAM
OCTOBER 2019	2	DATE
	3	CHECKED
	4	DRAWN
	5	DESIGNED
19-1045	6	JOB NO.

DESIGNED	BUD	BID
DRAWN	BUD	BID
DATE	OCTOBER 2019	BAM
CHECKED		BAM
DATE ISSUED	5/7/2020	BAM

MBV ENGINEERING, INC.
P.O. BOX 10000, MELBOURNE, FL 32908
1200 W. EAU GALLE BLVD., SUITE 110
MELBOURNE, FLORIDA 32935
P. 321-253-1510 F. 321-253-0811
V.E.R.O. 172-960-0005, 172-960-0006, 172-960-0009

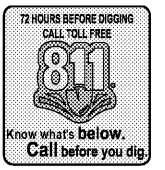
OVERALL SITE PLAN

CHRISTIAN BROTHERS
AUTOMOTIVE REPAIRS

BRUCE A. MOIA
P.L.E. #47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

C-5



Order Plans @