CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Special Meeting
June 25, 2019
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Special of June 25, 2019
2. MINUTES: Meeting of June 5, 2019

III. OLD BUSINESS:

A. PZ-19-00200005 – Large Scale Site Plan (850 Cidco Rd.) **Tabled from June 5, 2019**
Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6)

IV. NEW BUSINESS:

A. PZ-19-021– Text Amendment – Parking as a Special Exception use in Article XI, Section 22
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW PARKING AS A SPECIAL EXCEPTION USE IN THE COCOA VILLAGE SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT.

V. OTHER BUSINESS:

1. Tree Board Update: None
2. Recent Development Update: None

VI. NEXT MEETING DATE:
Wednesday, July 17, 2019

VII. ADJOURNMENT

(Over please)

NOTICE TO PUBLIC:
This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
JUNE 5, 2019

The regular meeting of the Planning & Zoning Board/ Local Planning Agency was held on June 5, 2019 at City Hall, 65 Stone Street, Cocoa, FL, as publically noted.

I. CALL TO ORDER:

Chairperson Dobrin called the meeting to order at 6:04 PM

PRESENT:	Michael Dobrin	Chairperson
	Al Washington	Vice Chairperson
	Todd Anderson	Board Member
	Sherry Ervin	Board Member
	Trina Gilliam	Board Member
	Marilyn Green	Board Member
	Alec Greenwood	Board Member
	Lawrence Koss	Board Member
	Kristen Eick	Assistant City Attorney
	Courtney Jackson	Recording Secretary
ABSENT:	Russell Sengel	Board Member
	Jeri Blanco	Board Member

STAFF PRESENT:

Monica Arsenault, Assistant City Clerk, Jake Williams Jr., Mayor, Angela Essing, Community Services Senior Partner, Dodie Selig, Planning & Zoning Manager. Chairperson Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 5, 2019

Board Member Greenwood asked for allotted time on each agenda to allow board member input for items that need to be brought to the board's attention at meetings.

In response, Chairperson Dobrin pointed out that as a board they cannot add or vote on new agenda items that have not been previously approved for discussion at the meetings. Board Member Greenwood clarified it would be purely for discussion.

Board members Koss and Anderson confirmed Board Member Greenwood meant this going forward and not just for this meeting. In response, Board Member Greenwood confirmed it was for future meetings so that they can bring up a new item during the meeting.

* **MOTION** by Chairman Dobrin; SECONDED by Vice Chairperson Washington to designate a section on each agenda moving forward that will allow for new information to be brought to the board for a consensus.

Chairperson Dobrin asked if Ms. Selig had an issue with the motion before allowing a vote. In response, Ms. Selig stated that she did not have a problem with it.

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

***** **MOTION** by Board Member Ervin; SECONDED by Board Member Green to approve the agenda with amendments.

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

2. MINUTES: Meeting of May 1, 2019

Discussion began over past minutes being delayed from becoming available for the Board to review due to Staff shortages.

Chairperson Dobrin asked if it may be possible in the future to have the minutes sent to the Board at least one week prior to the meeting so they have time to review them.

* **MOTION** by Board Member Koss; SECONDED by Board Member Greenwood to approve the minutes from May 1, 2019 as written.

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

III. OLD BUSINESS:

NONE

IV. NEW BUSINESS:

Board Member Green mentioned two letters that were brought up at the last meeting and wanted to know if they were going to be attached to those minutes. In response, Ms. Arsenault said they would be scanned into Cocoa's digital archive, attached to the minutes, and referenced as exhibits in those minutes as well.

A. PZ-18-0010005- Preliminary Subdivision (Adamson Creek Phase 18)

Approval of Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A, Zoning of the City Code. The property owner desires to develop 94 single-family residential lots along with a storm water tract and amenities as Phase 1B of a previously approved Planned Unit Development known as Adamson Creek. The subject properly is located on the east side of Adamson Road, approximately 1.25 miles north of State Road 524 and contains +/- 27.31 acres. The property is identified by Parcel #'s: 24-35-22-25-2 and 24-35-22-25-Q.

Ms. Selig provided a PowerPoint presentation[1] to the Board. She explained the background of the project which included a Planned Unit Development (PUD) that was approved in 2005 as well as 431 single-family homes on 178 acres, 44 acres of open space and amenities. Phase 1 was approved and recorded in 2006 and was later broken down into 3 phases (1A, 1B and 1C). Phase 1A was recorded in 2007 with 154 single-family homes. On October 13, 2015 the City approved a Preliminary Subdivision for Phases 1B and 1C. The 2015 approval expired in 2016. DR Horton, Inc. purchased the property in January 2018 and they commenced construction of the infrastructure based on that prior approval. This situation came to light when the contractor approached the City for inspections of the site work.

After discussion of the project background Ms. Selig introduced the Project Summary. She shared that the plans submitted for approval at this time do not contain the customary engineering pages found in a typical preliminary subdivision application. This is in part because the original PUD is still in effect and that approval included all the relevant engineering detail customary to such a project. City staff have inspected the site work completed and have given approval. In addition, because the site work is completed, the applicant is requesting approval of the Final Subdivision along with this Preliminary Subdivision application. Therefore the plans submitted are the final plat pages.

Ms. Selig noted the details of the Phase 1B Project and explained that there are 1.02 acres of developable land, 6.29 acres of wetland area, 94 single-family homes on 2 streets, a storm water pond which will be stocked with fish, and a dock/viewing platform. Additionally, Tract K contains a multi-use playing field area along Saxton Road, a sidewalk connection will link Orsino Lane with the existing walkway around the wetland in Tract P as well as the storm water pond in Tract E, and 3.47 acres of open space credit towards the minimum 25% requirement.

[1] [1] PowerPoint Presentation: Preliminary Subdivision Adamson Creek Phase 1B

Unlike Phase 1A, the roads created in Phase 1B will be private roads owned and maintained by the Adamson Creek Home Owner's Association, Inc. with an easement recorded on the plat to the City of Cocoa. The plans have been reviewed by City staff for consistency with Chapter 18 Subdivisions and with Appendix A Zoning of the City of Cocoa Code and found to be in substantial compliance. The majority of the lots created by this subdivision are 50 feet in width and 120 feet in depth which equates to 6,000 sq.ft. of lot area. Lots on roadway curves are allowed a minimum width of 25 feet, and corner lots are required to be 15% larger than interior lots. This subdivision plat meets these requirements. There is no minimum lot size under PUD zoning and minimum setbacks and distance separation between structures will be addressed when a building permit is applied for.

Staff is still awaiting comments from the City's flood plan reviewer which may need to be addressed as well as a School Capacity Letter from the Brevard County School Board. Therefore, staff has added conditions to its recommendation below that all outstanding review comments will have to be resolved prior to recording of the Final Subdivision Plat.

Board member Ervin inquired if the walkway for this project was similar to Emerald Lakes and if it would be a gated community. In response, Ms**.** Selig described the similarities between the two subdivisions and noted that while it is not going to be a gated community, it will be privately owned and maintained.

Staff recommends the Planning & Zoning Board recommend approval to City Council of the Preliminary Subdivision for Adamson Creek Phase 1B with the conditions set forth below:

1. A copy of the School Capacity Determination Letter is required prior to recording of the Final Subdivision Plat.
2. All comments generated by the City's flood plain reviewer must be addressed prior to recording of the Final Subdivision Plat.
3. The existing construction lien must be cleared and a clean title report provided to the City prior to recording the Final Subdivision Plat.
4. Confirmation is needed that the sidewalks along both streets are only in Tract R-1.
5. Please provide a printed name line for each witness signature line within the dedication section of the plat.

Chairperson Dobrin wanted to know when development would begin.

Ms. Selig said that it is currently in construction, but once the final plat has been recorded, then they can begin to build and sell homes.

Chairperson Dobrin opened the discussion to the public.

Mr. Edward Jones, 125 Grace Ave., expressed his concern over the construction of his community being done without his permission and the flooding it is causing to his property. He further explained that he was given a letter from the developer in 2005 asking him to annex his property into the City limits for around $12,000. Mr. Jones admitted he never granted permission to have his home annexed from county to city and declined the developer's offer.

Board Member Koss asked if Mr. Jones' property has been flooded since development began in 2005-2007 to which Mr. Jones replied "yes".

Board Member Ervin inquired if the flooding was possibly from the construction of Lost Lakes around that same time frame.

Mr. Jones was not sure where the specific cause of the flooding is, he just knows the flooding began after the development started.

Chairperson Dobrin asked if there was a current offer for his property.

Mr. Jones said the developer called again a month ago with another offer, but was not able to match the offer originally given in 2005.

Discussion began about possible ways for Mr. Jones to receive another monetary offer that could match his original offer from 2005.

Vice Chairperson Washington wanted to confirm with Mr. Jones that he came before the board previously for his flooding issue and had developers promise they would mitigate the flooding on his property.

Mr. Jones replied that he did come before the board previously, but the developers never fulfilled their promise to fix his flooding issue.

Chairperson Dobrin asked if the construction company or the City of Cocoa could do anything to prevent the flooding and wanted to know if there was any legal action Mr. Jones could take. In response, Mr. Jones said that there was nothing the developer nor the City of Cocoa could do; it was the County's responsibility and did not feel as though legally challenging the issue would work.

Ms. Selig said DR Horton will contain all the storm water as required by St. Johns River Water Management, but it should not affect his property based on where it is located.

Board Member Koss asked when Mr. Jones' property was annexed and if it was just his property or the properties adjacent to him. He wanted to confirm with Mr. Jones what his specific issues were to further understand his situation.

Mayor Williams stated that he was familiar with Mr. Jones' issue and noted that the first phase with the other developer was affecting Mr. Jones' property and they said they would mitigate the issue of the flooding. He added that the issue is not with the City, it is with the first phase developer, but the second phase of the development should not directly affect Mr. Jones' property.

The Board Members asked Mr. Jones to share his Parcel ID so they could verify where his property was located to see if they could figure out where the flooding could be coming from. It was clarified that the Parcel ID is 24-35-22-00-263.

Michael Wells, 1318 Mycroft Dr., asked the Board to consider a sound barring wall for Adamson Creek after expressing his concern for noise disturbance from the development.

Board Member Koss asked if there was a fence that would block the sound.

Mr. Wells stated that DR Horton has put up a plastic fence to help mitigate the noise, but it is not effective. He further discussed all the situations that cause the noise.

Board Member Ervin wanted to make sure it was not the specific site that was causing the noise, but the traffic. In response, Mr. Wells agreed it was the traffic. Chairperson Dobrin inquired if putting up the projected 94 homes would make any more of a noise impact than what the development construction is already causing. In response, Mr. Wells stated it would not make a significant impact either way on the noise level.

Patricia Rutt, 1394 Mycroft Dr., stated that she is experiencing the noise problem as well and her solution is widening Adamson Road, putting in a stop light at the entrances, and reducing the speed limits. She feels the noise is coming from all of the Waste Management trucks, as well as the other vehicles going to and from the construction dump site. By implementing these changes, she feels it would greatly reduce the noise.

Board member Ervin asked if Ms. Rutt has a Home Owners Association and if so, would she be getting a different Home Owners Association with the new development. In response, Ms. Rutt confirmed they have a Home Owners Association but was not sure if she would be getting a new one.

Board member Ervin suggested that she consult with her Home Owners Association for her concerns regarding the speed limit and consult with Florida Department of Transportation for her suggestions on widening the road and implementing stop lights. She also suggested that she be persistent with her concerns until her concerns are answered.

Ms. Rutt asked the Board what other amenities would be added to Adamson Creek. She further discussed her concerns with the construction and the noise mitigation.

Mayor Williams mentioned that putting up a noise-barrier wall on the side facing I-95 in Adamson Creek is something he can bring up at the next TPO meeting.

Board Member Koss asked if there was anything the City can do to hold the developer accountable to ensure the flooding and noise mitigation issues for surrounding properties are addressed. In response, Ms. Selig confirmed that there is something that can be done by the developer.

Board Member Koss also asked if the board can recommend a condition to address Mr. Jones' flooding issue and the noise mitigation.

Mr. Michael Weiss, DR Horton, Inc. Representative, stated that, while he cannot comment on Mr. Jones' property flooding, he is very sympathetic towards the issue and noted that the flooding is unique in its nature. Mr. Weiss further signified that DR Horton is completely compliant with St. Johns in terms of storm water management and to this day, has not ever been found in violation regarding their storm water system setups in Adamson Creek.

Board Member Gilliam asked Mr. Weiss if DR Horton can put up a barrier around Mr. Jones' property to protect his home from storm water flooding in. In response, Mr. Weiss responded that he cannot confirm if he can, but stated he would discuss it with DR Horton as something the developer can look into given Mr. Jones' unique flooding situation.

Chairperson Dobrin asked for the overall feeling of the Board regarding flooding and how the developer has handled the situation thus far.

Board Member Greenwood thought the issue lies with the original developer back in 2006.

Ms. Selig wanted to iterate that DR Horton will have to be briefed over every issue before a plat is approved.

Mr. Weiss stated that due to the unique situation, he is unsure what is causing Mr. Jones' property to flood continuously.

Mr. Jones added that his issue is not with the developer. He stated that his issue is with the City of Cocoa for not doing enough to help solve his flooding issue and for allowing construction to happen without his permission.

Board Member Anderson responded to Mr. Jones and pointed out that his issue is with Brevard County specifically and not with the City of Cocoa.

* **MOTION** by Board Member Anderson; Seconded by Board Member Koss to approve the subdivision plat with the conditions set forth by staff.

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

B. PZ-19-00200005- Large Scale Site Plan (850 Cidco Rd.)- ITEM TO BE TABLED

Approval of a Large-Scale Site Plan consistent with appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-06).

Chairperson Dobrin asked why it was tabled to which Ms. Selig replied that

Chairperson Dobrin asked when it would be ready. In response, Ms. Selig announced it will most likely be ready by the board's next meeting in July.

* **MOTION** by Board member Ervin; SECONDED by Board member Koss to table the item.

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

V. OTHER BUSINESS:

A. Tree Board Update:

Board Member Ervin asked if everyone received Linda Dolphin's email with the Tree Reports[2].

Board Member Greenwood mentioned a question brought up at a previous meeting that was asked by Board Member Anderson regarding trees being removed from the corner of Beverly St. and Manor Dr.

[2] Simon Stratford (ISA Certified Arborist) tree Report on 2656 N. Indian River Dr., Cocoa, FL & Chlorophyll Florescence Readings in Leaves Report by Stratford Arboricultural Research and Development

Ms. Selig noted she would investigate the issue further.

Board Member Greenwood mentioned he did some research into Tree City USA and discovered Cocoa is a Tree City USA designee. He mentioned a bill that could go into effect in July 2019 that was proposed by Sarasota's Senator that would have an impact on the Tree Board's mission. Board Member Greenwood suggested that the City of Cocoa should implement a tree replacement program because other cities require private property owners, who have removed trees from their property, to plant a replacement tree somewhere else in the City so as not to decrease the number of trees the City has. He feels this program would greatly benefit Cocoa and would prevent the city from becoming treeless.

After further discussion, Board Member Koss made the distinction that an arborist can be certified, but may not be qualified to determine if a tree needs to be removed or not. He also recommended that his Value of Trees letter that he provided at a previous meeting be included in the City's next FYI newsletter.

Board Member Green asked how risk assessment qualifications from arborists gets communicated to the board and how the board's recommendations to City Council is communicated when a tree gets removed. In response, Ms. Selig stated that they can look into it and do further research on the subject.

B. Recent Development Update: None

C. Notice of Future Amendment to Parking Material Standards:

Ms. Selig announced she will try her best to present this to the Board by the next meeting in July.

VI. NEXT MEETING DATE:

* **MOTION** by Board Member Koss; SECONDED by Board Member Greenwood to hold the next meeting on July 17, 2019 at 6 pm.

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

VII. ADJOURNMENT:

*** MOTION by Vice Chairperson Washington; SECONDED by Board Member Koss to adjourn the meeting of June 5, 2019.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Green, Greenwood, Koss

Motion passed UNANIMOUSLY. (8-0)

MEETING WAS ADJOURNED AT 7:41 PM.

Respectfully submitted by:

_____
Michael Dobrin, Chairperson

_____
Courtney Jackson, Recording Secretary

Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

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Text of Ad:

CITY OF COCOA
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning & Zoning Board/Local Planning Agency of the City of Cocoa, Florida will hold a public hearing at the Cocoa City Hall Council Chambers, 65 Stone Street, Cocoa, Florida, at 6:00 p.m. on Tuesday, June 25, 2019, in order to consider the following:

A. PZ-19-00200005 – Large Scale Site Plan (850 Cidco Rd.)
Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6)

Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City Council with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Information pertaining to the above may be inspected at the Planning & Zoning Division beginning the Friday before the meeting, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

The facility where this public hearing will be held is accessible to the physically handicapped. SPECIAL ACCOMMODATIONS: Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk's Office at (321) 433-8484 no later than 48 hours prior to the proceeding for assistance.

CITY OF COCOA
NOTICE OF ZONING TEXT CHANGE

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY

AND CITY COUNCIL

PROPOSE TO CONSIDER THE FOLLOWING ORDINANCE:

ORDINANCE NO. ___-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW PARKING AS A SPECIAL EXCEPTION USE IN THE COCOA VILLAGE SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY PUBLIC HEARING
WILL BE HELD ON
TUESDAY, JUNE 25, 2019
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

CITY COUNCIL FIRST READING
PUBLIC HEARING
WILL BE HELD ON
WEDNESDAY, JULY 10, 2019
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

Said ordinance may be inspected by the public at the City Clerk's Office, located at 65 Stone Street, Cocoa, Florida, prior to the public hearings. Interested members of the public may appear at the public hearings and be heard with respect to the proposed ordinance.

The Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising. Any person who decides to appeal any decision of the City Council with respect to any matter considered at these meetings will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.SPECIAL ACCOMMODATIONS: Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk's Office at (321) 433-8484 no later than 48 hours prior to the proceeding for assistance.

FT-0000611604

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY:_____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	June 19, 2019
Project Name:	Large Scale Site Plan – 850 Cidco Rd.
Project No.:	PZ-19-00200015
Meeting Date:	June 25, 2019
Planner:	Dodie Selig, AICP, Planning & Zoning Manager
Applicant:	Dale Coxwell Coxwell Holmes Family Limited Partners PO Box 410276 Melbourne, FL 32941
Property Owner:	Dale Coxwell Coxwell Holmes Family Limited Partners PO Box 410276 Melbourne, FL 32941
Project Location:	The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6)
Requested Action:	**APPROVAL OF A LARGE-SCALE SITE PLAN** for 850 Cidco Road consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking.

I. Project Information

The applicant is requesting approval of a Large Scale Site Plan (Exhibit A) for a single parcel (850 Cidco Road) totaling approximately 18.96 acres as depicted on the location map (Exhibit B).

The site is located at the western end of Cidco Road. The property has several buildings for administration as well as industrial fabrication having been developed originally for the Coastal Steele Company. In addition there are outdoor areas for parking, and for material and equipment storage as well as stormwater retention areas.

The main existing fabrication building on the site is approximately 145 feet wide by 300 feet long and 40 feet in height. The new building will be located directly behind (to the north) of the existing fabrication building in an open area that was graded and compacted and paved with millings so that it could be used for outdoor material delivery and storage. This area was depicted on the prior site plan as part of the location of phase III, a 100 foot expansion of the main building.

Future Land Use:	IND (Industrial)
Zoning District:	M-2 (Manufacturing and Industrial)
Existing Land Use:	Industrial/Manufacturing use
Council District:	District 3 – Councilmember Don Boisvert

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	IND (Industrial)	M-2	Vacant Land
South	IND (Industrial)	M-2	Vacant Land
East	IND (Industrial)	M-2	Industrial use
West	IND (Industrial)	M-2	Borrow Pit

II. Site Plan Analysis

The Community Services Department's Planning & Zoning Division and Building Division, Public Works Department, Utilities Department, Police and Fire Departments have reviewed this application.

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

City staff has reviewed the site plan and determined that all criteria related to the City Code have been satisfied. However, on page C-202 the Special Exception Approval Note needs to be modified as follows, "PZ-19-00000008 – Special exception request from Appendix A, Zoning, Article XI, Section 19 (c) (1) of the City of Cocoa Code to allow for a principle structure in excess

of 60’ in height and up to a maximum of 120’ in height in the M-2 (Manufacturing and Industrial) zoning district.” This modification has been added as a condition of final site plan approval.

Because the footprint area of the new building is already a stabilized surface no additional stormwater facilities are required. The new building will only require electric service so no additional water or sewer facilities are required. The parking requirements for an industrial use are 1 space for every 2 employees plus 1 space for every company vehicle. Additional parking is being provided based on the estimated number of employees provided by the applicant, and there are no company vehicles anticipated at this time. Given the fast changing nature of the applicant’s business, an area suitable for the on-site development of future employee parking has been identified and discussed with staff. Any future changes to the site will require a modification to the site plan.

Concurrency Management/Adequate Public Facilities

Wastewater

The site plan does not include an expansion of the existing wastewater facilities for the site.

Stormwater Management

The site plan does not include an expansion of the existing stormwater facilities for the site.

Potable Water

The Dyal Plant provides potable water for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum provision over the past twelve months is 34 mgd. Thus, there is sufficient capacity for Potable Water.

Solid Waste

The Level of Service (LOS) for the City of Cocoa is 1.2 tons of solid waste disposal per capita per year. The City contracts with Waste Management for the provision of solid waste, providing collection 2 to 6 times per week as needed for non-residential locations. The projected solid waste generated by the new facility will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

The Comprehensive Plan Transportation Element does not provide minimum Level of Service (LOS) standards for Cidco Road. The proposed industrial fabrication building will create a need for additional employees for whom additional parking is being provided on-site. Those additional employee trips will be added to Cidco Road, however the industrial nature of the project and the surrounding industrial properties means there will be very limited customer trips on this road compared to properties with commercial uses. In addition the fact that the property lies at the end of the road means there are no pass-by traffic flows.

Recreation

There being no residential component to this project, recreation capacity is not required.

Schools

There being no residential component to this project, school capacity is not required.

Consistency with Comprehensive Plan Policies and Objectives

Policy 1.1.2.10 Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing and storage of finished products.

III. Recommendation

Staff recommends **approval** of the Large-Scale Site Plan for 850 Cidco Road consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking with the following condition:

1) On page C-202 the Special Exception Approval Note shall read as follows, "PZ-19-00000008 – Special exception request from Appendix A, Zoning, Article XI, Section 19 (c) (1) of the City of Cocoa Code to allow for a principle structure in excess of 60' in height and up to a maximum of 120' in height in the M-2 (Manufacturing and Industrial) zoning district."


X
Cidco Rd.
Grissom Pkwy
SR 528
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CONSTRUCTION PLANS FOR

CIDCO RD INDUSTRIAL SITE IMPROVEMENTS AND FUTURE EXPANSION

COXWELL HOLMES FAMILY, LIMITED PARTNER

850 CIDCO ROAD, COCOA, FL 32926
SECTION 24, TOWNSHIP 12, RANGE 35
BREVARD COUNTY, FLORIDA





COCOA, FL 32926
BREVARD COUNTY

VICINITY MAP

GRAPHIC SCALE
240' 120' 0 240' 480'
1" = 120'

SURVEYOR
LAND & SEA SURVEYING
1605 CHASE HAMMOCK RD.
MERRITT ISLAND, FL, 32953
321-454-6310

LEASE TENANT
SPACE X
CONTACT: COLE POPP

PROJECT MANAGER / CIVIL ENGINEER
ATKINS
JEFFREY LUCAS, PE
7175 MURRELL ROAD
MELBOURNE, FLORIDA 32940
321-242-4942

DRAWING INDEX

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C-604	CITY OF COCOA TECHNICAL PROVISIONS WATER

MAY 2019

NOTES:

1. FUTURE PLANNING ELEMENTS MAY BE DENOTED WITHIN THESE PLANS WHICH ARE NOT INTENDED FOR CONSTRUCTION. PLEASE BE ADVISED.

ATKINS

7175 MURRELL ROAD | MELBOURNE, FLORIDA 32940
FBPR CERTIFICATE OF AUTHORIZATION No. 24

NOTICE TO CONTRACTOR:
PLANS HAVE BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE TO DATE. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER ON PLAN MODIFICATIONS SUBSEQUENT TO DATE OF ISSUE.CONTRACTOR MUST READ ALL NOTES AND DETAILS DURING BID AND PRIOR TO ACCEPTING PLANS FOR CONSTRUCTION.

NOT APPROVED FOR CONSTRUCTION UNLESS STAMPED APPROVED FOR CONSTRUCTION

Filename:G:\PROJECTS\100057666 - SpaceX Cidco Road Site\10 CAD\C-001- COVER SHEET - Plot Date:5.9.2019 - Plotted By:Fanes, Dave

BOUNDARY SURVEY
TOPOGRAPHIC SURVEY
CIDCO PARK

CONTROL CHART			
NAME	NORTHING NAD '83	EASTING NAD '83	NAVD '88 ELEVATION
BM: N05170	1482624.05	728495.20	31.02'
BM2 N05170	1482734.27	728823.55	30.76'
NGS MONUMENT "COURTENAY"	1504806.90	749819.27	4.31'

SCALE 1" = 50' FEET

TAX PARCEL #1

NORTH LINE, S.E 1/4, N.E. 1/4 OF SECTION 12-24-35

N89° 56' 26" E 658.75'

FOUND 5/8" IRC UNREADABLE 0.06' NORTH 0.39' EAST

UNABLE TO LOCATE OR SET. DENSE VEGETATION/TREE COVER.

EXISTING CONSERVATION AREA

S00° 00' 45" W 660.36'

TAX PARCEL #4

TAX PARCEL #11

WEST LINE, S.E 1/4, N.E. 1/4 OF SECTION 12-24-35

TAX PARCEL #9

TAX PARCEL #13

TAX PARCEL #8

TAX PARCEL #7

TAX PARCEL #784

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION), WHICH MARKS THE EAST 1/4 CORNER OF SAID SECTION 12, AND RUN S. 89°56'51"W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 914.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°56'51"W., ALONG SAID SOUTH LINE, A DISTANCE OF 400.73 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 THENCE N.00°03'53"W., ALONG SAID WEST LINE, A DISTANCE OF 1320.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE N. 89°56'26"E. ALONG SAID NORTH LINE OF SECTION 12 A DISTANCE 658.75 FEET, THENCE DEPARTING SAID NORTH LINE S. 00°00'45"E. A DISTANCE 660.36 FEET, THENCE N.89°56'38"E. A DISTANCE OF 126.38 FEET, THENCE S.00°02'23"W. A DISTANCE OF 387.36 FEET TO A POINT ON THE NORTH RIGHT-A-WAY LINE OF CIDCO ROAD (A 66-FOOT RIGHT-OF-WAY); THENCE S.89°56'51"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 408.58 FEET TO THE POINT OF CURVATURE OF A 40.00 FOOT RADIUS CUL-DE-SAC TRANSITION CURVE TO THE RIGHT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY TRANSITION, THRU A CENTRAL ANGLE OF 52°31'52" A DISTANCE OF 36.67 FEET TO A POINT OF REVERSE CURVATURE OF AN 80.00 FOOT RADIUS CUL-DE-SAC CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CUL-DE-SAC CURVE AND RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 285°03'43", A DISTANCE OF 398.02 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CUL-DE-SAC TRANSITION CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG SAID TRANSITION CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 52°31'52" A DISTANCE OF 36.67 FEET TO A POINT OF TANGENCY; THENCE N89°56'51"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF CIDCO ROAD, A DISTANCE OF 25.87 FEET; THENCE S.00°02'23"W., PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING. CONTAINING 18.937 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2590 THRU 2591; A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2594 THRU 2595; A 150 FOOT BY 300 FOOT DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2588 THRU 2589 AND O.R. 3039, PAGE 2591; A 66 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2592 THRU 2593; ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SILO METAL PIPES

CONC PEDESTALS W/ 2.5' DIAMETER METAL POLES/TOWER

2.5" METAL PIPE

CANVAS/VINYL CANOPY AS SURVEYED ON 02/07/19

TAX PARCEL #6

BREATHING AIR TANKS HOLDER

RETENTION AREA

WAREHOUSE #850 FF ELEV: 31.22'

WATER SPIGOT

SET 5/8" IRC 5170

FOUND 5/8" IRC PACKARD LS 3867 0.07' SOUTH 0.18' WEST

N89° 56' 38" E 126.38'

206.56'

FOUND 5/8" IR 0.28' SOUTH 0.68' WEST

FOUND 1/2" IRC LB6762 0.77' SOUTH 0.04' WEST

COVERED SCREEN ENCOLSURE CONC PAD ELEV: 31.22'

WOOD SHED FF ELEV: 32.49'

SHEET METAL OVERHANG

METAL STAIRS W/ 3.25' TALL RAILING

FDC RISER

CONC TRANSFORMER PAD ELEV: 30.93'

ELECTRIC METER

CONC A/C PAD ELEV: 31.03'

METAL A/C PAD ELEV: 31.39'

COVERED WOOD PAVILION

DRAINAGE RETENTION EASEMENT (O.R. 3039, PAGES 2588 & 2589 & O.R. 3039, PAGE 2591)

ALUMINUM DOCK W/ 3.5' RAILING

WOOD SHED FF ELEV: 32.39'

WATER SPIGOT CONC A/C PAD ELEV: 32.18'

ABOVE GROUND POOL SCREEN-ENCLOSURE WOOD DECK

1-STORY MANUFACTURED HOME FF ELEV: 34.68'

COVERED WOOD DECK

6' CONC WALL

46' CONC WALL

S00° 02' 23" W 387.36'

40' DRAINAGE EASEMENT

EXISTING 30' DRAINAGE EASEMENT

RETENTION AREA

S89° 56' 51" W 408.58'

CONC PEDESTALS FOR CANOPY POLE

CONC A/C PAD ELEV: 32.15'

1-STORY BUILDING FF ELEV: 32.39'

PAD: 40.00' DEL: 52° 31' 52" ARC: 36.67'

15' LANDSCAPE EASEMENT

SIGN

15' UTILITY EASEMENT

TELECOMM UTILITY ACCESS

FIBER OPTIC UTILITY ACCESS

CONC MES

14" X22" RCP INV ELEV: 27.59'

14" X22" RCP INV ELEV: 27.50'

16" X26" RCP INV ELEV: 27.29'

14" X22" RCP INV ELEV: 27.20'

CONC MES

FOUND 5/8" IRC UNREADABLE 0.00' NORTH 0.19' EAST

CIDCO ROAD 66' R/W

CONC A/C PAD ELEV: 31.90'

8" FLAG POLE ON CONC PAD

AT&T BURIED CABLE MARKER

AT&T UTILITY ACCESS

15' LANDSCAPE EASEMENT

N00° 03' 53" W 1320.64'

RAD: 80.00' DEL: 285° 03' 43" ARC: 398.02'

RAD: 40.00' DEL: 52° 31' 52" ARC: 36.67'

FOUND 5/8" IRC PACKARD LS 3867 0.17' NORTH 0.05' EAST

N89° 56' 51" E 25.87'

S00° 02' 23" W 207.00'

S89° 56' 51" W 400.73'

S89° 56' 51" W 914.37'

SOUTH LINE, S.E 1/4, N.E. 1/4 OF SECTION 12-24-35

FOUND 4" X4" CONC W/ 1/2" IR 0.27' SOUTH 0.24' EAST

POINT OF BEGINNING

FOUND 5/8" IRC PACKARD LS 3867 0.17' NORTH 0.05' EAST

POINT OF COMMENCEMENT EAST QUARTER CORNER OF SECTION 12-24-35 FOUND 1/2" IR IN BROKEN CONC

LEGEND

FF	FINISHED FLOOR
ELEV	ELEVATION
EOW	EDGE OF WATER
	LIGHT POLE
	CONCRETE BOLLARD
	METAL STORM GRATE
A/C	AIR CONDITIONER
	WATER HAND HOLE
	WATER METER
	WATER VALVE
MES	METERED END SECTION
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
	FIRE HYDRANT
	TELECOMM UTILITY RISER
BWF	BARB WIRE FENCE
CLF	CHAIN LINK FENCE
FDC	FIRE DEPARTMENT CONNECTION
	SANITARY MANHOLE
	BENCHMARK
BM	BENCHMARK
IR	IRON ROD
IRC	IRON ROD & CAP
IP	IRON PIPE
R/W	RIGHT OF WAY
	STOP SIGN

NOTES

1. NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
2. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS TRACT OF LAND CONTAINS 824,894.15 SQUARE FEET OR 18.937 ACRES OF LAND MORE OR LESS.
3. THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN AND NOTED AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
4. BEARINGS ARE BASED UPON THE NORTH R/W LINE OF CIDCO ROAD, ASSUMED TO BEAR S89°56'51"W.
5. THIS PROPERTY IS WITHIN FLOOD ZONE "A" AND "X", DETERMINED 3-11-14 BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 12009C0120D.
6. FIELD WORK WAS COMPLETED ON 02-11-19.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
9. HORIZONTAL CONTROL SHOWN HEREON IS BASED UPON NAD / 83 STATE PLANE COORDINATES, FLORIDA EAST ZONE, "BM1" AS PER NGS STATION "COURTENAY", N=1504805.90, E=749819.27.
10. VERTICAL CONTROL IS BASED UPON NAVD '88.

TIM CARLILE, P.L.S.
FLORIDA P.L.S. 5170
(NOT VALID UNLESS SEALED)

LAND SEA SURVEYING CONCEPTS, INC.
WWW.LAND-AND-SEA-SURVEYING.COM
LAND BUSINESS #6447
PHONE: 321-454-6310
FAX: 321-454-6998
E-MAIL: TC5170@AOL.COM
1605 CHASE HAMMOCK RD.
MERRITT ISLAND, FL 32953

SHEET: 1 OF 1
JOB NUMBER: 2019-012
FILE NAME: CIDCO PARK

SURVEY FOR: CIDCO PARK

BOUNDARY & TOPOGRAPHIC SURVEY
CIDCO PARK

REVISIONS	BY	DATE
SCALE	1" = 50'	
DATE	02-15-19	

GENERAL STATEMENT

THIS SET OF PLANS REPRESENTS A DESIGN/CONSTRUCTION PACKAGE FOR THE EXPANSION OF AN EXISTING INDUSTRIAL SITE LOCATED AT 850 CIDCO RD., COCOA, FLORIDA. EXPANSION WILL INCLUDE CONSTRUCTION OF LEAN TO'S TO EXISTING WAREHOUSE, CONCRETE PADS FOR INDUSTRIAL USES, WORK TENTS, RENOVATION OF EXISTING PARKING FACILITY AND ASSOCIATED PAVEMENT AND ENHANCEMENT OF STORAGE AREAS.

GENERAL NOTES AND DEMOLITION

1. WORK SHALL BE IN ACCORDANCE WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ) RULES AND REGULATIONS. SPACE X STAFF SHALL BE THE REGULATORY AGENCIES POINT OF CONTACT TO VERIFY NECESSARY PERMIT CONDITIONS WITH, BUT NOT LIMITED TO, FDEP WATER/STORMWATER/SEWER, SJRWMD, AND EPA STANDARDS. CONTRACTOR SHALL KEEP A COPY ONSITE OF ALL PROJECT PERMITS AND SIGNED AND SEALED DRAWINGS.

2. THE ARRANGEMENT OF DRAWINGS AND/OR THE ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES ARE FOR CLARITY ONLY AND SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. THE CONTRACTOR MAY SUBCONTRACT THE WORK IN SUCH DIVISIONS AS HE SEES FIT AND HE IS ULTIMATELY RESPONSIBLE FOR FURNISHING ALL WORK SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.

3. IN THE EVENT OF INCONSISTENCIES BETWEEN PARTS OF THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE STANDARDS, CODES AND ORDINANCES, THE CONTRACTOR SHALL: (1) PROVIDE THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK; OR (2) COMPLY WITH THE MORE STRINGENT REQUIREMENT; EITHER OR BOTH IN ACCORDANCE WITH THE ENGINEER'S INTERPRETATION. TECHNICAL SPECIFICATIONS TAKE PRIORITY OVER GENERAL SPECIFICATIONS AND DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS. ANY WORK SHOWN ON ONE DRAWING SHALL BE CONSTRUED TO BE SHOWN IN ALL DRAWINGS AND THE CONTRACTOR WILL COORDINATE THE WORK AND THE DRAWINGS. IF ANY PORTION OF THE CONTRACT DOCUMENT SHALL BE IN CONFLICT WITH ANY OTHER PORTION, THE VARIOUS DOCUMENTS COMPRISING THE CONTRACT DOCUMENTS SHALL GOVERN IN THE FOLLOWING ORDER OF PRECEDENCE: THE OWNER CONTRACTOR AGREEMENT; MODIFICATIONS; ADDENDA; AND SUPPLEMENTARY CONDITIONS; THE GENERAL CONDITIONS; THE SPECIFICATIONS; THE DRAWINGS; AS BETWEEN SCHEDULES AND INFORMATION GIVEN ON DRAWINGS, THE SCHEDULES SHALL GOVERN; AS BETWEEN FIGURES GIVEN ON DRAWINGS AND THE SCALED MEASUREMENTS, THE FIGURES SHALL GOVERN; AS BETWEEN LARGE-SCALE DRAWINGS AND SMALL SCALE DRAWINGS, THE LARGER SCALE SHALL GOVERN. ANY SUCH CONFLICT OR INCONSISTENCY BETWEEN OR IN THE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER WHOSE DECISION THEREON SHALL BE FINAL AND CONCLUSIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR (SURVEYING, ETC) TO CONSTRUCT THE FACILITY AS SHOWN. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. ANY DISCREPANCY BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

5. SURVEY INFORMATION HAS BEEN PROVIDED BY LAND & SEA SURVEYING, INC. LOCATION OF EXISTING TOPOGRAPHIC ELEVATION INFORMATION IS SHOWN HEREON AS APPROXIMATE ELEVATIONS BASED ON THE NAVD88 DATUM. HORIZONTAL DATUM/CONTROL REFERENCES THE INFORMATION STATED IN THE SURVEYOR'S NOTES.

6. EXCEPT WHERE THE PLANS AND SPECIFICATIONS PROVIDE THAT SUCH WORK SHALL BE PERFORMED UNDER THE CONTRACT FOR THIS PROJECT, ALL UTILITIES INTERFERING WITH CONSTRUCTION SHALL BE REMOVED OR ADJUSTED BY THE UTILITY OWNER(S) OR APPLICANT AT THE UTILITY OWNER OR APPLICANT'S EXPENSE. THE CONTRACTOR SHALL ARRANGE THEIR SCHEDULE TO ALLOW UTILITY OWNERS TIME FOR THE NECESSARY RELOCATION AND ADJUSTMENT OF UTILITIES AND RELATED STRUCTURES.

7. MATERIALS INTERFERING WITH CONSTRUCTION AND ABANDONED UTILITY LINES, PIPES, STRUCTURES, AND OTHER SUBTERRANEAN OBJECTS SHALL BE REMOVED. ALL MATERIALS NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.

8. ALL EXISTING AND PROPOSED UTILITY AND STORM WATER STRUCTURES WHOSE TOPS WILL BE EXPOSED WITHIN UNPAVED/PAVED AREAS SUBJECT TO VEHICULAR, BICYCLE, OR PEDESTRIAN TRAFFIC SHALL BE ADJUSTED SO THAT THE TOP SURFACE OF COVERS OR FRAMES SHALL BE FLUSH TO FINISHED PAVEMENT GRADE, UNLESS OTHERWISE SPECIFIED ON THESE PLANS. IF EXISTING STRUCTURE TOPS ARE DISCOVERED TO BE INSUFFICIENTLY LOAD RATED, THE CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER. WHERE SOD IS APPLIED, FINISHED GRADE SHALL BE NOMINAL HEIGHT OF GRASS AFTER SOD IS FIRMLY PLACED.

9. THE INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UNDERGROUND FACILITIES AND NOTIFY OWNER & ENGINEER WITH ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY WHICH MAY AFFECT SUCH FACILITIES. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED.

10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATING WITH THE APPROPRIATE UTILITY AUTHORITIES BEFORE CONSTRUCTION COMMENCES. CONTRACTOR MUST CALL SUNSHINE STATE ONE CALL (OR PRIVATE LOCATER) FOR UTILITY LOCATES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-432-4770. ANY UTILITY CONFLICTS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.

11. THE APPROPRIATE UTILITIES CONTACTS* ARE, BUT NOT LIMITED TO:

- ELECTRIC	FLORIDA POWER & LIGHT-BREVARD: JOEL BRAY Day: (386) 586-6403
- WATER & SEWER	CITY OF COCOA: GEORGE TOLER Day: (321) 433-8797
- NATURAL GAS	FLORIDA CITY GAS: HOLLY COOMBS Day: (321) 638-3419
	FLA. GAS TRANS.-MELBOURNE: JOSEPH E. SANCHEZ Day: (407) 838-7171
- FIBER/TELECOM	BRIGHTHOUSE NETWORKS, LLC BREVARD: MIKE ISOM Day: (321) 757-8451 Alt: (321) 508-1173
- TELEPHONE	AT&T/DISTRIBUTION: DINO FARRUGGIO Day: (561) 997-0240

12. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING HORIZONTAL AND VERTICAL CONTROL FOR SITE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND/OR REPLACEMENT OF ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

13. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE WITHIN ROAD AND DRAINAGE RIGHTS-OF-WAY AS A RESULT OF NEW CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

14. ALL AREAS WHICH ARE DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

15. ALL AREAS OF EXPOSED EARTH RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE SODDED OR SEEDED AND MULCHED AS INDICATED ON THIS PLAN SET. SEEDING AND MULCHING SHALL BE APPLIED ONLY WHERE SPECIFICALLY CALLED FOR IN THE PLANS AND SPECIFICATIONS, OR WHERE SPECIFICALLY DIRECTED BY THE ENGINEER. PROVIDE COMMON BERMUDA SOD IN THE RIGHT-OF- WAY, SEED AND MULCH IS NOT ACCEPTABLE.

16. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND PREVENT VIOLATIONS OF WATER QUALITY STANDARDS AS SPECIFIED IN CHAPTERS 17-301, 17-302 AND 17-4 F.A.C. SEE STORMWATER POLLUTION PREVENTION PLANS AND DETAILS FOR GUIDANCE ONLY.

17. ALL APPLICABLE PERMITS, AS DETERMINED BY THE CITY, SHALL BE OBTAINED BEFORE CONSTRUCTION COMMENCES.

18. ALL TRENCHES EXCEEDING 5 FEET IN DEPTH SHALL COMPLY WITH SECTIONS 553.63 AND 553.64 OF THE FLORIDA STATUTES. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING WHEN TRENCH EXCAVATIONS EXCEED 5 FEET:

A) WRITTEN ASSURANCE OF COMPLIANCE WITH OSHA STANDARDS 29 CFR SECTION 1926.650 SUBPART P
B) A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE
C) A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY CONTRACTOR

19. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.

20. REMOVAL OF DRIVEWAY, SIDEWALK, AND CURB TO BE FROM JOINT TO JOINT.

21. ALL WORK WITHIN RIGHTS-OF-WAY, EASEMENTS, OR OUTSIDE PROPERTY, WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OF MATERIALS SHOWN ON THESE PLANS. RIGHT-OF-WAY PERMIT APPLICATIONS SHOULD BE SUBMITTED NO LATER THAN SIXTY (60) DAYS BEFORE THAT RIGHT-OF-WAY OR EASEMENT WORK IS TO COMMENCE.

22. DURING ALL PHASES OF THE WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE SAFETY MARKINGS, BARRICADES & TEMPORARY FENCING AS REQUIRED TO MAINTAIN JOBSITE SAFETY COORDINATE WITH THE OWNER TO MAINTAIN COMPLETE JOB SITE SAFETY & SECURITY DURING ALL WORK PHASES.

23. A CONSUMPTIVE USE PERMIT SHALL BE OBTAINED AND MAINTAINED BY THE CONTRACTOR FOR ANY SITE DEWATERING EXCEEDING THE THRESHOLDS DESCRIBED IN 40C-2 F.A.C. THE CONTRACTOR SHALL MAINTAIN APPLICABLE WATER QUALITY STANDARDS, AND SHALL BE RESPONSIBLE FOR ANY FINES LEVIED BY THE REGULATORY AGENCIES DUE TO USE OF IMPROPER TECHNIQUES DURING DEWATERING.

24. EXISTING POWER LINES AND POWER POLES TO REMAIN ARE TO BE PROTECTED, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MODIFICATIONS TO ELECTRICAL SERVICES AND APPURTENANT ITEMS (POLES, GUY WIRES/ANCHORS,ETC) DURING CONSTRUCTION WITH POWER COMPANY AND/OR ELECTRICAL CONTRACTOR.

25. EXISTING SALVAGED BASE MATERIAL MAY NOT BE RE-USED AS BASE MATERIAL BUT MAY BE UTILIZED FOR SUBGRADE.

26. THE CONTRACTOR SHALL REFER TO THE PROJECT GEOTECHNICAL REPORT BY TERRACON. IF NOT AVAILABLE THE CONTRACTOR SHALL PROCURE THEIR OWN GEOTECHNICAL REPORT AT THEIR OWN EXPENSE.

27. THE CONTRACTOR SHALL USE A CERTIFIED CONSTRUCTION MATERIALS TESTING LABORATORY COORDINATED WITH OWNER'S THIRD PARTY TO PROVIDE MATERIALS AND DENSITY TESTING IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION IN DOT ROW. ONSITE A REPRESENTATIVE NUMBER OF IN-PLACE FIELD DENSITY TESTS SHOULD BE PREFORMED IN THE COMPACTED EXISTING SOILS AND IN EACH 6" LIFT OF FILL MATERIAL OR BACKFILL TO CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN ACHIEVED. AT LEAST ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2500 SQ FT OF COMPACTED EXISTING SOIL, SUBGRADE, AND EACH LIFT OF CONTROLLED FILL. TESTING REPORTS SHALL BE COPIED TO THE ENGINEER'S OFFICE.

28. ALL EXISTING TREES, BRUSH, ROOTS, WEEDS, WITHIN THE CONSTRUCTION LIMITS ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE DIRECTED.

29. ALL FENCES, MAILBOXES, AND SIGNAGE DISTURBED BY CONSTRUCTION SHALL BE RELOCATED OR REPLACED AT NO ADDITONAL COST TO OWNER.

ROADWAY & MOT NOTES

1. SAWCUT EXISTING PAVEMENT AT THE CONNECTIONS TO THE EXISTING ROADWAYS TO FORM A SMOOTH TRANSITION.

2. HORIZONTAL GEOMETRY REFERS TO ROADWAY CENTERLINE. DIMENSIONS ON ROADWAY OR PARKING LOTS ARE TO EXTENT SHOWN IN PLANS.

3. ALL CURBS (EXISTING OR NEW) SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. ALL CHIPPED OR CRACKED PORTIONS OF CURB SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. IN ADDITION, ANY MORTAR, CONCRETE, SOIL AND OTHER DEPOSITS OR STAINS SHALL BE CLEANED TO RETURN THE CURBS TO THEIR ORIGINAL CONDITION.

4. UPON COMPLETION OF FINAL ASPHALT PAVING, TOOL AND CLEAN ALL MANHOLE AND VALVE COVERS OF DIRT, DEBRIS AND ASPHALT. ALL MANHOLE AND VALVE COVERS SHALL BE CLEAN AND OPERABLE PRIOR TO OWNER'S ACCEPTANCE.

5. IN ADDITION TO THE REQUIREMENTS IN THE ENGINEER'S TECHNICAL SPECIFICATIONS, ALL ROADWAY CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH FDOT AS APPLICABLE.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC (MOT) PLAN IN COMPLIANCE WITH THE AHJ REGULATIONS AND UTILIZE GUIDANCE FROM FDOT INDEX 102 SERIES. (AND M.U.T.C.D. REQ), AS A MINIMUM TO ADDRESS PEDESTRIAN AND VEHICULAR CONTROLS FOR ANY DISRUPTIONS. THE MOT PLAN SHALL BE ON 11 X 17 PAPER AND INCLUDE A NARRATIVE DESCRIPTION AND ANY PHASING. THE CONTRACTOR SHALL SUBMIT THE MOT PLAN A MINIMUM OF 2 WEEKS IN ADVANCE OF THE PROPOSED START DATE OF CONSTRUCTION TO THE AHJ AND OTHER OVERLAPPING AHJ'S FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PLAN MOT PROVISIONS ON AND OFF-SITE ACCORDINGLY AND IMPLEMENT THE M.O.T. PLAN IN ACCORDANCE WITH FDOT AND AHJ STANDARDS. CONSTRUCTION ACTIVITIES MAY DICTATE ADDITIONAL OR ALTERNATE M.O.T. MEANS AND METHODS TO WHICH THE CONTRACTOR SHOULD BE LIMITED TO AND BID ACCORDINGLY AT NO INCREASE TO THE OWNER.

7. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND FEDERAL HIGHWAY ADMINISTRATION, AND F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

8. PORTABLE-CHANGEABLE MESSAGE SIGNS (PCMS) SHALL BE PROVIDED DURING, AND IN ADVANCE OF, ALL LANE CLOSURES. TWO PCMS, MINIMUM, SHALL BE PROVIDED FOR EACH LANE CLOSURE FROM SEVEN DAYS PRIOR TO CLOSURE THRU END OF CLOSURE AS NECESSARY.

9. VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT STANDARD PLANS, INDEX 102 SERIES, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS A MINIMUM.

10. TRAFFIC CONTROL OFFICERS SHALL BE PROVIDED DURING ALL LANE CLOSURES. MINIMUM ONE OFFICER PER CLOSED LANE AS NECESSARY.

11. THE CONTRACTOR IS REQUIRED TO PHOTO/VIDEO DOCUMENT THE ENTIRE WORK AREA PRIOR TO CONSTRUCTION.

SIDEWALK/RAMPS/TEMPORARY WALKWAYS

1. ALL PERMANENT CONSTRUCTION SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT OF 1990 (ADA) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), LATEST EDITION, FOR THE MOST PROBABLE ACCESSIBLE PEDESTRIAN APPROACHES . TEMPORARY WALKWAYS/PATHS SHALL PROVIDE, AT A MINIMUM, THE EXISTING LEVEL OF SERVICE AND BE HARD PAVED AND REASONABLY LEVEL.

2. LEADING EDGE OF RAMP TO ALIGN WITH SIDEWALK OR RAMP ON OPPOSITE SIDE OF INTERSECTION.

3. WHERE A CURB CUT RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE DROP CURB OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.

4. THE EXISTING GRADES SHOWN ON THE DRAWINGS (IN PLAN OR IN SECTION) ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR GRADING, INCLUDING PLACEMENT OR REMOVAL OF FILL MATERIAL AS APPROPRIATE, TO PROVIDE PROPER RELATIONSHIP BETWEEN WALKS/RAMPS AND ADJACENT ROADWAYS, CURBS, LOTS, UTILITIES, AND OTHER APPURTENANCES, AS INDICATED.

5. SIDEWALK/RAMP CONSTRUCTION AND EXISTING CURB REMOVAL NECESSARY TO CONSTRUCT THE HANDICAP RAMPS ARE INCLUDED IN THIS CONTRACT.

6. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS ALONG THE ALIGNMENT OF ALL PROPOSED SIDEWALKS AND NOTIFY THE OWNER OF ALL DISCREPANCIES. CONTRACTOR SHALL ALSO HAVE VERTICAL AND HORIZONTAL CONTROL POINTS FIELD MARKED BY HIS SURVEY CREW AND SHALL HAVE THE MARKERS REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

7. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDER THE ADJUSTMENT OF ANY EXISTING OR PROPOSED UTILITY BOXES OR COVERS WITHIN SIDEWALK CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS.

8. CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED AND SAFE WALKWAYS, WALKING DETOURS, AND ACCESSIBLE PATH OF TRAVEL FOR NORMAL PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION.

9. DRIVEWAY AND SIDEWALK LOCATIONS MAY BE SHIFTED DURING CONSTRUCTION TO PRESERVE EXISTING VEGETATION, AS APPROVED BY THE OWNER AND ENGINEER.

10. SIDEWALK SHALL BE CONSTRUCTED PER FDOT ROADWAY AND TRAFFIC STANDARD PLANS AND ADA STANDARDS WITH 6" THICK, 4000 PSI CONCRETE AT 28 DAYS IN VEHICULAR TRAFFIC AREAS AND 4" THICK IN NON-VEHICULAR TRAFFIC AREAS. ALL MISCELLANEOUS SITEWORK CONCRETE SHALL BE 4000 PSI MINIMUM. CURBING MINIMUM PSI STRENGTH SHALL BE PROVIDED AS DENOTED IN THE DETAILS HEREIN.

11. COMPLETE CONSTRUCTION WITHOUT IMPACTING THE NORMAL OPERATION OF TRAFFIC TO THE MAXIMUM EXTENT PRACTICAL.

12. WHERE SIDEWALKS TERMINATE AT PAVED AREAS, GRADES EXCEEDING 20:1 SHALL BE RAMPED AT A MAXIMUM SLOPE OF 12H:1V TO BE FLUSH WITH DRIVE. ALL CURB RAMPS SHALL CONFORM TO ADA REQUIREMENTS AND FDOT REQUIREMENTS WITH TACTILE SURFACES.

13. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH INDEX NO. 522-001 OF THE FDOT ROADWAY & TRAFFIC STANDARD PLANS, WITH THE EXCEPTION THAT A 1/2" EXPANSION JOINT SHALL BE PROVIDED EVERY 50 FEET. ALL EDGE OF SIDEWALK RADII TO BE 3' UNLESS OTHERWISE SHOWN.

14. SEAL CONCRETE PER ASTM C309 OR ASTM C1315 (TYPE II) PRIOR TO SAW CUTTING CONTROL JOINTS.

15. COORDINATE FINISHED PATTERNS WITH ARCHITECTURAL DRAWINGS IF APPLICABLE. OTHERWISE, PROVIDE LIGHT BROOM FINISH.

16. COORDINATE SIDEWALK LOCATIONS AND CURB RAMP LOCATIONS WITH DETECTABLE WARNING PLACEMENT. ON SIDEWALK APPROACH TO CROSSWALK, PROVIDE A 5' X 5' UPPER LANDING (MAX 2% SLOPE) PRIOR TO THE RAMP/DETECTABLE WARNING AREA. WHERE ROADWAY CROSS-SLOPES THRU CROSSWALKS WILL EXCEED 2% WITHIN 5' OUT FROM EDGE OF PAVEMENT, PROVIDE A 5' X 5' (MAX. 2% SLOPE) LOWER LANDING BEHIND THE EDGE OF PAVEMENT.

17. 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.

PAVING, GRADING AND DRAINAGE

1. EXISTING ON-SITE AND OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE PLANS.

2. ANY MUCK AND/OR UNSUITABLE MATERIALS ENCOUNTERED, AS DEFINED IN FDOT INDEX #120-002, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, IN ACCORDANCE WITH SAID INDEX.

3. ALL DRAINAGE STRUCTURES WITHIN PROJECT BOUNDARY SHALL BE CLEANED OF SAND, SILT, CONCRETE DEBRIS, ETC. AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

4. POSITIVE DRAINAGE FACILITIES SHALL BE ESTABLISHED PRIOR TO THE CONSTRUCTION OF ANY IMPERVIOUS SURFACES.

5. ANY RELOCATION OR MODIFICATION OF PROPOSED STORM SEWER SYSTEM SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.

6. DRAINAGE SHALL BE MAINTAINED DURING CONSTRUCTION.

7. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAYS WILL BE SODDED WITH COMMON BERMUDA SOD.

8. ALL REINFORCED CONCRETE STORM PIPE SHALL HAVE A MINIMUM COVER OF 2.0 FEET FROM SURFACE GRADE. IN AREAS WHERE 2.0 FEET OF COVER CAN NOT BE OBTAINED, THE PLANS CALL OUT TYPE IV REINFORCED CONCRETE PIPE. ALL TYPE IV REINFORCED CONCRETE PIPE SHALL HAVE A MINIMUM OF 1.0 FEET OF COVER, OTHERWISE REINFORCED CONCRETE PIPE SHALL BE CLASS III OR GREATER.

9. THE CONTRACTOR SHALL PROVIDE CONNECTIONS FROM THE ROOF DRAIN DOWN SPOUTS TO THE STORM DRAINAGE SYSTEM VIA ADAPTERS AND ROOF DRAIN LEADERS. THE LOCATION OF CONNECTION SHALL BE BELOW FINISH GRADE. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF DOWNSPOUTS, ADAPTERS AND ROOF DRAIN LEADERS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL SUCH CONNECTIONS WITH THE ARCHITECTURAL, PLUMBING AND CIVIL PLANS PRIOR TO CONSTRUCTION.

10. PIPE FOR ROOF DRAINS AND STORM SEWER CONSTRUCTION SHALL BE PVC MEETING ASTM D3034, SDR 35 SPECIFICATIONS OR HDPE MEETING AASHTO M252 TYPE S OR SP, DEPENDING ON THE SIZE OF THE PIPE AND AS SPECIFIED IN THE PLANS. HDPE PIPE SHALL HAVE A CORRUGATED EXTERIOR, SMOOTH INTERIOR, AND PUSH-ON JOINTS WHICH ARE SILT TIGHT. HDPE FITTINGS SHALL CONFORM TO AASHTO M294. FABRICATED FITTINGS SHALL BE WELDED ON THE INSIDE AND OUTSIDE AT ALL JUNCTIONS. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER. INSTALLATION SHALL CONFORM TO ASTM D2321. ROOF DRAIN PIPE SLOPE SHALL BE 1% UNLESS OTHERWISE NOTED. PERFORATED PIPE SHALL HAVE A SOIL FILTER SOCK.

11. CLEANOUTS FOR ROOF DRAINS SHALL HAVE POLISHED BRONZE PLUGS SET FLUSH WITH SURROUNDING PAVEMENT WHEN LOCATED WITHIN A SIDEWALK OR PAVED AREA AND BE TRAFFIC RATED, AND CAST IRON PLUGS WITH 18" SQUARE CONCRETE COLLAR WHEN LOCATED WITHIN A GRASSED LANDSCAPED AREA. CLEANOUT PADS LOCATED IN UNPAVED AREAS SHALL NOT CREATE AN OBSTACLE FOR MOWING OR LANDSCAPE MAINTENANCE.

12. ALL REINFORCED CONCRETE PIPE (RCP) SHALL HAVE O-RING GASKETS. PIPE JOINTS SHALL BE WRAPPED WITH TYPAR OR EQUAL FILTER FABRIC, MINIMUM OVERLAP OF 12".

13. FIELD VERIFY ALL DIMENSIONS AND SETBACKS BEFORE STAKE OUT. NOTIFY ENGINEER OF RECORD PROMPTLY OF ANY VARIATIONS ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROPOSED ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.

15. ALL HPDE STORM DRAINAGE PIPE SHALL BE HDPE TYPE ADS N-12 OR APPROVED EQUAL.

16. RIP-RAP SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 530. GEOTEXTILE FABRIC AND TURF MAT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTION 145 & 985.

SAFETY NOTES

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.

3. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

4. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" (2010, 553.60-553.64) FOR ALL TRENCHING OPERATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING. UNLESS OTHERWISE DETERMINED, ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN AND VEHICULAR TRAFFIC.

5. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

SIGNING AND PAVEMENT MARKINGS

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PER FDOT SPECIFICATIONS, LATEST EDITION.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ROADWAYS; PAINTED STRIPING IS ALLOWABLE ONSITE ONLY.
3. ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARDS INDEX 711-001 AND 700-102, 2019 EDITION.
4. SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2016 FDOT DESIGN INDEX FOR ROADWAY SIGNING, STRIPING & GEOMETRICS.
5. ALL PAVEMENT MARKINGS WITHIN RIGHT-OF-WAYS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.
6. RAISED REFLECTIVE PAVEMENT MARKERS (RPMS) ARE TO CONSIST OF 4-INCH SQUARE MONO-DIRECTIONAL WHITE, AND BI-DIRECTIONAL YELLOW.
7. LANE LINE RPMS ON THE 4 (OR MORE) LANE PORTION OF ANY DIVIDED ROADWAY SHALL BE BI-DIRECTIONAL WHITE/RED.
8. RPMS SHALL BE POSITIONED IN ACCORDANCE WITH FDOT INDEX 706-001 AND THIS PLAN.

HISTORICAL RESOURCES PRESERVATION NOTES

1. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF THE STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES.
2. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05 FLORIDA STATUES.

AS-BUILT NOTES

1. BEFORE REQUESTING FINAL INSPECTION, THE CONTRACTOR SHALL SUBMIT A CERTIFIED (BY A REGISTERED SURVEYOR) SET OF AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE AS-BUILT DRAWINGS CONCURRENTLY WITH CONSTRUCTION PROGRESS. AS-BUILT DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   - A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   - B. DRAWINGS SHALL SHOW ACTUAL LOCATION & ELEVATION OF BUILDING, PAVEMENT, ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIALS, CLASS, SIZE ETC.
   - C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   - D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   - E. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
   - F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   - G. SHOW THE DESIGN ELEVATION/INVERT ON THE AS-BUILT WITH THE AS-BUILT ELEVATION ADDED ABOVE.
2. EACH SHEET OF THE DRAWINGS SHALL BE SIGNED, SEALED AND DATED BY A REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT OR RECORD DRAWINGS DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
3. THE CONTRACTOR SHALL ALSO MEET THE AS-BUILT REQUIREMENTS OF AHJ STANDARDS.

MISCELLANEOUS NOTES

1. CONTRACTOR SHALL PROVIDE AND ANTICIPATE FOR BIDDING PURPOSES THE ENCOUNTERING OF UNFORESEEN OR UNKNOWN UNDERGROUND UTILITES.
2. THE PROJECT'S DESIGN HAS BEEN BASED ON A COMBINATION OF SURVEY DATA, AND PUBLIC RECORDS IN CONJUNCTION WITH PHOTO DOCUMENTATION.IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCY BETWEEN THESES PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
3. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNER, WITHOUT DELAY, BY TELEPHONE.
4. ALL ITEMS DAMAGED SHALL BE RESTORED TO PRIOR CONDITION OR IMPROVED CONDITION.
5. ANY FENCING DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL LIGHTING (TEMPORARY OR PERMANENT) MUST CONFORM WITH THE APPROPRIATE AHJ LIGHTING MANAGEMENT CRITERIA.
7. CONSTRUCTION PHASING AND LOGISTICS ARE NOT PART OF THE CIVIL ENGINEER'S SCOPE AND IS SOLELY BY THE CONTRACTOR. REFERENCES TO PHASING OR LOGISTICS IS ENTIRELY FOR INFORMATIONAL PURPOSES ONLY.
8. TEMPORARY UTILITIES PROVIDED FOR TEMPORARY USE TO ESTABLISH CONSTRUCTION TRAILER OR TEMPORARY SITE POWER, WATER, SEWER SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ). CONTRACTOR SHALL COORDINATE THESE ITEMS FOR APPROVALS AND/OR PERMITS PRIOR TO INSTALLATION WITH THE OWNER AND THE AHJ.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SHORE AND BRACE AND/OR PROCURE STRUCTURAL SERVICES FOR SHORING AND BRACING TO PERFORM SITE IMPROVEMENT INSTALLATIONS. OR FOR WORK WITHIN PROXIMITY TO EXISTING SITE ELEMENTS WHICH COULD BE POTENTIALLY UNDERMINED.
10. QUANTITIES PROVIDED HEREIN ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL QUANTITIES.

OBSERVATIONS & QUALITY ASSURANCE:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO BEGINNING CONSTRUCTION AND AT/PRIOR TO THE INSTALLATION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:
   - 1.1. CLEARING/ STRIPPING/ OVEREXCAVATION
   - 1.2. STRIPING/UNDERGROUND INSTALLATIONS
   - 1.3. FILL/PAVING/SODDING
   - 1.4. ELECTRICAL/LANDSCAPE ITEMS
2. STRIPPING - STRIP ALL SURFACES OF VEGETATION, STUMPS, DEBRIS, ORGANIC TOP SOIL (ORGANIC CONTENT GREATER THAN 5%), OR OTHER DELETERIOUS MATERIALS AS ENCOUNTERED. IF ORGANIC MATERIAL IS PRESENT IN BOTTOM OF EXCAVATION THE CONTRACTOR SHOULD CONTACT THE ENGINEER OF RECORD PRIOR TO BACKFILLING. ORGANICS AND TOP SOIL SHALL BE DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. FILL MATERIAL & COMPACTION - STRUCTURAL FILL SHOULD CONSIST OF INORGANIC, NON-PLASTIC, GRANULAR SOILS CONTAINING LESS THAN 10% (BY WEIGHT) OF THE MATERIAL PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SW, OR SW-SM). REGRADED EXISTING FINE SANDS ARE CONSIDERED GENERALLY ACCEPTABLE FOR FILL PRACTICALITY, EXCLUDING NEAR TOP SOILS OR ORGANICS. BACKFILL MATERIAL PLACED SHALL NOT EXCEED TWELVE (12) INCHES IN THICKNESS, AND COMPACTED TO A MINIMUM DENSITY OF THE 98% OF THE MODIFIED PROCTOR (AASHTO T-180). IF HANDHELD COMPACTION EQUIPMENT IS USED THE LIFT THICKNESS SHALL BE REDUCED TO 6 INCHES. IF EXCAVATION EXTENDS BELOW THE WATER TABLE, THE EXCAVATION SHALL BE DEWATERED PRIOR TO BACKFILL.

ONE OR MORE OF THE FOLLOWING CERTIFICATES/SHOP DRAWINGS, DEPENDING ON THE TYPE OF CONNECTION, WILL BE REQUIRED. THIS SHOULD BE REVIEWED WITH THE DESIGN DIVISION PRIOR TO APPROVAL FOR CONSTRUCTION AND SUBMITTED IN ACCORDANCE WITH NOTE 1.

A) DIP/PVC CERTIFICATE OF MANUFACTURE.
B) JACKING PIT DETAIL.
C) MANHOLE SHOP DRAWINGS AND STRENGTH REPORT.
D) FRAME AND COVER SHOP DRAWINGS.
E) CRUSHED STONE SUBMITTAL.
F) FLEXIBLE COUPLING SHOP DRAWINGS.
G) VALVE SHOP DRAWING.
H) CASING PIPE CERTIFICATE.
I) MANHOLE DROP CONNECTION DETAIL.
J) TYPE B STABILIZATION SUBGRADE (WITH QUARRY PIT CERT. LETTER OF FDOT APPROVAL WHERE INSTALLATION IS OFFSITE)
K) BASE COURSE PRODUCTS (WITH QUARRY PIT CERT. LETTER OF FDOT APPROVAL WHERE INSTALLATION IS OFFSITE)
L) ASPHALT & CONCRETE MIXES
M) DRAINAGE STRUCTURES AND PIPES
N) WATER AND SEWER PRODUCTS
O) THERMOPLASTIC PAINT STRIPING
P) SKIMMER / BAFFLES
Q) STONE AGGREGATES
R) PRECAST PANEL WALLS (WHEN APPLICABLE)
S) SAND BACKFILL WITH CONSTANT HEAD PERMEABILITY TEST & GRADATION
T) CONCRETE JOINTING PLAN
U) SIGNED/SEALED LIGHTPOLE FOUNDATION DESIGN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

JEFFREY A LUCAS LICENSE No 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE DATE

NOTICE
[illegible]

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status: FOR PERMITTING
Suitability: S0

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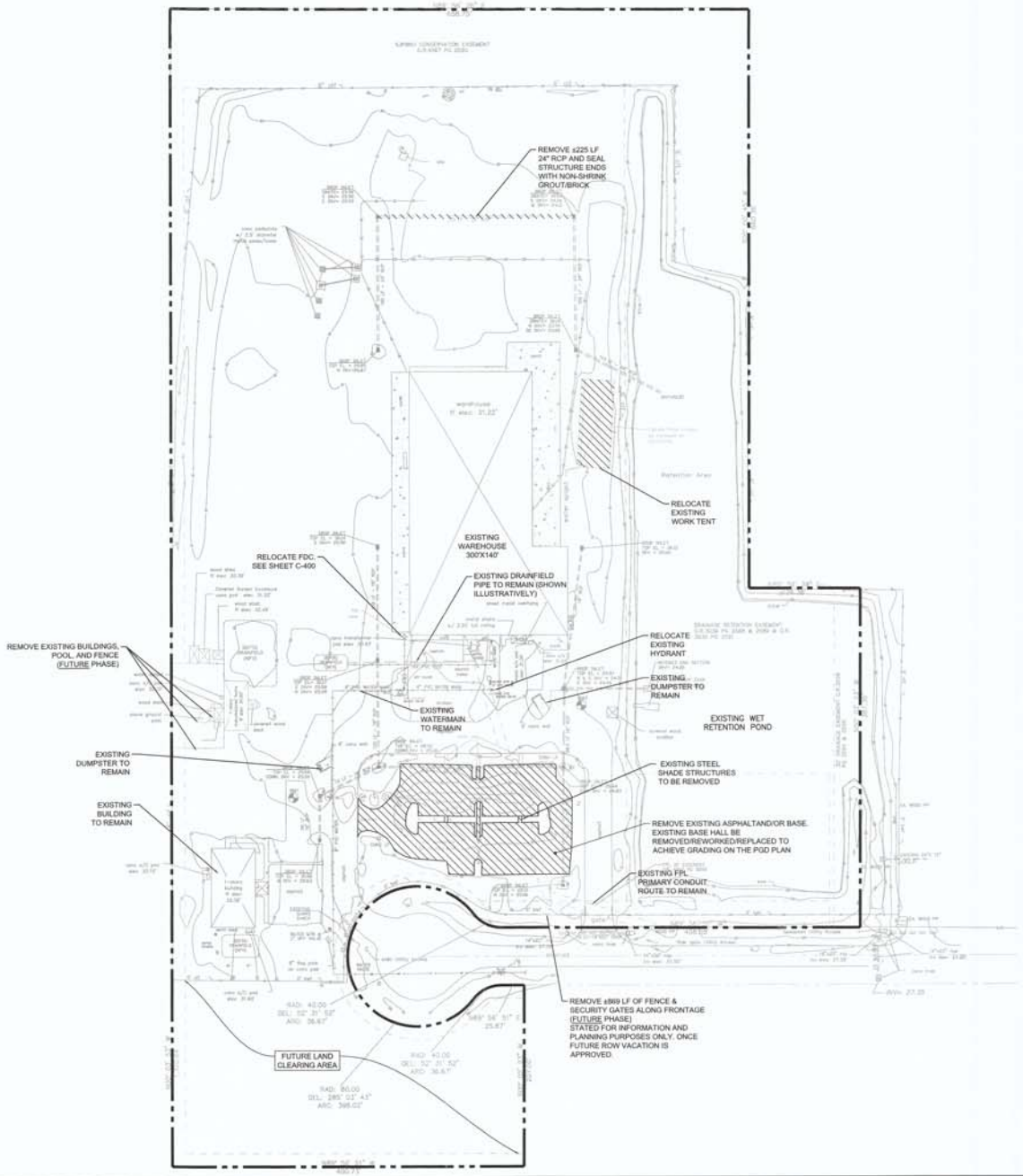
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Project Title — PROJECT #100065134
CIDCO ROAD
SITE DEVELOPMENT

Drawing Title
GENERAL NOTES

Scale	Designed	Drawn	Checked	Authorized
	JAL	DHF	–	–
Original Size	Date	Date	Date	Date
ARCH D	04/04/19	-/-/-	-/-/-	-/-/-

Drawing Number: C-100
Revision:



DEMOLITION NOTES

1. **BOLDED ITEMS DENOTE DEMOLITION.**
2. EXISTING UTILITIES SHOWN ON THIS DRAWING ARE FROM THE BEST AVAILABLE INFORMATION. ACTUAL LOCATIONS AND ELEVATIONS MAY VARY. CONTRACTOR TO VERIFY ALL UTILITIES BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR TO COORDINATE WITH THE VARIOUS UTILITIES TO REMOVE, CAP, RELOCATE, BYPASS, OR OTHERWISE ENSURE THAT THE UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION/DEMOLITION.
4. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
5. STRIPPING (CLEARING AND GRUBBING) BY THE CONTRACTOR SHALL BE PERFORMED TO THE MINIMUM EXTENT PRACTICAL TO COMPLETE WORK. THE CONTRACTOR SHALL GENERALLY BE WITHIN THE LIMITS OF CONSTRUCTION AND STRIP SURFACES OF VEGETATION, STUMPS, DEBRIS, ORGANIC TOP SOIL (ORGANIC CONTENT > 5%) OR OTHER DELETERIOUS MATERIALS AS ENCOUNTERED.
6. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE SITE OR REGULATING CONSTRUCTION OPERATIONS.
7. CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET FOR OTHER DEMOLITION CONSIDERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL/TELECOM SERVICE PROVIDER ON SALVAGING OF ELECTRICAL COMPONENTS (LAMP FIXTURES, PULL BOXES, SERVICE LEADS, CONDUITS, ETC) DURING/PRIOR TO REMOVAL ACTIVITIES. ELECTRICAL/TELECOM DEMO AND SERVICES PROVISIONS ARE NOT WITHIN THE CIVIL ENGINEERS SCOPE OF WORK. ELECTRICAL/TELECOM CONSULTANT SHALL BE AT THE CONTRACTOR'S EXPENSE AS NEEDED.
9. SAWCUT PAVEMENT AT PAVEMENT DEMO LIMITS.
10. PHASED DEMOLITION, MAINTENANCE OF TRAFFIC AND LOGISTICS RELATING TO CIVIL ENGINEERING ACTIVITIES SHALL BE MANAGED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER AND ENGINEER. CONSTRUCTION FENCING LIMITS ARE AT THE DISCRETION OF THE CONTRACTOR.
11. SEE SURVEY BY LAND & SEA SURVEYING DATED 2/15/19 FOR EXISTING CONDITIONS. (BY OTHERS)
12. CONSTRUCTION SEQUENCING AND SCHEDULING SHALL BE BY THE CONTRACTOR. COORDINATE WITH OWNER AND ENGINEER.
13. CONTRACTOR SHALL REVIEW THE SITE GEOTECHNICAL REPORT PRIOR TO CONDUCTING ANY EARTHWORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCURE A GEOTECHNICAL REPORT FOR THEIR PURPOSES OF COMPACTION, FILL REQUIREMENTS, ETC. AS NECESSARY.
14. UTILITY COVERS WITHIN THE LOC SHALL BE ADJUSTED TO MEET EXISTING OR PROPOSED GRADES RESPECTIVELY.
15. ANY SHORING OR BRACING SHALL BE BY THE CONTRACTORS MEANS AND METHODS, BUT DOES NOT PRECLUDE STRUCTURAL ENGINEERING PROCUREMENT AT THEIR OWN EXPENSE AS NEEDED DURING EARTH OR DEMOLITION WORK ADJACENT TO ITEMS SUCH AS WALLS, UTILITY POLES, ETC.
16. REMOVAL OF DRIVEWAY, SIDEWALK, AND CURB TO BE FROM JOINT TO JOINT.
17. REFER TO SURVEY FOR EXISTING ITEMS LEGEND/ABBREVIATIONS NOT INDICATED HEREIN.
18. UTILITIES UNDER THE BUILDING FOOTPRINT TO BE DEMOLISHED SHALL BE REMOVED (FOUNDATIONS, UTILITY LINES) OR RELOCATED UNLESS OTHERWISE DIRECTED. THIS IS STATED FOR INFORMATIONAL PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE RESPECTIVE ENGINEERING DISCIPLINE PLAN SET FOR SPECIFIC GUIDANCE AND DETAIL.
19. ALL AREAS DISTURBED IN THE RIGHT-OF-WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.
20. ITEMS DENOTED AS FUTURE ARE NOT PART OF CURRENT SITE PLAN WORK AND ARE SHOWN FOR PLANNING AND INFORMATIONAL PURPOSES ONLY.

NORTH

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 60'

LEGEND

- PROPERTY LINE (APPROX.)
- EXISTING FEATURES TO BE REMOVED
- UNDERGROUND ELECTRIC (TENANT PROVIDED)
- EXISTING STORM PIPE

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71921

STATE OF FLORIDA — No 71921 — JEFFREY A. LUCAS — PROFESSIONAL ENGINEER

SIGNATURE — DATE 5-9-19

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Drawing Status: FOR PERMITTING
Suitability: S0

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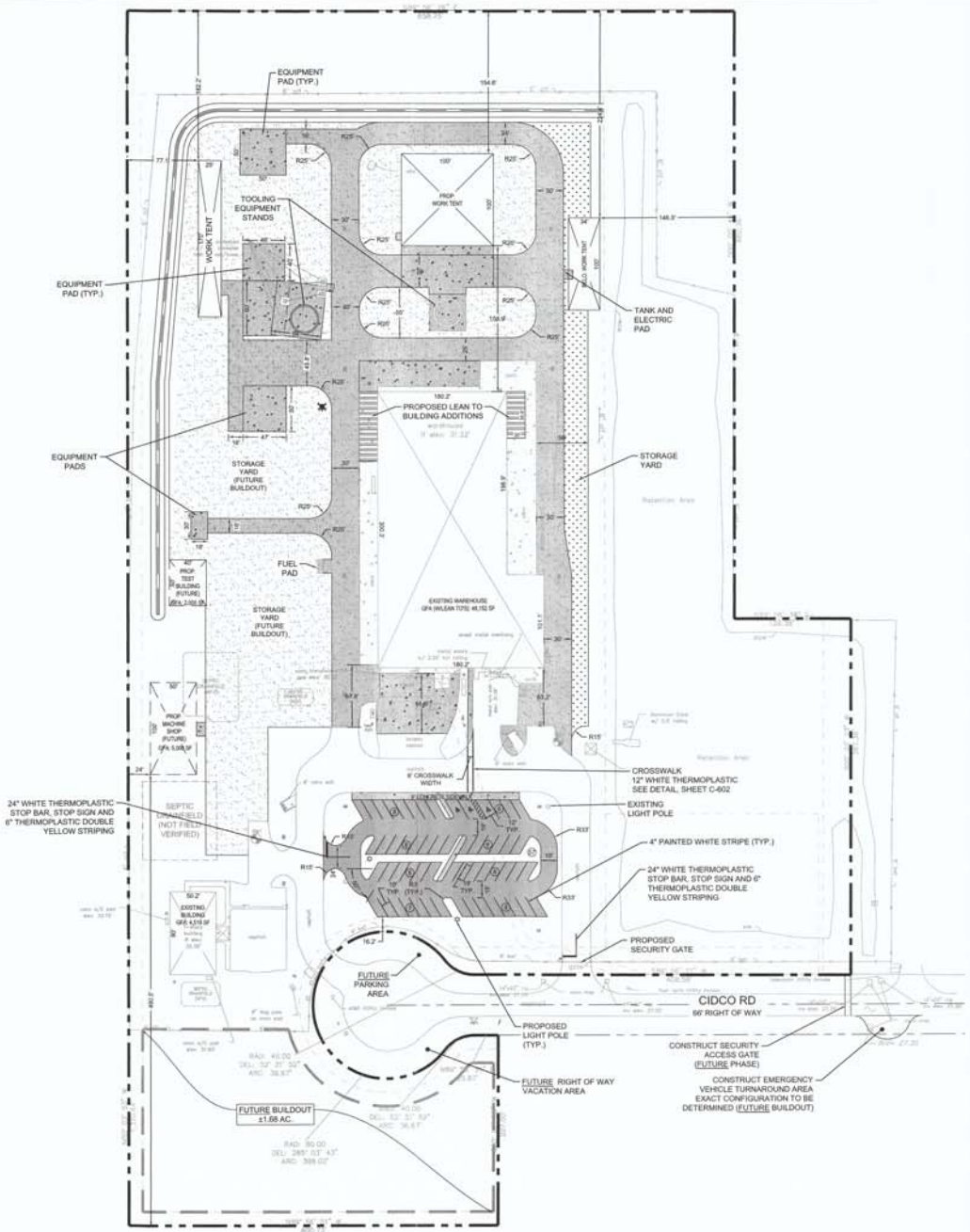
Client:
COXWELL HOLMES FAMILY LIMITED PARTNER
P.O. BOX 410276
MELBOURNE, FL 32941

Project Title: CIDCO ROAD SITE DEVELOPMENT
PROJECT #100068134

Drawing Title:
EXISTING CONDITIONS & DEMOLITION PLAN

Scale	Designed	Drawn	Checked	Authorized
1" = 60'	JAL	DHF	--	--
Original Size: ARCH D	Date: 04/04/19	Date: -/-/-	Date: -/-/-	Date: -/-/-

Ordering Number: C-201
Revision:



GENERAL STATEMENT

EXPANSION OF THE EXISTING INDUSTRIAL USE SITE TO INCLUDE LEAN TO ADDITIONS TO THE MAIN STRUCTURE, RECONSTRUCTION OF PAVED VEHICLE PARKING FACILITY, STABILIZED WORK AREAS, STORAGE YARDS AND ADDITION OF CONCRETE INDUSTRIAL PADS.

SITE DATA

SITE ADDRESS:	850 CIDCO RD. COCOA, FL 32923
JURISDICTION:	CITY OF COCOA
ZONING:	M-2: MANUFACTURING & INDUSTRIAL
FUTURE LAND USE:	INDUSTRIAL
SITE AREA:	±18.94 AC., ±824,894 SF
SETBACKS:	
FRONT	25'
SIDE	0' (25' WHEN ADJACENT RESIDENTIAL DISTRICT)
REAR	15'
PARKING	5' FROM PL, 10' FROM ROW
PARKING RATIO:	1 SPACE / 2 EMPLOYEES / LARGEST WORKING SHIFT PLUS 1 SPACE / COMPANY VEHICLE ASSUMING 35 EMPLOYEES ON GREATEST SHIFT, AND 7 COMPANY VEHICLES, 25 SPACES ARE REQUIRED 57 SPACES PROVIDED (INCLUDING ADA) 3 ADA SPACES REQUIRED; 3 ADA SPACES PROVIDED
PARKING STALL DIMS:	10' X 20' STANDARD 10' X 18' WHEN ABUTTING LANDSCAPE OR SIDEWALK 9' X 22' PARALLEL 8.5' X 16' COMPACT (UP TO 25% OF TOTAL PARKING)
AISLE:	MINIMUM 16' ONE WAY, 24' TWO WAY
LANDSCAPE BUFFERS:	5' ALONG ROW, 5' ALONG COMMON LOT LINES
FLOOR AREA RATIO:	0.06
TOTAL GROSS FLOOR AREA:	±1.21 AC., ±52,880 SF
TOTAL GROSS TENT FLOOR AREA:	±0.41 AC., ±17,850 SF

PROPOSED STRUCTURE HEIGHTS:

LEAN TO ADDITIONS:	16'<60'
MACHINE SHOP (FUTURE):	16'<60'

STORMWATER REQUIREMENTS:

SITE IS PERMITTED UNDER SJRWMD PERMIT #40-009-23783-3, ALLOWING A MAXIMUM IMPERVIOUS AREA, INCLUDING OPEN YARD STORAGE AND STABILIZED AREAS, OF 909,672 SF OR 64% OF THE DESIGNATED 32.63 AC WATERSHED. MAXIMUM PERMITTED IMPERVIOUS AREA FOR THE 16.61 ACRES (OVERALL SITE LESS CONSERVATION EASEMENT AND 15' OFFSITE DRAINAGE EASEMENT) IS 463,060 SF, OR 10.63 AC. (64%)

IMPERVIOUS AREAS:

BUILDINGS:	77,602 SF	1.78 AC	10.7%
STORAGE YARDS / PAVEMENT / PADS:	298,556 SF	6.85 AC	41.2%
SW FUTURE BUILDOUT AREA:	73,181 SF	1.68 AC	10.1%
TOTAL PROPOSED IMPERVIOUS AREAS:	449,339 SF	10.31 AC	62.1%
TOTAL PERVIOUS AREA (OPEN SPACE):	274,289 SF	6.30 AC	37.9%
TOTAL AREA:	723,628 SF	16.61 AC	100%

GENERAL NOTES

1. ITEMS DENOTED ON PLANS AS FUTURE NOT PART OF THE CURRENT SITE PLAN AND SHOWN FOR PLANNING & INFORMATIONAL PURPOSES ONLY.
2. AREA FOR VEHICLE USE ARE TO BE PAVED. ALTERNATIVE SURFACING FOR STABILIZED PAVEMENT SHOWN HEREON SUBJECT TO PRIOR APPROVAL BY CITY OF COCOA.
3. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.
4. STORAGE YARDS AREAS CONSIDERED IMPERVIOUS. FUTURE DEVELOPMENT WITHIN THESE AREAS SHALL NOT INCREASE THE AMOUNT OF IMPERVIOUS AREA PERMITTED BY THIS SITE PLAN WITHOUT REQUIRING ADDITIONAL SITE PLAN PERMITTING WITH THE CITY OF COCOA AND INVOLVED JURISDICTIONS.
5. FOUNDATIONS, SLABS, AND PADS SHOWN ARE TENANT DESIGNED

SPECIAL EXCEPTION APPROVAL

PZ-19-000000006 - SPECIAL EXCEPTION REQUEST FROM APPENDIX A, ZONING, ARTICLE XI, SECTION 19 (C)(1) OF THE CITY OF COCOA CODE TO ALLOW FOR A PRINCIPLE STRUCTURE IN EXCESS OF 60 FEET IN HEIGHT IN THE M-2 (MANUFACTURING AND INDUSTRIAL) ZONING DISTRICT.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION), WHICH MARKS THE EAST 1/4 CORNER OF SAID SECTION 12, AND RUN S. 89°56'51" W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 914.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°56'51" W., ALONG SAID SOUTH LINE, A DISTANCE OF 400.73 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 THENCE N. 00°10'53" W., ALONG SAID WEST LINE, A DISTANCE OF 1320.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE N. 89°56'26" E. ALONG SAID NORTH LINE OF SECTION 12 A DISTANCE 658.75 FEET, THENCE DEPARTING SAID NORHT LINE S. 00°00'45" E. A DISTANCE 660.36 FEET, THENCE N. 89°56'08" E. A DISTANCE OF 126.37 FEET, THENCE S. 00°02'23" W. A DISTANCE OF 387.36 FEET TO A POINT ON THE NORTH RIGHT-A-WAY LINE OF CIDCO ROAD (A 66-FOOT RIGHT-OF-WAY); THENCE S. 89°56'51" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 408.58 FEET TO THE POINT OF CURVATURE OF A 40.00 FOOT RADIUS CUL-DE-SAC TRANSITION CURVE TO THE RIGHT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY TRANSITION, THRU A CENTRAL ANGLE OF 52°31'52" A DISTANCE OF 36.67 FEET TO A POINT OF REVERSE CURVATURE OF AN 80.00 FOOT RADIUS CUL-DE-SAC CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CUL-DE-SAC CURVE AND RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 285°03'43", A DISTANCE OF 398.02 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CUL-DE-SAC TRANSITION CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG SAID TRANSITION CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 52°31'52" A DISTANCE OF 36.67 FEET TO A POINT OF TANGENCY; THENCE N89°56'51" E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF CIDCO ROAD, A DISTANCE OF 25.87 FEET; HENCE S. 00°02'23" W., PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.937 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2590 THRU 2591; A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2594 THRU 2595; A 150 FOOT BU 300 FOOT DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2598 THRU 2599 AND O.R. 3039, PAGE 2591; A 66 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2592 THRU 2593; ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NORTH

0 30 60 120 180

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 60'

LEGEND

- PROPERTY LINE
- U/G ELECTRIC (TENANT PROVIDED)
- FUTURE STABILIZED PAVEMENT
- PROPOSED CONCRETE
- STABILIZED PAVEMENT W/ASPHALT MILLINGS
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE
- ASPHALT MILLINGS OR EQUIVALENT GROUNDCOVER

ABBREVIATIONS

EX.	EXISTING
EP	EDGE OF PAVEMENT
PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
LP	LIGHT POLE
TYP.	TYPICAL
SF	SQUARE FEET
ROW	RIGHT OF WAY
NTS	NOT TO SCALE
EOR	ENGINEER OF RECORD

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71921

STATE OF FLORIDA — JEFFREY A. LUCAS — No. 71921 — PROFESSIONAL ENGINEER

SIGNATURE — DATE — 5-9-19

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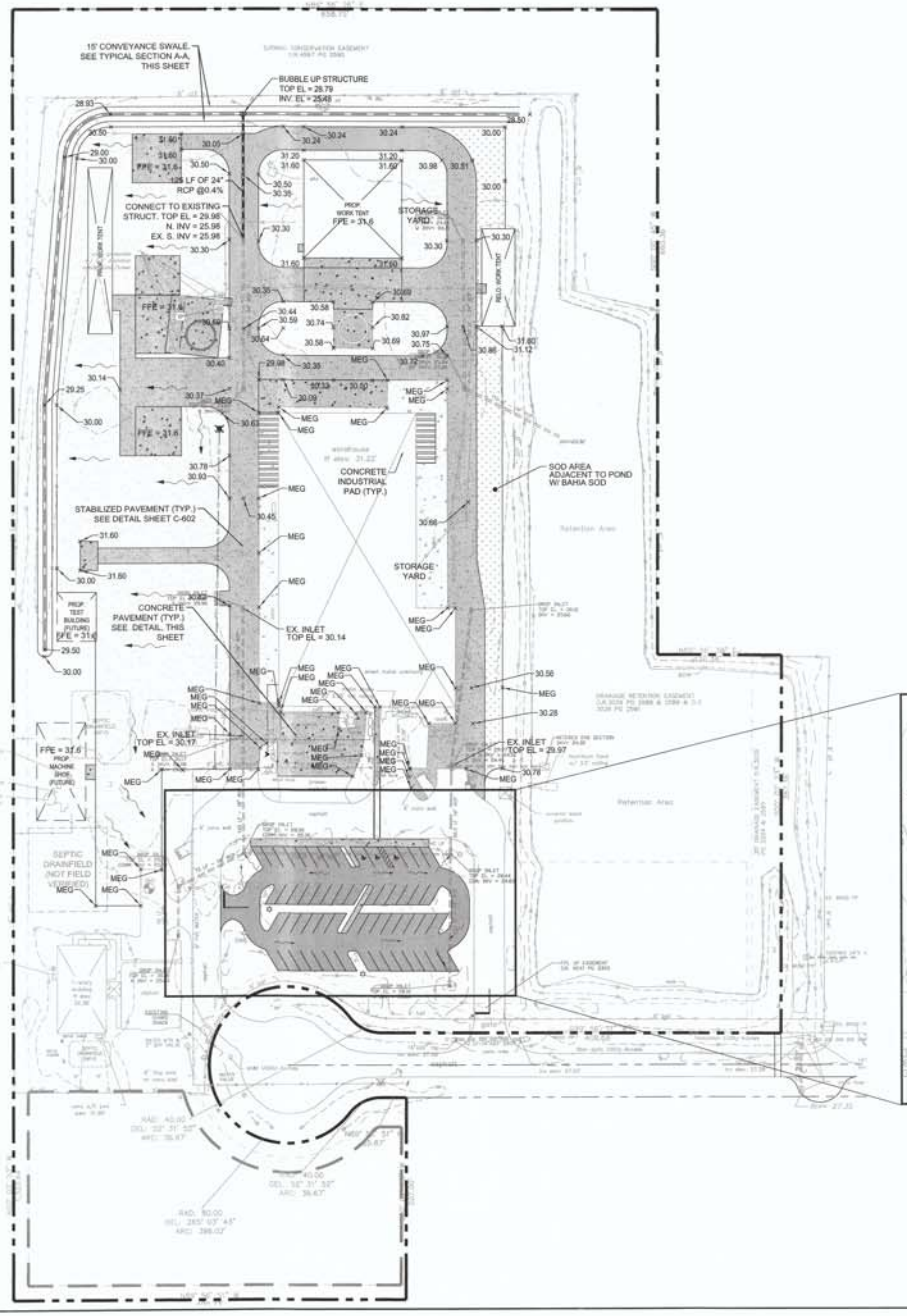
Project Title — PROJECT #100065134
CIDCO ROAD
SITE DEVELOPMENT

Drawing Title
SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
1" = 60'	JAL	DHF	--	--
Original Size: ARCH D	Date: 04/04/19	Date: -/-/-	Date: -/-/-	Date: -/-/-

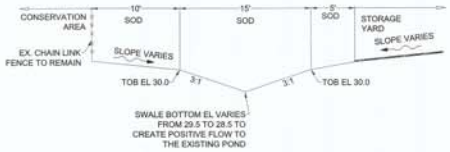
Drawing Number: C-202
Revision:

Filename: G:\PROJECTS\100057668 - Sopus\4 Cidco Road Site\101\CAD\C-200 SITE PLAN - Plot Date: 5-9-2019, Plotted By: Faires, Dave

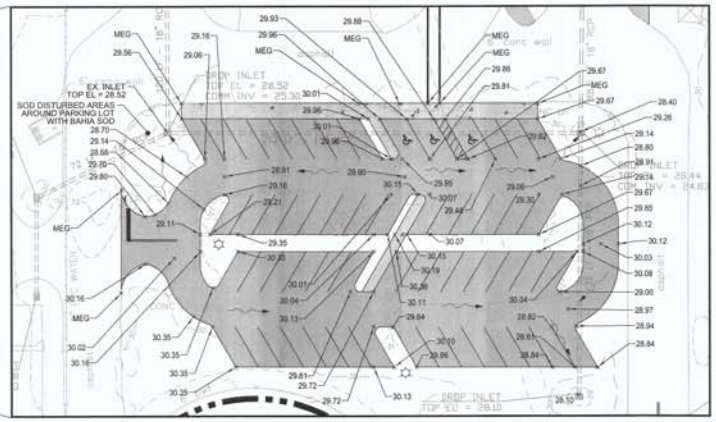


NOTES:

1. CIVIL SITE WORK (GRADING, PAVING, CONCRETE INSTALLATION, DRAINAGE)SHALL BE CROSS REFERENCED TO ARCHITECTURAL AND STRUCTURAL PLANS RESPECTIVELY. OVERLAPPING INFORMATION PROVIDED HEREIN IS SUBJECT TO INTERDISCIPLINE COORDINATION. CONTRACTOR TO COORDINATE ACCORDINGLY.
2. CONTRACTOR TO FIELD VERIFY PIPE COVER AND CLEARANCES DURING CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO TRENCH CLOSURE WHEN MINIMUM REQUIREMENTS CANNOT BE ACHIEVED. CONCRETE ENCASEMENT MAY BE NECESSARY.
3. CONTRACTOR TO COORDINATE CONSIDERATION OF SOD INSTALLATION (I.E.- ROOT MAT.) WHEN ESTABLISHING ROUGH AND FINAL GRADES.
4. MATCH EXISTING GRADES AT SITE PERIMETER UNLESS SHOWN OTHERWISE.
5. ALL DRAINAGE STRUCTURES WITHIN PROJECT BOUNDARY SHALL BE CLEANED OF SAND, SILT, CONCRETE DEBRIS, ETC. AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
6. CONTRACTOR TO SEAL ALL JOINTS WITH SIKAFLEX 1C JOINT SEALANT OR APPROVED EQUAL.



TYPICAL SECTION A-A
SCALE: NTS



PARKING LOT DETAIL
SCALE: 1"=30'

NORTH

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 60'

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- STABILIZED PAVEMENT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- SOD
- FLOW ARROW
- 13.00 PROPOSED ELEVATION

LEGEND AND ABBREVIATIONS

EJP	EDGE OF PAVEMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
MEG	MATCH EXISTING GRADE
HD	HEAVY DUTY
EX	EXISTING

JEFFREY LUCAS, P.E.
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No 71621
LICENSE
SIGNATURE
DATE 5-20-19

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Project Title
CIDCO ROAD SITE DEVELOPMENT
PROJECT #100668134

Drawing Title
PGD PLAN

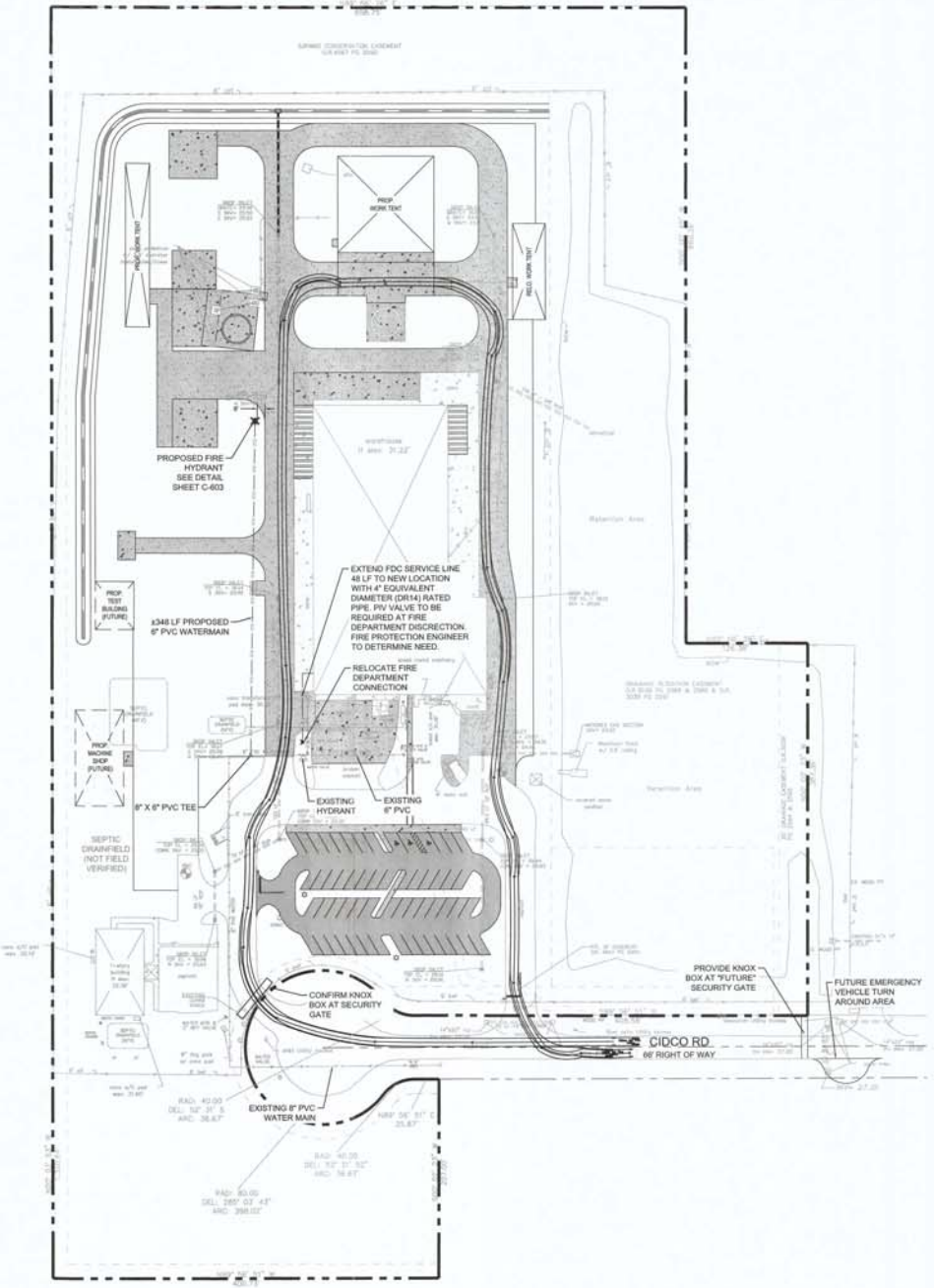
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ARCH D	04/04/19	-/-/-	-/-/-	-/-/-

Drawing Number: C-300
Revision:

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. IT DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Filename: G:\PROJECTS\100067668 - Space X Cidco Road Site\10 CAD\C-300 PGD PLAN - Plot Date: 5.9.2019 - Plotted By: Farris, Dave



UTILITY NOTES:

1. ALL EXISTING UTILITIES TO BE FIELD VERIFIED
2. CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES.
3. ALL PRESSURE PIPING FITTINGS/JOINTS SHALL BE RESTRAINED AS REQUIRED. REFER TO RESTRAINING SCHEDULE DETAIL.
4. HYDRANTS IDENTIFIED PROVIDE FIRE FLOW REQUIREMENTS WITH A 500' COVERAGE RADIUS.
5. POTABLE WATER DISTRIBUTION AND SANITARY COLLECTION SYSTEM REQUIREMENTS SHALL MEET OR EXCEED THE AUTHORITY HAVING JURISDICTION (AHJ) AND /OR FDEP CONSTRUCTION CRITERIA.
6. WATER MAINS/SERVICE LATERAL SHALL BE OVER STORM/SEWER PIPES WHERE POSSIBLE, WITH 12" VERTICAL CLEARANCE AND 30"/36" OF COVER. IF THE POTABLE PRESSURE PIPE MUST BE UNDER, THE CONTRACTOR SHALL PROVIDE 4-45' BENDS AND 12" CLEARANCE OR IN A MANNER CONSISTENT WITH AHJ PROTOCOLS AND DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY EVEN IF NOT EXPRESSLY SHOWN TO AVOID AND DEFLECT AROUND OTHER UTILITIES AS APPROPRIATE.
7. DEFLECT WATER PIPING AT JOINTS HORIZONTALLY OR USE 45° BENDS WHEN NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL MEET THE MANUFACTURERS REQUIREMENT FOR DEFLECTIONS.
8. CONTRACTOR TO VERIFY UTILITY CROSSING CLEARANCES IN AREA INDICATED. THE USE OF THE PERTINENT CROSSING CONFLICT METHODS SHALL BE INCLUDED IN THE BID PRICING (CONCRETE ENCASEMENT, EQUIVALENT PIPE SIZE SUBSTITUTIONS, ETC.)
9. UTILITY COVERS WITHIN DISTURBED AREAS SHALL BE ADJUSTED TO MEET EXISTING OR PROPOSED GRADES RESPECTIVELY.
10. POTABLE WATER SERVICES SHALL BE FLUSHED, SWABBED, AND BACTERIOLOGIC TESTED PRIOR TO USE. RESULTS SHALL BE PROVIDED TO THE ENGINEER. TEMPORARY SERVICES AND INSTALLATIONS SHALL MEET THE SAME CRITERIA AND NOT BE CONSTRUCTED AS TO RESTRICT THE CONTRACTOR IN THEIR MEANS AND METHODS OR CONFLICT WITH AHJ REQUIREMENTS.
11. WATER MAIN SHALL BE SWABBED.
12. FIRE HYDRANTS TO BE INSTALLED ON A HYDRANT TEE WITH A GATE VALVE PER CITY OF COCOA STANDARD DETAIL. END OF TEE TO BE PLUGGED.

FIRE RESCUE NOTES:

1. NEW HYDRANTS SHALL BE POSITIONED NOT MORE THAN 8 FEET NOR LESS THAN 6 FEET OFF THE EDGE OF PAVEMENT. THE CENTER LINE OF THE STEAMER CONNECTION (4 1/2") SHALL BE POSITIONED BETWEEN 18"-24" ABOVE FINISH GRADE (IE. SODDED OR MULCHED). ALSO, ALL HYDRANTS SHALL BE READILY ACCESSIBLE WITHOUT THE NEED TO TRAVERSE SWALES, DITCHES, ETC.
2. WATER FOR FIRE FIGHTING PURPOSES SHALL BE AVAILABLE AT THE TIME COMBUSTIBLES ARE BROUGHT ON SITE.
3. PERMANENT ACCESS SHALL BY AN PROVIDED UNOBSTRUCTED, 20 FOOT WIDE, ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
4. LANDSCAPING OR ANY OTHER OBSTRUCTION, SHALL NOT BE LOCATED WITHIN 7.5 FEET TO THE FRONT AND 4.5 FEET TO THE REAR OF ANY FIRE HYDRANT.
5. POTABLE WATER AND WATER FOR FIRE FIGHTING ARE TWO SEPARATE SYSTEMS.

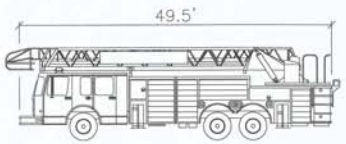
NFPA FIRE FLOW REQUIREMENTS

FIRE FLOW AREA / CONSTRUCTION TYPE: 46,152 SF / TYPE II

FIRE FLOW REDUCTION:	25% (BUILDING SEPARATION >30')
FIRE FLOW DEMAND / DURATION:	2,250 GPM X (1.00 - 0.25) = 1,688 GPM
REQUIRED HYDRANTS:	2 BASED ON 1,000 GPM

ONE EXISTING HYDRANT IS LOCATED WITHIN 500 FT OF EXISTING BUILDING AND ONE HYDRANT IS PROPOSED TO PROVIDE COVERAGE OVERLAP WITHIN 400 FT OF EXISTING HYDRANT.

ONE FIRE DEPARTMENT CONNECTION (FDC) IS EXISTING AND PROPOSED TO BE RELOCATED TO WITHIN 50 FT OF THE BUILDING ENVELOPE.



AERIAL FIRE TRUCK

	FEET
WIDTH	: 8.50
TRACK	: 8.50
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 33.3

NORTH

0 30 60 120 180

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 60'

LEGEND

- PROPERTY LINE
- U/G ELECTRIC (TENANT PROVIDED)
- STABILIZED PAVEMENT W/ASPHALT MILLINGS
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- WM — PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC

ABBREVIATIONS

BFP	-	BACKFLOW PREVENTER
AHJ	-	AUTHORITY HAVING JURISDICTION
PGD	-	PAVING, GRADING & DRAINAGE
PVC	-	POLYVINYL CHLORIDE PIPE

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71921

STATE OF FLORIDA — No. 71921 — PROFESSIONAL ENGINEER

SIGNATURE — DATE 5/9/19

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Rev.	Date	Description	By	Chk'd	Appr'd

Drawing Status: FOR PERMITTING
Suitability: SD

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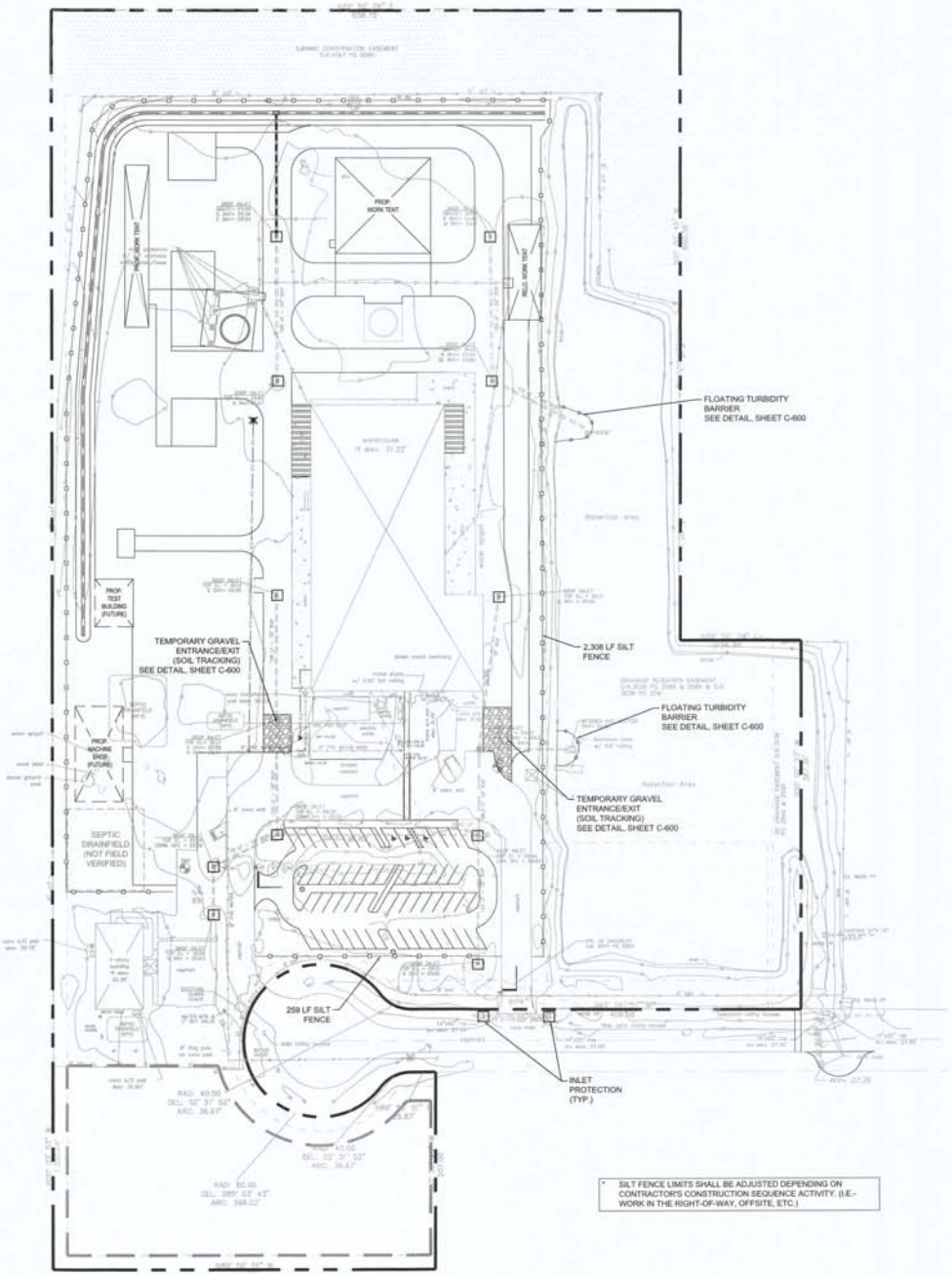
Project Title — PROJECT #700068134
CIDCO ROAD
SITE DEVELOPMENT

Drawing Title
FIRE SAFETY & UTILITY PLAN

Scale	Designed	Drawn	Checked	Authorized
1" = 60'	JAL	DHF	--	--
Original Size	Date	Date	Date	Date
ARCH D	04/04/19	-/-/-	-/-/-	-/-/-

Drawing Number: C-400
Revision:

J:\Banana G PROJECTS\700057695 - Space X Cidco Road Site\10 CAD\C-400 UTILITY PLAN - Plot Date: 5.9.2019 - Plotted By: Fahey, Dave



* SILT FENCE LIMITS SHALL BE ADJUSTED DEPENDING ON CONTRACTOR'S CONSTRUCTION SEQUENCE ACTIVITY. (I.E.- WORK IN THE RIGHT-OF-WAY, OFFSITE, ETC.)

GENERAL RECOMMENDED CONSTRUCTION SEQUENCE:

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A SWPPP SPECIFIC FOR EACH CONSTRUCTION SITE AND PHASE. HOWEVER, THE FOLLOWING GENERAL RECOMMENDATIONS MAY BE USED A GUIDELINE FOR ORDINARY CONSTRUCTION:
   - A. PLACE PERIMETER PROTECTIVE MEASURES (SILT FENCE, SYNTHETIC BALES, ETC.) AROUND ONSITE LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.
   - B. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTURBED BY CONSTRUCTION. BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.
   - C. SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPPINGS FOR THIS PURPOSE MAY ACCELERATE BERM REVEGETATION. CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, SYNTHETIC BALES. SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.
   - D. SELECT/DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
   - E. IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, SYNTHETIC BALES, ETC., TO FILTER DISCHARGE FROM THESE AREAS.
   - F. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF DISTURBED AREAS WITHIN PROJECT AREA. BAHIA(or project specific) SOD IS REQUIRED AROUND ALL STORMWATER INLETS IN UNPAVED AREAS.
   - G. IN ANY EVENT, CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR SHALL MINIMIZE EROSION, RETAIN SEDIMENT FROM CONSTRUCTION ACTIVITIES, PREVENT SEDIMENTATION OFFSITE AND OTHERWISE PROTECT WETLANDS AND OTHER WATERBODIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE FOR EACH PHASE OF THE WORK. THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN TO THE OWNER, THE ENGINEER AND THE MUNICIPALITY. NO CONSTRUCTION CAN BEGIN UNTIL SAID PLAN HAS BEEN APPROVED BY THE OWNER.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SUBMIT THE NOI TO FDEP WITH A COPY TO THE OWNER, THE ENGINEER, AND THE MS4 (IF APPLICABLE) AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION. THE FULL TEXT OF THE NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION ACTIVITIES AND REQUIRED FORMS ARE AVAILABLE ONLINE AT: <http://www.dep.state.fl.us/water/stormwater/npdes/permits_forms.htm>
5. AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PURSUANT TO ALL REQUIREMENTS OF THE GENERIC PERMIT. FOR GUIDANCE ON CREATING A SWPPP, GO TO: <http://www.dep.state.fl.us/water/stormwater/npdes/swppp.htm>
6. CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE AND SHALL INITIATE STABILIZATION MEASURES WITHIN 7 DAYS AFTER SUCH TEMPORARY OR PERMANENT CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SODDING WHERE SHOWN ON THE PLANS, SEEDING AND MULCHING ELSEWHERE) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ON-SITE AND OFF-SITE.
7. CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTURAL CONTROLS AND VEHICULAR ACCESS LOCATIONS. INSPECTIONS SHALL BE MADE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.
8. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF NOI SUBMITTAL TO THE DATE OF NOT SUBMITTAL.
9. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
10. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS, CERTIFIED AS SUCH BY THE ENGINEER AND ACCEPTED BY THE MUNICIPALITY, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
11. EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL STABILIZATION AND UNTIL NEW VEGETATIVE GROWTH HAS BEEN ESTABLISHED AND THE CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
12. CONTRACTOR MUST RETAIN A COPY OF THE NOI & SWPPP FOR A MINIMUM OF 3 YEARS FOLLOWING FINAL STABILIZATION.
13. IF CONTRACTOR PROPOSES TO DISCHARGE DEWATERING EFFLUENT OFF-SITE, HE SHALL COMPLY WITH FDEP'S "GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY" PURSUANT TO 62-621.300, F.A.C.. PERMIT REQUIREMENTS CAN BE OBTAINED FROM FDEP AT (407) 894-7555 EXT. 3985. THIS PERMIT IS INDEPENDENT OF AND IN ADDITION TO WATER MANAGEMENT DISTRICTS' PERMITS FOR CONSTRUCTION DEWATERING.
14. THE RULES REGARDING EROSION AND SEDIMENTATION CONTROL ARE PERFORMANCE BASED. THE BASIC PRINCIPLES DESCRIBED HEREIN ARE A RECOMMENDED MINIMUM. OTHER CONTROLS IN ADDITION TO THOSE DESCRIBED MAY BE REQUIRED TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT.
15. ONLY MATERIALS MEETING THE REQUIREMENTS OF FDOT'S STANDARD SPECIFICATION SECTION 104 (2010 EDITION WITH SUPPLEMENTAL SPECIFICATIONS) SHALL BE USED ON THIS PROJECT. STRAW AND HAY BALES ARE NOT ACCEPTABLE. FILTER FABRIC SHALL CONFORM TO SECTION 985.
16. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING BMP'S WHICH SHALL INCLUDE THE FOLLOWING AND/OR OTHER METHODS AS A MINIMUM:
    - A) BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
    - B) AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.
    - C) AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL DEVICES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE SHOWN IN DETAIL 8 ON CFG06.1 EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

NORTH

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 60'

LEGEND

- PROPERTY LINE
- SILT FENCE
- INLET PROTECTION
- CONSERVATION AREA

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

STATE OF FLORIDA — JEFFREY A. LUCAS — LICENSE NUMBER 71621 — PROFESSIONAL ENGINEER

SIGNATURE — DATE

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Project Title: CIDCO ROAD SITE DEVELOPMENT
PROJECT #100068134

Drawing Title: SWPP PLAN

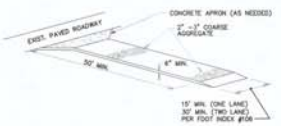
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Drawing Number: C-500
Revision:

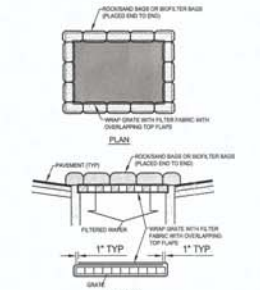
Filename:G:\PROJECTS\100068134\Sheets\Cidco Road Site\03 CAD\C-500 SWPP PLAN - Plot Date: 4.8.2019 - Plotted By: Fatima, Dona

SEDIMENT AND EROSION CONTROL NOTES

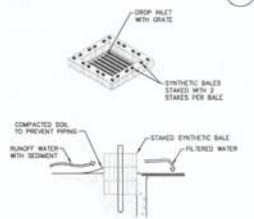
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 4 INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL 5. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. SYNTHETIC BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE GIVEN TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. IT MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE, AFTER THE SYNTHETIC BALE OR FILTER BARRIERS, AND OR SILT FENCES ARE NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ¼ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL 4 THIS SHEET FOR TYPICAL CONSTRUCTION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY APPROVED BY A CONSUMPTIVE USE PERMIT FROM THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS SHALL BE STABILIZED THROUGH COMPACTION, SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION, AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THE COMPLIANCE SHALL BE PART OF THE CONTRACT.



TEMPORARY GRAVEL ENTRANCE/EXIT DRIVEWAY (1)
N.T.S.



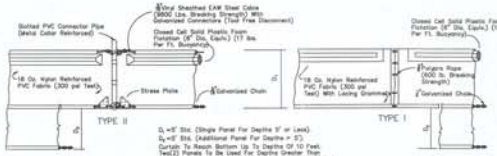
INLET SEDIMENT FILTER DETAIL (2)
N.T.S.



SYNTHETIC BALE DROP INLET SEDIMENT DETAIL (3)
N.T.S.



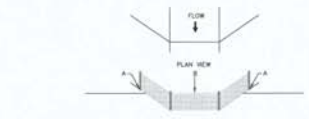
PROPER PLACEMENT OF SYNTHETIC BALE IN A DRAINAGE WAY (4)
N.T.S.



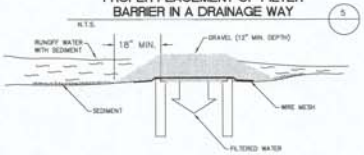
Q_s=8" Std. (Single Panel For Depths 5' or Less)
Q_d=8" Std. (Additional Panel For Depths > 5')
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



PROPER PLACEMENT OF FILTER BARRIER IN A DRAINAGE WAY (5)
N.T.S.

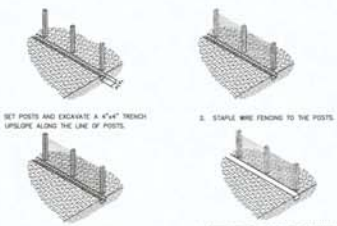


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER (6)
N.T.S.

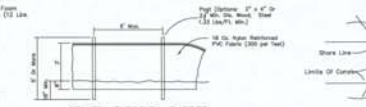


CROSS-SECTION OF A PROPERLY INSTALLED SYNTHETIC BALE (7) C-08
N.T.S.





CONSTRUCTION OF SILT FENCE (8)
N.T.S.

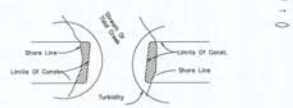


STAKED TURBIDITY BARRIER

GENERAL NOTES

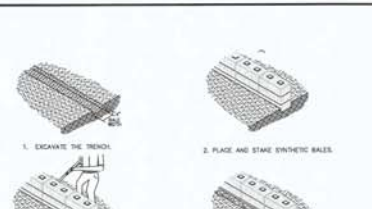
1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

TURBIDITY BARRIER DETAIL

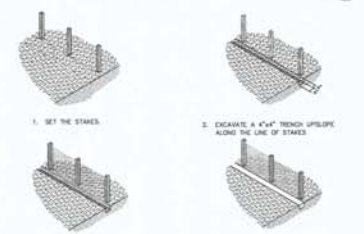


Note: Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

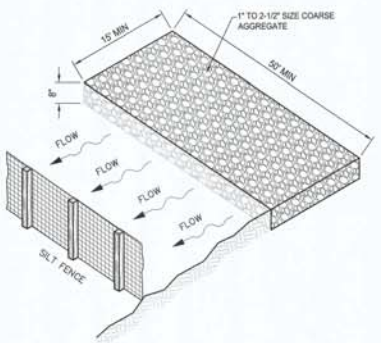
TURBIDITY BARRIER APPLICATIONS



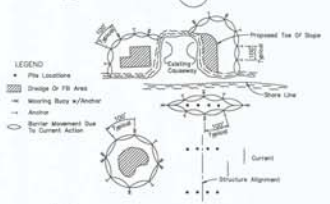
CONSTRUCTION OF A SYNTHETIC BALE BARRIER (9)
N.T.S.



CONSTRUCTION OF A FILTER BARRIER (10)
N.T.S.



EQUIPMENT AND VEHICLE WASH DOWN AREA (11)
N.T.S.



NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71821

STATE OF FLORIDA — No. 71821 — PROFESSIONAL ENGINEER

SIGNATURE — DATE

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Rev.	Date	Description	By	Chk'd	App'd

Drawing Status: FOR PERMITTING — Suitability: S0

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Client
COXWELL HOLMES FAMILY LIMITED PARTNER
P.O. BOX 410276
MELBOURNE, FL 32941

Project Title — PROJECT #100069134
CIDCO ROAD
SITE DEVELOPMENT

Drawing Title
EROSION & SEDIMENTATION CONTROL DETAILS

Scale	Designed	Drawn	Checked	Authorised
Original Size: ARCH D	JAL	DHF	--	--
	Date: 04/04/19	Date: -/-/-	Date: -/-/-	Date: -/-/-

Drawing Number: C-600 — Revision:

Filename: G:\PROJECTS\100057668 - Stock\4 Cidco Road Site\10 CAD\C-600 Construction Details - Plot Date: 5.9.2019 - Plotted By: Fatras, Dave

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S REQUIREMENTS

1. SITE DESCRIPTION

PROJECT NAME AND LOCATION:
CIDCO ROAD DEVELOPMENT

OWNER NAME AND ADDRESS:
COXWELL HOLMES FAMILY, LIMITED PARTNER
850 CIDCO ROAD
COCOA, FL 32926

A. PROJECT DESCRIPTION:
EXPANSION OF EXISTING INDUSTRIAL USE SITE INCLUDING PRINCIPLE BUILDING ADDITIONS, INDUSTRIAL CONCRETE PADS, RECONSTRUCTED PAVEMENT, VEHICLE PARKING FACILITIES, AND CIRCULATORY DRIVE ACCESS FOR HEAVY EQUIPMENT.

B. SOIL DISTURBING ACTIVITIES:
CLEARING AND GRUBBING; EARTHWORK; GRADING AND PAVEMENT; STORM SEWER, UTILITIES, GENERAL UNDERGROUND, AND PREPARATION FOR FINAL PLANTING AND/OR SEEDING.

C. SITE AREA:
1. TOTAL AREA OF ONSITE = ± 18.9 ACRES
2. TOTAL AREA TO BE DISTURBED = ± 11.6 ACRES

D. RUNOFF COEFFICIENTS:
1. PRE-CONSTRUCTION = 0.75
2. DURING CONSTRUCTION = 0.75 – 0.76
3. POST-CONSTRUCTION = 0.76

SOILS: COPELAND, BRADENTON, WABASSO, POMELLO, IMMOKALEE, MYAKKA

E. SITE MAPS:
1. SEE ATTACHED PLAN SHEETS FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
2. SEE ATTACHED PLAN SHEETS FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES AND TURBIDITY BARRIERS.
3. SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

F. NAME OF RECEIVING WATERS: INDIAN RIVER LAGOON

2. CONTRACTOR'S RESPONSIBILITY

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AND SHALL BE CONSISTENT WITH THE PERFORMANCE STANDARD FOR EROSION AND SEDIMENT CONTROL AND STORM WATER TREATMENT AS SET FORTH IN RULE 62-40.432 F.A.C., THE APPLICABLE STORM WATER OR ERP REQUIREMENTS OF DEP OR APPROPRIATE WMD AND THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT.

STORM WATER MANAGEMENT

1. STORM WATER DRAINAGE WILL BE PROVIDED THROUGH THE APPROVED STORM-WATER MANAGEMENT SYSTEM. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE DISCHARGING OFFSITE. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.
2. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT AND FDEP INQUIRIES, RELATIVE TO COMPLIANCE OF THE WATER MANAGEMENT DISTRICT FOR EROSION AND SEDIMENTATION CONTROL AND FDEP WATER QUALITY STANDARDS. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
3. THE CONTRACTOR SHALL OBTAIN A GENERIC PERMIT FOR STORMWATER DISCHARGE FOR LARGE AND SMALL CONSTRUCTION ACTIVITIES (DEP FORM 62-321.300 (4)(a) FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). PERMIT INFORMATION MAY BE OBTAINED FROM HTTP://WWW.DEP.STATE.FL.US.COM.
4. THE CONTRACTOR WILL SUBMIT A NOTICE OF INTENT (NOI) (DEP FORM 62-621.300 (4)(b), INCLUDING APPLICABLE PERMIT PROCESSING FEES, TO COMPLY WITH THE FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II CONSTRUCTION PERMIT. THE CONTRACTOR SHALL FILE FOR COVERAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH PERMIT APPLICATION CRITERIA.
5. THE CONTRACTOR MUST ALSO DEVELOP AND IMPLEMENT A STORMWATER PREVENTION PROTECTION PLAN (SWPPP) THAT COMPLIES WITH THE FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II CONSTRUCTON PERMIT. THE CONTRACTOR SHALL SUBMIT THE SWPPP TO OWNER PRIOR TO CONSTRUCTION. THE SWPPP CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS WAS DEVELOPED TO COMPLY WITH THE LOCAL REGULATION AND EPA CRITERIA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL INFORMATION PROVIDED HEREIN MEETS OR EXCEEDS NPDES REQUIREMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FROM FDEP/EPA THE GENERIC PERMIT TO DISCHARGE PRODUCED GROUNDWATER OFFSITE, IF DEWATERING IS NECESSARY.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL WATER SAMPLE TESTING AND WATER QUALITY COMPLIANCE WITH ALL APPLICABLE AGENCIES.

3. GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

4. SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES, SYNTHETIC BALES AND TURBIDITY BARRIERS AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

5. TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED IN ACCORDANCE WITH THE EROSION AND TURBIDITY CONTROL PLAN.

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLAN SHEETS. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLAN SHEETS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

6. CONTROLS

A. EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   a. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   b. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   c. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   d. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   e. REFER TO SYNTHETIC BALE BARRIER DETAIL FOR PROPER LOCATION, MATERIAL & USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   a. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   b. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   c. REFER TO DETAILS ON SHEET C-802 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND HAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER AT NO ADDITIONAL COST TO THE OWNER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.
15. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WHATER QUALITY STANDARDS ARE MAINTAINED.

B. STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   a. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   b. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
3. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
4. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

C. SEDIMENT BASINS

1. SEDIMENT BASINS WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

D. WETLAND PROTECTION

1. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.

7. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

WASTE DISPOSAL:

1. WASTE MATERIALS: ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
2. OFFSITE VEHICLE TRACKING: A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.
3. SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.
4. HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

8. INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☐ Concrete	☐ Fertilizers	☐ Wood
☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks
☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials
☐ Detergents	☐ Paints	☐ Metal Studs
☐ ______	☐ ______	☐ ______

CONTRACTOR SHALL CHECK APPROPRIATE BOXES.

9. SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING – THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS – THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES – THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER AND IN ACCORDANCE WITH LOCAL FERTILIZER ORDINANCES. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES – IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

10. DEWATERING AND TEMPORARY IMPOUNDMENT NOTES

1. ALL SILT FENCES SHALL BE IN PLACE PRIOR TO DEWATERING ACTIVITIES.
2. A TEMPORARY IMPOUNDMENT AREA SHALL BE CONSTRUCTED PER THE TEMPORARY IMPOUNDMENT BASIN DETAIL. THE IMPOUNDMENT AREA SHALL BE CONSTRUCTED PRIOR TO DEWATERING ACTIVITIES.
3. RECHARGE TRENCHES WILL BE MAINTAINED FULL OF WATER FOR DURATION OF THE DEWATERING ACTIVITIES.
4. DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS. CONTRACTOR SHALL USE ADDITIONAL MEASURES NECESSARY TO ENSURE WATER QUALITY STANDARDS ARE MET, SPECIFICALLY TURBIDITY. SPRAY ALUM AS NEEDED TO FLOCCULATE WATER TO ENSURE STATE WATER QUALITY STANDARDS ARE MET PRIOR TO DISCHARGE OFF SITE.
5. DEWATERING SHALL BE DONE IN ONE PHASE AND SHALL CEASE DURING HEAVY RAINFALL EVENTS.
6. STORM WATER RUNOFF SHALL BE PREVENTED FROM ENTERING IMPOUNDMENT AREA BY BERMING AROUND THESE AREAS WITH A BERM MINIMUM OF 12" ABOVE EXISTING GRADE AND GRADING DRAINAGE AWAY FROM DEWATERING ACTIVITY AREAS.
7. THE SIZE OF THE TEMPORARY IMPOUNDMENT BASIN IS BASED ON ESTIMATED DEWATERING RATES AND VOLUMES REQUIRED TO CONSTRUCT THE PROJECT STORMWATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL ADJUST THE SIZE OF THE TEMPORARY IMPOUNDMENT BASIN AS REQUIRED BASED ON THE MEANS AND METHODS OF CONSTRUCTION AND ACTUAL FIELD CONDITIONS; INCLUDING DEWATERING PUMP RATES AND RATES OF INFILTRATION ENCOUNTERED.
8. DEWATERING OPERATIONAL PLAN, INCLUDING LOCATION AND ORIENTATION OF BORE PITS AND SEDIMENTATION BASINS, TO BE DETERMINED BY CONTRACTOR MEANS AND METHODS.
9. REMOVE TURBIDITY BARRIERS ONLY AFTER WATER MEETS STATE WATER QUALITY REQUIREMENTS PER TURBIDITY MONITORING PLAN.

11. TURBIDITY MONITORING SAMPLE PLAN (IF REQUIRED)

MONITORING REQUIRED:

DESCRIPTION: TURBIDITY EXPRESSED IN NEPHELO-METRIC TURBIDITY UNITS (NTU)

LOCATION: BACKGROUND – SAMPLES SHALL BE TAKEN 200 FT UPSTREAM OF ANY CONSTRUCTION ACTIVITY WITHIN SURFACE WATERS OF THE STATE. SAMPLES SHALL BE TAKEN 200 FEET DOWNSTREAM.

FREQUENCY: PRIOR TO CONSTRUCTION, AFTER RAINFALL EVENTS OVER 0.5 INCH, AND AS DETERMINED BY CONTRACTOR'S STORMWATER INSPECTOR TO ENSURE COMPLIANCE WITH DEP CRITERIA FOR OFFSITE DISCHARGE.

DURATION: MONITORING SHALL BEGIN ON THE FIRST DAY OF CONSTRUCTION FOR ALL ACTIVITIES RELATED TO THE PROPOSED ACTIVITIES THAT DISCHARGE TO SURFACE WATERS OF THE STATE. MONITORING SHALL CEASE WHEN ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROPOSED ACTIVITIES ARE COMPLETED. THE MONITORING DATA MUST DEMONSTRATE THAT TURBIDITY 200 FT DOWNSTREAM OF ALL PROPOSED ACTIVITIES IS LESS THAN OR EQUAL TO 29 NTU'S ABOVE NATURAL BACKGROUND.

ALL MONITORING DATA SHALL BE RETAINED ON FILE WITHIN ONE WEEK OF ANALYSIS WITH DOCUMENTS CONTAINING THE FOLLOWING INFORMATION: (1) PERMIT AND APPLICATION NUMBER; (2) DATES OF SAMPLING AND ANALYSIS; (3) A STATEMENT DESCRIBING THE METHODS USED IN COLLECTION, HANDLING, STORAGE AND ANALYSIS OF THE SAMPLES; (4) A MAP INDICATING THE SAMPLING LOCATIONS AND (5) A STATEMENT BY THE INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION OF THE SAMPLING PROGRAM CONCERNING THE AUTHENTICITY, PRECISION, LIMITS OF DETECTION AND ACCURACY OF THE DATA. MONITORING REPORTS SHALL ALSO INCLUDE THE FOLLOWING INFORMATION FOR EACH SAMPLE THAT IS TAKEN:

(A) TIME AND DAY SAMPLES TAKEN;
(B) DEPTH OF WATER BODY;
(C) DEPTH OF SAMPLES;
(D) ANTECEDENT WEATHER CONDITIONS;
(E) WIND DIRECTION AND VELOCITY

IF MONITORING REVEALS VIOLATIONS OF THE STATE WATER QUALITY STANDARD FOR TURBIDITY, CONSTRUCTION SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN AND TURBIDITY HAS RETURNED TO ACCEPTABLE LEVELS. ANY SUCH OCCURRENCE SHALL ALSO BE IMMEDIATELY (WITHIN A 24 HOUR PERIOD) REPORTED TO THE LOCAL WATER MANAGEMENT DISTRICT.

12. MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

1. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT OF 0.50 INCHES OR GREATER.
2. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE FENCE.
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
6. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE CONTRACTOR'S INSPECTOR. THE REPORTS WILL BE KEPT AT THE LOCATION INDICATED ON THE NOTICE OF INTENT (NOI) FDEP FORM 62-621.300(4)(B) DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE ORLOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
9. THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
10. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPOSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

13. CERTIFICATION STATEMENT

ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY ACTIVITIES AT THE SITE.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM WATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME, ADDRESS AND TELEPHONE NUMBER OF CONTRACTOR & ALL SUBS	SIGNATURE AND TITLE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

14. POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DATED: ______________________

SIGNED: ______________________________

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
JEFFREY A LUCAS LICENSE No 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE 5-8-19 DATE

FOR PERMITTING S0

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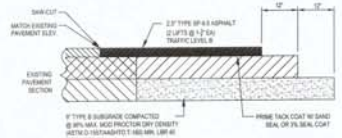
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Drawing Title: STORMWATER POLLUTION PREVENTION NOTES

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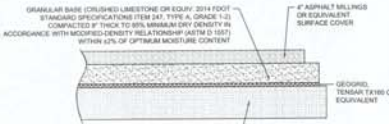
Drawing Number: C-601

Filename: G:\PROJECTS\100057466 - SpaceX Cidco Road Site\10 CAD\C-600 Construction Details - Plot Date:5.9.2019 - Plotted By:Faires, Drew



PROPOSED PAVEMENT STRUCTURAL NUMBER CALCULATIONS					
STRUCTURAL COURSE	TYPE SP-9.5	0.44/IN X	2.5"	=	1.10
BASE COURSE	LIMEROCK LBR 100	0.18/IN X	8.0"	=	1.44
SUBGRADE	TYPE B LBR 40	0.08/IN X	6.0"	=	0.64
					3.18

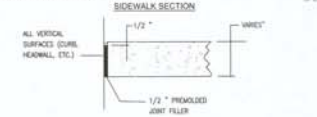
ONSITE ASPHALT PAVEMENT SECTION AND TRANSITION
N.T.S



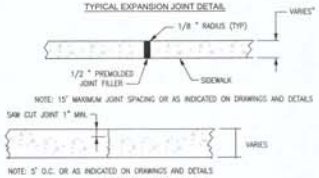
ONSITE STABILIZED PAVEMENT SECTION
N.T.S



SIDEWALK SECTION

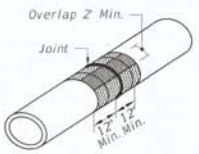


TYPICAL EXPANSION JOINT DETAIL

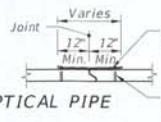


CONTROL JOINT DETAIL

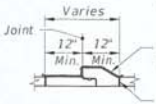
TYPICAL SIDEWALK & CONTROL JOINT DETAIL
N.T.S



ELLIPTICAL PIPE SHOWN ISOMETRIC VIEW

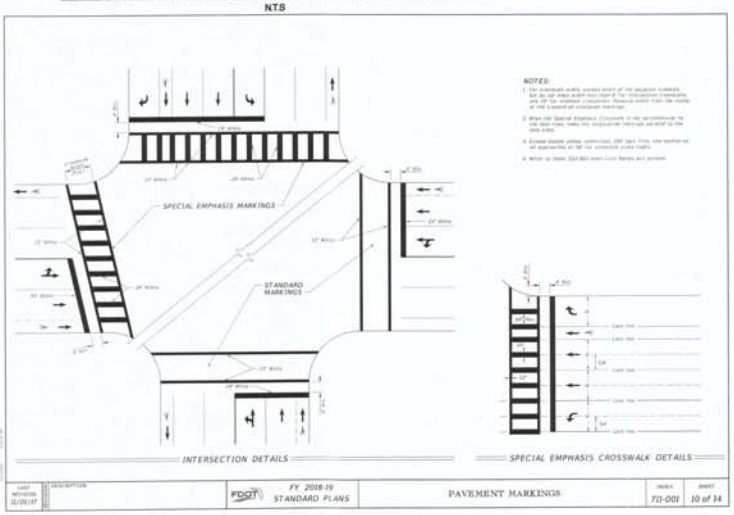


ELLIPTICAL PIPE



ROUND PIPE PIPE SECTIONS

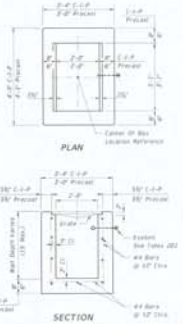
PIPE JOINT FILTER FABRIC JACKET (FDOT INDEX 280)
N.T.S





NOTE:
CONTRACTOR AND TENANT TO COORDINATE SIZE, TYPE, AND LUMINOSITY OF LIGHTPOLE. LIGHTPOLE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PROVIDE SIGNS/SEALED POLE FOUNDATION DESIGN TO SITE ENGINEER. CONTRACTOR SHALL BID NECESSARY ELECTRICAL POWER ROUTING TO LIGHTPOLE AND SUPPLY/INSTALL APPROPRIATELY. CONTRACTOR TO VISIT SITE AND EXAMINE EXISTING LIGHTPOLE FOR EXAMPLE OF EXPECTATION.

LIGHTPOLE DETAIL
N.T.S



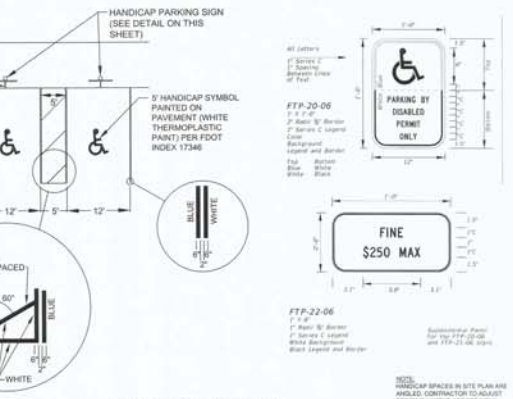
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE I)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX SPACING BARS	MAX SPACING WWF
0'-15'	A12	0.24	12"	8"

TYPE C

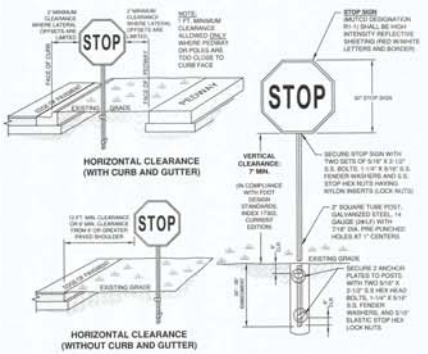
Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-0" Wall - 24" Pipe (18" allowed on 18" pipe where a 2'-0" wall)

FDOT TYPE C INLET DETAIL
N.T.S

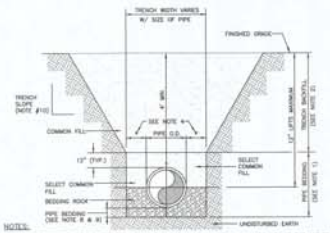


NOTE:
HANDICAP SPACES IN SITE PLAN ARE ANGLED. CONTRACTOR TO ADJUST STRIPING LAYOUT ACCORDINGLY

90° HANDICAP PARKING AND SIDEWALK DETAIL PER FDOT INDEX 711
N.T.S

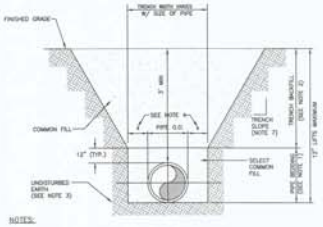


STOP SIGN DETAIL
N.T.S



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. (SAME DENSITY REQUIRED UNDER PAVEMENT, DRIVEWAYS AND STRUCTURES.)
3. USE TYPE "A" BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE ANU.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE "A" BEDDING, WHERE UNSUITABLE MATERIAL EXISTS, BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 15" AND LARGER.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVER% DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
10. REFER TO OSHA REQMTS. FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.

STANDARD CONSTRUCTION DETAIL
TYPE "A" BEDDING AND TRENCH DETAIL
(SPECIAL GRAVITY SEWER INSTALLATIONS)



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. (SAME DENSITY REQUIRED UNDER DRIVEWAYS, PAVEMENT AND STRUCTURES).
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ANU.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO OSHA REQUIREMENTS FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD CONSTRUCTION DETAIL
TYPE "B" BEDDING AND TRENCH DETAIL
(TYPICAL FOR WATER, SEWER, FORCE MAIN, STORM DRAIN AND RECLAIMED WATER MAIN INSTALLATIONS)

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 71621
SIGNATURE
DATE

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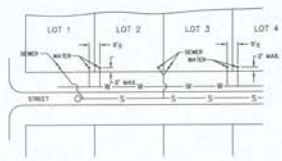
Project Title
PROJECT #100068134
CIDCO ROAD
SITE DEVELOPMENT

Drawing Title
CONSTRUCTION DETAILS

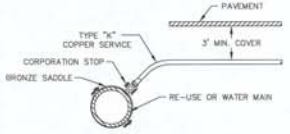
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Revision:

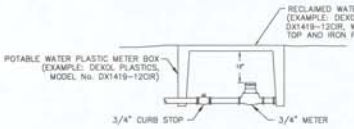
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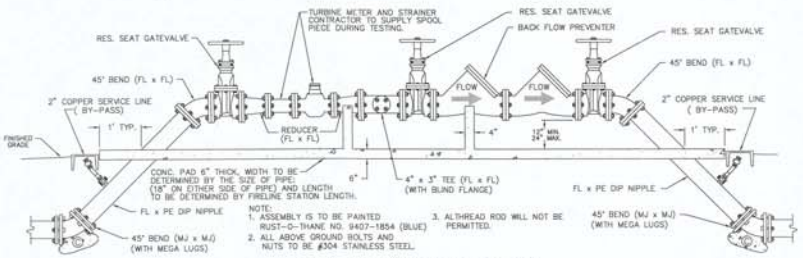
TYPICAL LOT SERVICE LINE LOCATION
NTS



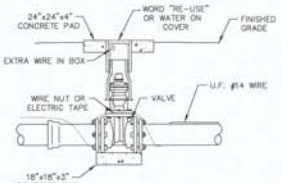
TYPICAL SERVICE LINE
NTS



TYPICAL POTABLE WATER
WATER SERVICE CONNECTION
NTS



3" & 4" METER W/ BACKFLOW
PREVENTER ABOVE GROUND INSTALLATION
NTS



BUTTERFLY OR GATE VALVE
AND VALVE BOX DETAIL
NTS

THRUST BLOCK NOTES

1.) WRAP ALL FITTINGS WITH POLYETHYLENE FILM BEFORE POURING THRUST BLOCK, MAKING CERTAIN TO KEEP CONCRETE AWAY FROM ALL BOLTS, GLANDS, AND FLANGES.

2.) THRUST BLOCKS TO BE POURED AGAINST UNDISTURBED EARTH.

3.) REQUIRED VOLUMES OF BEARING AREAS TO BE AS SHOWN IN CHART. ADJUSTMENTS, IF NEEDED, WILL BE ALLOWED TO CONFORM TO TEST PRESSURE AND ALLOWABLE SOIL BEARING STRESS AS SHOWN IN SPECIFICATIONS.

4.) BEARING AREA FOR TRANSIT BLOCKS ON HORIZONTAL BENDS IS BASED ON A TEST PRESSURE OF 150 P.S.I. AND SOIL BEARING STRESS OF 2,000 P.S.F.. THE DEPTH TO THE THRUST BLOCK BASE TO BE EQUAL TO OR GREATER THAN TWICE THE HEIGHT. (EXAMPLE: IF BLOCK IS 2' THICK, THE BASE IS TO BE NO GREATER THAN 4' BELOW GRADE.)

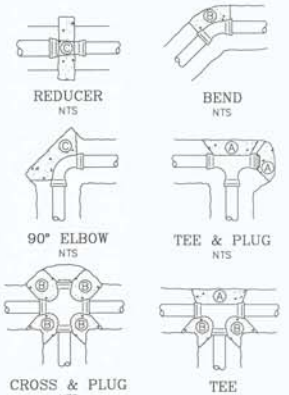
5.) VERTICAL BEND THRUST BLOCKS TO BE THE SAME AS HORIZONTAL BENDS.

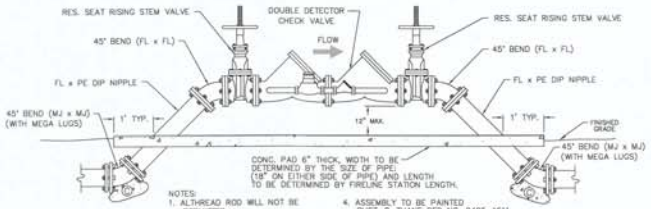
6.) BEARING AREA OF THRUST BLOCK TO BE NOT LESS THAN ONE SQUARE FOOT.

MINIMUM BEARING AREA (SQ. FT.)

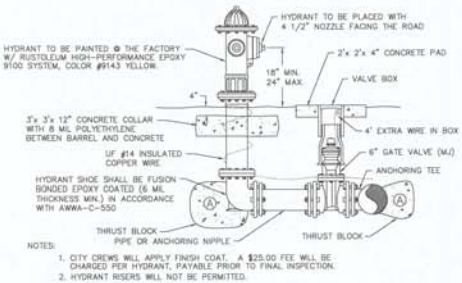
LETTER	PIPE SIZE						
	4"	6"	8"	10"	12"	16"	20"
A	1-1/2	2-3/4	5	7-1/4	10-1/4	18	27-1/2
B (22-1/2)	3/4	1	2	3	4	7	11
B (45°)	1	2-1/4	3-3/4	5-1/2	8	13-3/4	21
C	2	4	7	11-1/4	16-1/2	25-1/4	39

THE FIGURES IN THIS TABLE REPRESENT AREA OF CONCRETE BLOCKING AGAINST THE VERTICAL TRENCH WALL OF UNDISTURBED EARTH IN SQUARE FEET AT 3000 P.S.F. SOIL BEARING CAPACITY.

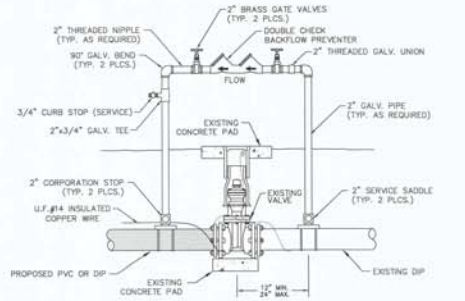




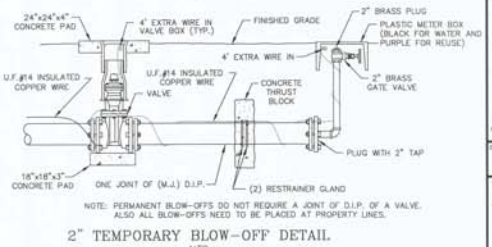
DOUBLE DETECTOR CHECK VALVE
NTS



FIRE HYDRANT DETAIL
NTS

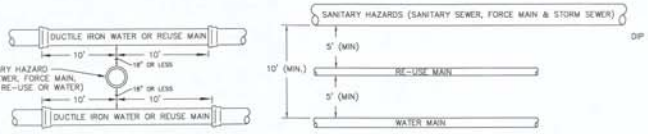


2" TEMPORARY JUMPER DETAIL
NTS



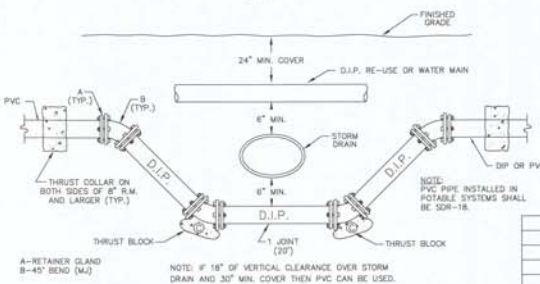
NOTE: PERMANENT BLOW-OFFS DO NOT REQUIRE A JOINT OF D.I.P. OF A VALVE. ALSO ALL BLOW-OFFS NEED TO BE PLACED AT PROPERTY LINES.

2" TEMPORARY BLOW-OFF DETAIL
NTS



NOTE:
HORIZONTAL CLEARANCE AS SHOWN IN PARALLEL INSTALLATION ARE FOR PVC PIPE ONLY. IF CLEARANCE CAN NOT BE MAINTAINED DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH "RECOMMENDED STANDARDS" FOR "WATER WORKS" (PER DER-1990-17-610.470) OR LATEST REVISION.

TYPICAL REQUIRED SEPARATION
NTS



STORM DRAIN CROSSING
NTS

TWT	'95 SPECIFICATIONS	2/11/95	
BY	REVISIONS	DATE	

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT

WATER STANDARD DETAIL SHEET

DRAWN BY: G.R.T.	SCALE: NONE
CHECKED BY: P.L.M.	DATE: AUG. 93
ACAD NAME: WATERDET	SHEET: 1 of 1

CROSSING NOTE: USE THIS DETAIL AS "CROSSING CONFLICT" DETAIL

NOTE: ALL DETAILS MAY NOT APPLY

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
No 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE
DATE 5-8-19

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Suitability: SD

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Client
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P.O. BOX 410276
MELBOURNE, FL 32941

Project Title
PROJECT #100060134
CIDCO ROAD
SITE DEVELOPMENT

Drawing Title
CITY OF COCOA WATER
STANDARD DETAIL SHEET

Scale	Designed	Drawn	Checked	Authorized
	JAL	DHF	--	--
Original Size	Date	Date	Date	Date
ARCH D	04/04/19	-/-/-	-/-/-	-/-/-

Drawing Number: C-603
Revision:

Filename: G:\PROJECTS\100057686 - SpaceX Cidco Road Site\10 CAD\C-600 Construction Details - Plot Date:5.9.2019 - Plotted By:Faires, Dave

WATER – POTABLE & RECLAIMED

SECTION I. SCOPE OF WORK

1.1 GENERAL:
All potable water, reclaimed water, and sewer mains and appurtenances must be installed in accordance with the City of Cocoa Utilities Department's Technical Provisions for the Construction of the Water Distribution System, the Water Reclamation System, and the Wastewater Collection System, the City of Cocoa Utilities Department Utilities Handbook, the approved plans, and the Standard Detail Sheet. Contractor requirements include:

* Furnishing all labor, materials, tools and equipment necessary or incidental to the construction.
* Obtaining and paying for all permits, inspections, and other official fees in connection with the work.
* Arranging a pre-construction conference with the Engineering Division. It is recommended that the pre- construction meeting be scheduled prior to ordering materials.
* Scheduling materials inspection, open ditch inspection, pressure/leakage test, and final inspection.

Any deviation from these requirements must be approved in writing by the Engineering Division Manager prior to commencement of construction.

Fees charged by the City are set by City Council by resolution and are listed on the appendix "Water Service Rates and Charges" made a part of the Utilities Handbook. Fees are subject to change without notice. The most current fees will be observed.

The Utilities Department and Engineering Division are located at 600 School Street, Cocoa, Florida, 32922. The Dispatch telephone number is (407) 639-7671; facsimile number is (407) 639-7863.

1.2 DEFINITIONS
The term "approved equal" is used to mean a part or item that has been approved in writing by the Engineering Division Manager, the Transmission/Distribution Superintendent, or the Utilities Director. A written request must be made in order to have an item accepted as an approved equal. Written specifications on the part or item must be furnished with the request.

Whenever a specification refers to a specific source is cited, the most current revision of that specification will be used.

Unless otherwise specified, "City" means City of Cocoa; "Utilities Department" means City of Cocoa Utilities Department; "Engineering Division" means City of Cocoa Utilities Department, Engineering Division.

SECTION II. MATERIAL SPECIFICATIONS

2.1 PIPE(see also Section 5.3 – Wire for locator wire specifications)
2.1.1 Flexible Polyvinyl Chloride Pressure Pipe, 2". Polyvinyl chloride (PVC) pressure pipe (size 2") will be Class 200 (DR 21) and will be blue or white in color. Pipe will be supplied in standard 20-foot lengths. All joints will be of the elastomeric-gasket type with thickened, integral wall-bell or coupling with the wall the same DR as the barrel. No solvent-cement joints will be accepted. All PVC pipe and couplings will bear the U.L. label and NSF approval for potable water.

2.1.2 Polyvinyl Chloride Pressure Pipe, 4"–12". Polyvinyl chloride pressure pipe (sizes 4" through 12") will be cast iron pipe equivalent outside diameter Class 150 (DR 18) conforming to the Association's (AWWA) specification C900 and will be blue or white in color. Pipe will be in standard 20-foot lengths. All joints will be of the elastomeric-gasket type with thickened, integral wall-bell or coupling with the same DR as the barrel. All PVC pipe and couplings will bear the U.L. label and NSF approval for potable water.

2.1.3 Polyvinyl Chloride Pressure Pipe, 16". Polyvinyl chloride pressure pipe (size 16") will be cast iron pipe equivalent outside diameter and a pressure class of 235 psi (DR 18) conforming to AWWA specification C905 and will be blue or white in color. All joints will be of the elastomeric-gasket type with thickened integral wall-bell or coupling with the wall the same DR as the barrel. All PVC pipe and couplings will bear the U.L. label and NSF approval for potable water.

2.1.4 Ductile Iron. Ductile iron pipe will be cement lined pressure Class 350 conforming to AWWA specification C151. Water main and storm drain crossing conflicts will be properly designed by the project engineer and approved by the Utilities Department prior to installation. Water mains that are less than 10 feet apart vertically from foundations or other permanent objects will be ductile iron pipe. In no case will water mains be located less than 5 feet from foundations. The above distances will be doubled for water mains larger than 8" in diameter. Polyethylene encasement conforming to AWWA specification C105 will be provided for all installations. The polyethylene will be sealed with tape.

2.1.5 Reclaimed Water. PVC pipe installed in reclaimed water systems will be Class 150 (DR 18) conforming to AWWA specification C900 and will be purple in color. All PVC or ductile iron pipe will be installed with a 10-mil polyethylene encasement tape overwrapped to the top of the pipe. Script in 1–1/2" black lettering will identify the main as "RECLAIMED WATER". Ductile iron pipe installed in the reclaimed water system will be pressure Class 350 for 12" and smaller and pressure Class 250 for 14" and larger, provided 2 feet of cover can be maintained. Where cover is less than 2 feet, pressure Class 350 is required. Ductile iron pipe with identification tape will be installed where horizontal separation of less than 3 feet or vertical separation of less than 18" from potable water mains or sewer mains exists.

2.2 VALVES AND VALVE BOXES
2.2.1 Resilient Seat Gate Valves, 4"–16". Resilient seat gate valves will have mechanical joint ends as manufactured by American Flow Control, Model AFC-2500; U.S. Pipe, Metroseal; Clow Corporation; or an approved equal. The resilient seat gate valves must conform to AWWA specification C509 and be manufactured in the U.S.A. Resilient seats will be of natural or synthetic rubber and be bonded or mechanically attached to the gate using stainless steel hardware and will be rated at a working pressure of 200 psi. The interior and exterior of the valve body will be fusion bonded epoxy coated in accordance with AWWA specification C550 in order to provide a corrosion– resistant seat. The coating must be applied in a manner to withstand the action of line fluids and operation of the sealing gate under long–term service. Valve seats must seal by compression only. Wedging or sliding of the resilient seat on to the valve seating surface will be supplied with 2"–square operating nuts and be designed to provide a bubble tight seal regardless of direction of flow. Opening the valve will be in a counter clockwise direction. If the depth of the valve nut is greater than 48" below grade, or 30" below grade and under the water table, a valve extension stem will be required. The extension will have a centering collar and will be mechanically attached to the valve operating nut, such as extensions manufactured by the General Engineering Company, Model #4640–0001–3, or an approved equal to be determined by the Transmission/Distribution Superintendent or his designee. See Exhibit 1.

2.2.2 Butterfly Valves, 12" and larger. Butterfly valves with mechanical joint ends will be rubber seated, 90° short body. Valve interior and exterior will be fusion bonded epoxy coated in accordance with AWWA specification C550. The valve shaft will be of 18–8 type 304 stainless steel or type 316 stainless steel. Shaft dimensions and minimum shaft diameter will be in accordance with Tables 3 and 4 of AWWA specification C504. The valve seat will be of molded natural or synthetic rubber, will be mechanically secured to the disc or to the valve body, and will mate against a stainless steel seat surface. Buried valves will be for submerged service and will be equipped with totally enclosed gear operators, permanently lubricated and equipped with adjustable stops for open and closed positions. The gear ratio will be such as to require not more than 50 pounds of operator effort to open the valve from against the worst case of a water flow velocity of 10 feet per second at a pressure of 100 psi differential. A torque–limiting device will be supplied if the allowable operator input is less than 450 foot pounds. Each buried valve will have a standard 2"–square operating nut. The valve will open when the operator nut is turned counterclockwise. If the depth of the valve nut is greater than 48" below grade, or 30" below grade and under the water table, a valve extension stem will be required. The extension will have a centering collar and will be mechanically attached to the valve operating nut, such as extensions manufactured by the General Engineering Company, Model #4640–0001–3, or an approved equal to be determined by the Transmission/Distribution Superintendent or his designee.

2.2.3 Valves, 2". Two–inch valves for use with 2" PVC distribution mains will be of the ball valve design, as manufactured by Ford Meter Box Company, Inc., Model #B11–777, or an approved equal. They will be equipped with a 2"–square operator, as manufactured by Ford Meter Box Company, Inc., Model #G787, or an approved equal, for buried use. Ball valves will be adapted to other pipe line materials by use of brass nipples or PVC gasketed bell adapters. The 2" brass ball valve will be rated at 125 DWP or 200 WOG. All 2" gate valves must meet all E.P.A. and F.D.E.P. requirements regarding lead and zinc contents. Galvanized fittings and 2" brass wheel valves are acceptable only on blowoffs and will not be accepted at other locations. All valves must be manufactured in the U.S.A.

2.2.4 Valve Boxes. Valve boxes and lids must be manufactured in the U.S.A. Boxes and lids must be structurally equal to those produced by Trumbull or Tyler and must have 5–1/4" minimum inside diameter. Cast iron valve boxes will consist of a circular cast iron top and bottom section. The depth must be determined and the appropriate valve box must be installed. No PVC is permitted in the valve box. Boxes must be set flush with finished ground surface in such a manner as to permit easy use of a valve wrench and to prevent surface loads from being transmitted to the valve or pipe. Box sections must be telescopic and adjustable. Valve box lids should have the word "WATER" or "SEWER" or "REUSE", as appropriate, cast on the top. A concrete pad (24" l x 24" w x 4" d) will be poured around all boxes at finished grade level unless the valve is located in a paved roadway or parking lot.

2.2.5 Check Valves. Check valves for fireline systems will be the double detector check valve as manufactured by Febco, Model No. 804DDC; Watts, Model No. 709DDC; Ames, Silver Bullet; or an approved equal, in accordance with AWWA specification C508. Double detector check valves will be accepted as a complete approved assembly in accordance with the section on "Cross–Connection Control and Backflow Prevention" in the Utilities Handbook. Check valves must be installed horizontally above ground in a grassed area and painted with Rust–O–Thane No. 9405–1811 Red. Paint must be applied in accordance with the manufacturer's recommendations. The check valve will be installed with 12" minimum and 24" maximum clearance from finished grade. The Utilities Department will inspect the interior of the double detector check valve prior to installation.

2.3 FITTINGS
All fittings must be of the mechanical joint type with an approved joint restraint, or push–on joint with a gasket and joint restraint system such as "Field Lok" as manufactured by U.S. Pipe or an approved equal. All fittings must be manufactured in the U.S.A.

2.3.1 Cast Iron. Cast iron fittings will be AWWA specification C110, Class 250, cement lined with inside seal coating. The fittings will be bituminous coated on the outside and be wrapped with 8 mil polyethylene (sealed with tape).

2.3.2 Ductile Iron, 4"–16". Ductile iron compact fittings (sizes 4" through 16") must conform to AWWA specification C153. Ductile iron compact fittings will be mechanical joint with an interior cement lining with seal coating and an exterior bituminous coating. All fittings will be wrapped with 8 mils polyethylene (sealed with tape).

2.3.3 Bolts. All mechanical joint bolts must be CORTEN Steel.

2.3.4 Tapping Saddles. Tapping saddles on mains 4" to 12" in diameter will be cast iron body mechanical joint type. Saddles on mains 16" to 48" in diameter will be fabricated steel with O–ring seal, fusion bonded, epoxy coated with stainless steel nuts and bolts. The tapping valve must have centering ring and conform to Section 2.2.1 – Resilient Seal Gate Valves in these Technical Provisions.

2.3.5 PVC. Fittings for 2" PVC pipe will be PVC with rubber gasketed slip joints. No solvent weld joints will be accepted.

2.4 FIRE HYDRANTS
Fire hydrants must be manufactured in accordance with AWWA specification C503. Hydrants must have bronze–to–bronze main seat threading surfaces. They will be traffic type with drain holes plugged at the factory. Hydrants must be one of the following models:

* Model Mark 73 with bronze drain ring, American Darling Valve and Manufacturing Company
* Model No. A–421 Super Centurion 200, Mueller Company
* Model #K–81A, (1T Kennedy
* Clow Medallion, Clow Valve Company
* U.S. Metropolitan, U.S. Pipe

Hydrants will have one 4–1/2" valve opening, one 4–1/2" pumper nozzle, and two 2–1/2" hose nozzles. Stem couplings are to be cast iron or nylon–rubber with O–ring seal. The upper valve plate must be bronze. The hydrant shoe will be coated inside with fusion bonded epoxy, 6 mil minimum. All hydrants will be painted at the factory with Rustoleum high–performance epoxy 9100 system, non–lead, dry film thickness 5 to 8 mils, color #9143 Yellow. City crews will apply finish paint to each new fire hydrant after the contractor has paid the appropriate charges.

Finish grade is to be established and the proper length hydrant installed by the contractor prior to acceptance by the City. All nozzles will be a minimum of 18" and a maximum of 24" above finished grade. The hydrant auxiliary valve installation will be done by the City. The contractor or developer will be charged the cost of labor and materials for this service and must provide payment in advance. At final inspection, if it is determined that a fire hydrant has been modified, the hydrant will be removed. Either the property owner or the contractor will be assessed by the City, at the contractor's or developer's expense, or the contractor may purchase a proper length hydrant and install it under the direction of Utilities Department personnel.

2.5 SERVICE CONNECTIONS, 3/4"–2"
All service connections will be single connections. Services that are 3/4" and 1" are to be type K annealed temper soft copper. All connections are to be of the flare type. 1–1/2" and 2" services are to be of type K annealed temper in straight lengths or annealed temper if furnished in coils. Absolutely no lead–based solder joints will be accepted. Any repairs of service lines will be by flare–to–flare coupling. No compression fittings will be accepted. Taps in the pipe will be the same nominal diameter as the service line. Service taps in PVC pipe will be drilled with a shell cutter; the plug will be removed.

2.5.1 Saddles. Saddles must be used for all connections to PVC pipe. Saddles must be bronze as manufactured by Mueller Company, Ford Meter Box Company, or Smith–Blair Company. The pipe sizes for these manufacturers are noted below:

MUELLER: For pipe sizes 4" to 12", for 3/4" and 1" services, the single strap design must be used. For 1–1/2" and 2" services, the double strap design must be used. Both designs are for the 110200 series.

FORD: For pipe sizes 4" to 12", for 3/4" and 1" services, the style 1019 single strap design must be used. For 1–1/2" and 2" services, the style 2029 double strap design must be used. For pipe sizes 16" and larger, for 3/4", 1", 1–1/2," and 2" services, the style 2029 double strap design must be used.

SMITH–BLAIR: For pipe sizes 4" to 12", for 3/4" and 1" services, the 317 series single strap design must be used. For pipe sizes 4" and larger, for 3/4", 1", 1–1/2" and 2" services, the 323 series double strap design must be used.

An approved equal may be used in lieu of any of the above–listed designs/models.

2.5.2 Curb Stops, 3/4" and 1". Curb stops 3/4" and 1" in size will be Mueller Mark II Orbeal, Model No. H–14352 or No. B–24–352R ball valve, as manufactured by Mueller Company. Model No. B–23–232W can be used for 3/4" curb stops and Model No. B–22–444W for 1" curb stops. A Ford Meter Box Company, Model No. 4317, or equivalent, valve manufactured by Hayes Manufacturing Company, or an approved equal, is also acceptable. Curb stops must have locking wings and a swivel coupler nut. Curb stops that are 1–1/2" or 2" will be flare–by–flange with locking wing, Model No. BF23–666W for 1–1/2", Model No. BF23–777W for 2", as manufactured by Ford Meter Box Company. Model No. 4318 as manufactured by Hayes Manufacturing Company; or an approved equal.

2.5.3 Corporation Stops, 3/4" and 1". Corporation stops 3/4" and 1" will be of brass and equal to Model No. H– 15000, manufactured by Mueller Company; Model No. B–6700, as manufactured by Ford Meter Box Company; Model No. 5200, as manufactured by Hayes Manufacturing Company; or an approved equal. Corporation stops 1–1/2" and 2" will be brass and equal to Model No. B–6000, manufactured by Mueller Company; Model No. FB 600, as manufactured by Ford Meter Box Company; Model No. 4400, as manufactured by Hayes Manufacturing Company; or an approved equal.

2.5.4 Location. Service lines will be located at alternating lot lines outside the sidewalk within two feet of the right–of– way line as shown on approved plans or in a grassed area behind the curb if located in other than a subdivision. Curb stops will be installed to finished grade in a plastic meter box with an iron flipper lid with a full pin hinge, such as Model No. DX1419–12CIR, as manufactured by Dexol Plastics, or an approved equal. Meter boxes will be permanently stenciled on concrete curb or the street with a blue "W" for potable water or a purple "R" for reuse. Reuse services will be located at the opposite lot corner from water services where practical or with five feet minimum separation.

2.5.5 Reclaimed Water. Reclaimed water service will be installed to finished grade in a plastic meter box with a purple plastic top and iron flipper lid with a full pin hinge, such as Model No. DX1419–12CIR, as manufactured by Dexol Plastics, or an approved equal. A 3" x 5" permanent plastic tag, secured to the curb stop with a nylon tie wrap, will be supplied. Tags will be inscribed "REUSE WATER DO NOT DRINK".

2.6 INSPECTION OF MATERIALS
Materials delivered to the job site will be subject to inspection by the City prior to installation. All materials found to be defective or not meeting specifications during inspection or during the progress of the work will be rejected and removed from the job site without delay. All materials delivered to the job site will be in accordance with the materials specifications. Materials not inspected by the City prior to installation will have any subsequent failure and expense be at his/her expense. compliance with these specifications. The contractor will furnish copies of the packing list(s) for materials upon demand.

SECTION III. PROTECTION OF PROPERTY AND OBSTRUCTIONS

3.1 PROTECTION. Temporary supports and/or adequate protection and maintenance must be provided on all underground and surface structures encountered in the progress of the work. Structures that have been disturbed will be restored to a condition equal to their original state upon completion of the work.

3.2 OBSTRUCTIONS. All utility owners must be notified prior to beginning construction. Any known obstructions will be shown on the plans. The utmost caution will be taken in all operations to avoid damage to existing obstructions whether or not shown on the plans.

SECTION IV. TRENCH PREPARATION

4.1 EXCAVATION. A trench will be opened so that the pipe can be installed to the alignment and depth required. It will be excavated only so far in advance of pipe placement as necessary. The trench will be excavated to the depth required so as to provide a uniform and continuous bearing support for the pipe on undisturbed ground. Bell holes will be provided at each joint to permit jointing to be made and inspected properly.

During excavation, if ashes, cinders, muck or other organic material considered unstable is uncovered at the bottom of the trench at sub–grade, it will be removed and backfilled with approved material. This material will be compacted in layers to provide a uniform and continuous bearing characteristic of that area's soil condition. Where the bottom of the trench at sub–grade consists of unstable material to such a degree that it cannot be removed and replaced with an approved material to support the pipe properly, a suitable foundation must be constructed. Excavated material will be piled in such a manner that it will not endanger work or obstruct natural water courses, sidewalks or driveways. Fire hydrants under pressure, valve boxes, or other utility controls will be left unobstructed and accessible at all times. Gutters will be kept clear or other satisfactory provisions will be made for street drainage.

4.2 SHEETING AND BRACING. Open cut trenches must be sheeted and braced as required by any governing State law, municipal ordinances, OSHA Standards, and as may be necessary to protect life, property, or the work. Trench bracing may be removed after backfilling has been completed or has been brought up to such an elevation as to permit its safe removal. The use of a trenching box may be used in place of sheeting and bracing where appropriate.

4.3 DE–WATERING. Excess water must not be allowed in the trench at any time. An adequate supply of well points, headers or pumps, all in first–class operating condition, may be used to remove the water. The use of gravel and pumps will also be an acceptable means of removing the water. The trench will be excavated no more than the available pumping facilities are capable of de–watering. Discharge from pumps will be accommodated in accordance with the St. Johns River Water Management District's requirements. The City is not responsible for obtaining de–watering permits.

SECTION V. PIPE LINE CONSTRUCTION

5.1 GENERAL.
All water mains, service lines and appurtenances must be installed as specified on the approved plans and in accordance with the Standard Detail Sheet. Installation will conform to AWWA specification C600 except as modified herein.

5.2 PIPE PLACEMENT. The bottom of the trench will not be excavated below the specified grade. If undercutting occurs, the bottom of the trench will be brought up to the original grade with approved material and thoroughly compacted, as directed by the Engineering Division Manager. Before placing pipe into the trench, the outside of the pipe and the inside of the bell will be wiped clean, dry, and free from all oil and grease. Every precaution will be taken to prevent foreign material from entering the pipe. During placement operation, no debris, tools, clothing or other material will be placed in the pipe.

All mechanical joints will be made up in strict accordance with the manufacturer's specifications. Beveled ends of pipe will be removed from PVC pipe entering a mechanical joint. The bell will be carefully cleaned before the gasket is inserted. Gaskets must be evenly seated, the gland placed in position with the bolts, and evenly tightened. All slip joints will be made up in strict accordance with the manufacturer's specifications.

After placing a length of pipe in the trench, the spigot end will be centered in the bell, the pipe forced home, brought to correct alignment, and covered with an approved backfill material. Ductile iron pipe will be backfilled to the centerline of the pipe and compacted to ninety–five percent (95%) of standard Proctor T–99.

Pipe will be installed with 30" minimum cover. Maximum cover of 42" will be accepted. Cover depth will be determined from proposed finish grade as indicated on the plans. At times when pipe placement is not in progress, the open ends of pipe must be closed by a water–tight plug or other approved method. This shall be done during the lunch hour as well as overnight. If water is in the trench, the seal will remain in place until the trench is pumped completely dry.

5.3 WIRE. A UF#14 locator wire will be installed on all potable water, reclaimed water, and sewer mains. The wire must be placed on the top of the pipe with at least one wrap around each section of pipe. The wire must run from the main to each hydrant. Each fire hydrant must have one wrap of the wire around the barrel located at final grade.

A run of wire will also be brought up in each valve box. The wire will have 4 feet of excess length. Wire is to be connected together using a yellow wire nut.

5.4 BACKFILLING. All backfilling material will be free from cinders, ashes, refuse, vegetable or organic material, boulders, rocks, stones, or other material which is considered unsuitable. When backfill material is not specified on the plans, backfilling with the excavated material may be acceptable provided that such material is suitable for backfilling. Pipe should be backfilled as soon as possible to minimize the length of open trench. Valves, fittings, and thrust blocks will be left uncovered until inspection by the Utilities Department has been completed.

5.5 VALVES AND FITTINGS. All valves and fittings will be set and joined to the pipe in the proper location as shown on the plans. Valves should be installed outside of the pavement where practical. A roadway valve box will be provided for every valve. This valve box must not transmit shock or stress to the valve and will be centered and plumb over the wrench nut of the valve. The box cover is to be flush with the surface of the finished pavement or grade level as specified in the plans. A 24"–square concrete pad 4" in thickness will be poured around the valve box when it is located outside of pavement. A bronze or stainless steel disc will be cast into the pad for all valves 12" or larger. Valve nomenclature to be stamped into the disc will include the valve size, type, manufacturer's name, direction of turns, and direction to open the valve. (Example: 12" G.V. U.S.P. 20 c.c.w.)

5.6 FIRE HYDRANTS. All fire hydrants will be located as shown on the plans and marked on the pavement with a blue reflector. On unpaved streets, a blue reflector will be affixed to a post and placed as close to the edge of the road as feasible so as to be easily visible. The hydrant will be located to provide unrestricted, reasonable accessibility and in a manner so that the possibility of damage from vehicles or injury to pedestrians will be minimized. Hydrants must stand plumb with the pumper nozzle facing towards the curb and the bury line of the hydrant at the finished grade. Fire hydrants installed in State highway rights–of–way will be placed in accordance with any F.D.O.T. requirements. All fire hydrants will be connected to the main in the manner shown on the Standard Detail Sheet.

5.7 THRUST BLOCKS. Thrust blocks will be installed at all bends, fire hydrants, and as specified on the plans, in accordance with the Standard Detail Sheet. Metal harnesses, tie rods, or clamps of adequate strength to prevent movement may be installed at locations where thrust blocks are not practical. Rods and clamps will be stainless steel. A 20–foot length of mechanical joint ductile iron pipe will be installed at all main endings and a thrust collar will be poured around the pipe at a distance of 10 feet from the end of the pipe.

5.8 PIPE INSTALLED IN CASINGS. Pipe to be installed under pavement where open trenching is not permitted will be installed through a steel casing which has been jacked and bored. Casing size will be as indicated below:

PIPE SIZE	MINIMUM CASING SIZE
4"	12"
6"	14"
8"	16"
10"	20"
12"	24"
16"	30"
20"	36"

Water mains must be pushed or pulled through the casing on pressure–treated wood skids attached to the pipe by stainless steel straps. Alternate steel casing spacers with polyethylene skids will be accepted in lieu of wood skids and are required on mains 12" in diameter and larger. The stainless steel casing spacers with polyethylene skids will be placed in accordance with manufacturer's recommendations. Casing spacers must be manufactured by Cascade or an approved equal. Restrained joints are required on mains installed inside casings.

5.9 BLOWOFFS. Flushing blowoffs are to be installed and constructed as shown on the Standard Detail Sheet. Blowoff materials include 2" galvanized pipe, threaded fittings, 2" brass wheel valve, and plastic meter box (purple for reuse). The plastic meter box is to be installed at grade over the wheel valve. The wheel valve will be within six inches of finished grade and will be plugged with a brass plug. 4" blowoffs will be required on both potable water and reclaimed water mains 12" and larger and must be constructed as shown on the Standard Detail Sheet. A reuse tag will be installed on reuse main blowoffs in a reuse meter box.

SECTION VI. TIE–INS TO EXISTING SYSTEMS

6.1 GENERAL.
The contractor is not to operate any valve or remove any thrust block from City–owned mains except under direct supervision of a representative of the Utilities Department. All contractors must follow the procedures listed below for connecting new mains to existing water systems.

6.1.1 Mains 8" and smaller. Tie–in valves will be operated and pressure tested to verify water tightness prior to the tie–in. Valves that are not water tight must be replaced or a new valve must be installed immediately adjacent to the valve; otherwise, the tie–in is not to be made until the system has been approved for service by F.D.E.P. The contractor will provide a 2" tap on the new main and a 2" tap on the existing main at the tie–in valve. A 2" jumper equipped with a backflow preventer (double check) will be installed. The backflow preventer will be utilized for filling the main, flushing the main, providing water for bacteriological sampling, and maintaining pressure in the main after a successful bacteriological test. The tie–in valve is not to be operated and the jumper is not to be removed until clearance has been obtained from F.D.E.P. and the City. The project engineer will be required to provide an executed F.D.E.P. certificate of completion prior to clearance. After clearance, the tie–in valve will be opened, the jumper removed, and the main thoroughly flushed under the supervision of the Engineering Division.

6.1.2 Mains 10" and larger. The same procedure as noted for mains 8" and smaller will be used for mains 10" and larger except that a backflow preventer will be utilized for filling the main, providing water for bacteriological sampling, and maintaining pressure in the main after a successful bacteriological test. The tie–in valve can be opened for flushing and during chlorination only under the supervision of the Engineering Division. The tie–in valve is not to be operated and the jumper is not to be removed until clearance has been obtained from F.D.E.P. and the City. After clearance, the tie–in valve will be opened, the jumper removed, and the main thoroughly flushed under the supervision of the Engineering Division.

SECTION VII. TESTING

7.1 GENERAL
All newly installed pipe that has been backfilled must be tested at a gauge pressure of 150 psi in accordance with AWWA specification C600.

7.2 FLUSHING. The City will provide an adequate volume of water for the filling, flushing, and testing of mains. The contractor will notify the Engineering Division prior to flushing or filling mains. The pressure in the City's system will be monitored during the flushing; at no time should the pressure in the City's system be allowed to drop below 40 psi. Water used during wasteful or unsupervised flushing will be billed to the contractor.

7.3 HYDROSTATIC TEST. A blowoff or fire hydrant will be installed at the end of the pipeline under test. The line being tested will be slowly filled with water to the specified test pressure. Before applying the specified test pressure, all air will be expelled from the test section including service connections. If fire hydrants or blow–offs are not available at high elevations, taps at points of highest elevation will be made to facilitate air removal and testing. When testing is complete, the service lines installed for air removal will be removed.

The line must hold the 150 psi test pressure for a two–hour test period. The first hour is to be witnessed by the contractor; the second hour must be witnessed by Engineering Division personnel. Sufficient human resources are to be employed for hours inspection. If the line fails to meet the test, it will be repaired and re–tested until the test requirements are satisfied. Line pressure will be maintained to within 5 psi of the test pressure at all times.

7.4 LEAKAGE TEST. A leakage test at 150 psi will be performed on all newly installed sections of pipe after installation of all service connections. Any leakage observed must be less than the following per thousand feet of pipe:

SIZE	ALLOWABLE LEAKAGE
2"	0.20 Gallons/Hour
4"	0.33 Gallons/Hour
6"	0.50 Gallons/Hour
8"	0.67 Gallons/Hour
10"	0.83 Gallons/Hour
12"	1.00 Gallons/Hour
14"	1.16 Gallons/Hour
16"	1.33 Gallons/Hour

SECTION VIII. DISINFECTION & BACTERIOLOGICAL TESTING

8.1 GENERAL
The contractor must flush mains and arrange for complete disinfection by chlorination under the direction of the Utilities Department. Work will conform to applicable provisions of AWWA specification C651, "Disinfecting Water Mains." Water with a chlorine content of 100 ppm will be evenly distributed throughout the pipe system and allowed to remain in the pipe for twenty–four hours before it is flushed out. After flushing, the water should remain in the pipe for 24 hours before sampling. Service connections and tie–ins made before testing must be disinfected in accordance with AWWA specification C651. Samples will be taken by Utilities Department personnel. Water mains must not be flushed between samples. The contractor will be charged a fee by the City to cover the cost of bacteriological tests. The contractor must have proof of payment for bacteriological testing at the time of pressure and leakage test inspection. Sample points are determined by the F.D.E.P. Samples are collected Monday through Thursday by City of Cocoa Plant personnel. Opal Plant personnel can be contacted at (407) 568–5867 to schedule a sample pick–up. If samples taken do not demonstrate satisfactory results, re–chlorination is required. A fee will be charged by the City for additional sample collection and analysis.

Disinfection and bacteriological testing of reclaimed water mains is performed in the same manner as potable water mains. Sample points for reclaimed water mains, however, are determined by the Engineering Division Manager. Samples are collected Monday through Thursday by City of Cocoa Sattery Plant personnel. Sattery Plant personnel can be contacted at (407) 639–7681 to schedule a sample pick–up. If samples taken do not demonstrate satisfactory results, re–chlorination is required. A fee will be charged by the City for additional sample collection and analysis.

SECTION IX. CONNECTION TO EXISTING SYSTEM

9.1 GENERAL
Connections to existing City concrete mains will be made by the Utilities Department under the direction of the Engineering Division. All charges for taps or connections made by the Utilities Department will be paid to the City by the owner or contractor prior to the installation. For all water main connections, the contractor must obtain all required permits, provide a dry pit area, all pit preparation including shoring and bracing, maintenance of traffic, all right–of–way restoration, and notify all utilities prior to excavation. Taps on PVC, AC, or DIP mains that are from 4" through 12" in size must be made by City personnel utilizing saddles and valves provided by the contractor. Alternatively, the tap may be made by a tapping contractor who has been approved by the Utilities Department.

Tapping saddles and valves supplied by the contractor will be inspected by the Engineering Division prior to installation. The installed tapping saddle and valve must be tested with water at 100 psi for 15 minutes prior to tapping to insure a water–tight installation. The pressure test will be performed by the contractor and witnessed by a representative of the Engineering Division. After the pressure test of the saddle has been completed and payment of the tapping cost has been made to the City of Cocoa Customer Service Department, the contractor must contact the Transmission/Distribution Division to schedule the tap. When personnel from the Transmission/Distribution Division arrive on site to make the tap, the contractor will provide a dry work pit in accordance with OSHA standards. The contractor will also provide the necessary equipment to lift the tapping machine into and out of the pit.

SECTION X. FINAL CLEAN–UP AND ACCEPTANCE

10.1 GENERAL
Upon completion of the work and before acceptance by the Utilities Department, the contractor will meet all permit conditions, remove all debris, and complete sodding, grassing, or seeding if required by the plans. The contractor will leave all areas affected by his/her operations in a neat and presentable condition.

SECTION XI. FIRE SERVICE

11.1 GENERAL
Where wet pipe sprinkler service is used, an appropriate backflow prevention device will be installed in accordance with the "Cross–Connection Control and Backflow Prevention" section of the Utilities Handbook.

SECTION XII. CONNECTION OF BUILDINGS OVER FOUR FLOORS

12.1 GENERAL
Connection of domestic water supply systems serving buildings over four floors in height to the City's water distribution system will be subject to the following requirements:

1. A fixture unit analysis will be performed by the project engineer to determine peak domestic flow requirements. This analysis is to be provided to the City.

2. A water meter and a reduced pressure backflow preventer, sized in accordance with the domestic flow requirements, will be installed above ground at the developer's expense.

3. Upon written request, the City will provide the site engineer with the minimum expected system pressure. The site engineer will be responsible for providing this information to the architect and building owner. Means for providing an adequate supply of water to all parts of the building during periods of minimum pressure will be the responsibility of the building architect.

4. Repair costs for damage to the water meter caused by flows exceeding its rated capacity will be charged to the customer.

SECTION XIII. BACKFLOW PREVENTERS

13.1 GENERAL
Backflow preventers must be installed at locations where dangerous cross–connections may occur. The need for backflow preventers will be determined by the Utilities Department. Backflow preventers will be the reduced pressure type, as manufactured by Febco, Cla–Val, Hersey, Ames, Watts, or an approved equal, and will have interior fusion bonded epoxy coating 5 to 12 mils, and will be installed above grade in accordance with manufacturer's recommendations on a concrete slab adjacent to the meter. Backflow preventers are to be approved in accordance with the "Cross–Connection Control and Backflow Prevention" section of the Utilities Handbook.

SECTION XIV. AS–BUILT DRAWINGS

14.1 GENERAL
As–built drawings are required for all systems to be accepted by the City. As–builts will be prepared by a surveyor or an engineer registered in the State of Florida and will contain the following information:

1. Location of all valves, service lines, fittings and fire hydrants using at least two ties to permanent points (manholes, property corners, curbs, or stormwater inlets). An acceptable station and offset system may be used for service lines and fittings only.

2. Location of mains from property easement lines or edge of pavement at intervals of 300 feet.

3. Elevations to the top of the water line at intervals of 300 feet and at all drainage and sewer main crossings. Bench mark to be shown on as–builts.

4. Separation between reclaimed water or force mains and water mains if they are installed within 10 feet of water mains.

5. Water main material and distance of mains from buildings or structures within 20 feet of the water main.

6. Distance from hydrant to hydrant valve.

7. Pertinent easement information.

8. Certification by the surveyor or engineer accepting responsibility for accuracy of information supplied on the as–built drawings and a statement certifying that all mains are within easements and/or public rights–of–way. The name "City of Cocoa" must appear on all as–built survey information.

As–builts will be drawn at a scale of 1 inch = 100 feet. Areas requiring additional detail may be enlarged as necessary. Rights–of–way, easements, and lot lines will be accurately shown. Lots, block numbers, and street names will be included. If the as–builts were prepared by an AutoCad (version 12) compatible program or DFX file, a diskette with that file will be provided to the City. All projects within the South Mainland Water Service Area will be prepared in a digital format compatible with AutoCad (version 12).

One reproducible print or computer diskette and three signed and sealed blue–line prints are required. After the surveyor or engineer has certified the locations, the engineer will certify on F.D.E.P. Form 62–555.910(8) that the systems depicted on the as–built drawings was constructed in substantial conformance with approved plans and will function as intended.

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71521
STATE OF FLORIDA
JEFFREY LUCAS
No 71521
REGISTERED
PROFESSIONAL
ENGINEER
DATE
SIGNATURE

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CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT

CITY OF COCOA
TECHNICAL PROVISIONS – WATER

DRAWN BY: P.L.M.	SCALE: NONE
CHECKED BY: E.J.W.	DATE: OCT. 20, 1994
DRAWING No. :	SHEET: 1 OF 1
ACAD NAME: C:\PEGEMMA\TP94W	

Rev.	Date	Description	By	Dsn'd	Chk'd	App'd

Drawing Status: FOR PERMITTING
Suitability: S0

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Client:
COXWELL HOLMES FAMILY LIMITED
PARTNER
P.O. BOX 410276
MELBOURNE, FL 32941

Project Title: CIDCO ROAD SITE DEVELOPMENT
PROJECT #100061134

Drawing Title: CITY OF COCOA TECHNICAL PROVISIONS - WATER

Scale	Designed	Drawn	Checked	Authorized
	JAL	DHF	–	–
Original Size	Date	Date	Date	Date
ARCH D	04/04/19	-/-/-	-/-/-	-/-/-

Drawing Number: C-604
Revision:

Filename:G:\PROJECTS\100057686 - SpaceX Cidco Road Site\10 CAD\C-600 Construction Details - Plot Date:5.9.2019 - Plotted By:Fahrer, Dave

City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	June 20, 2019
Project Name:	Zoning Text Amendment – Parking Lot use
Project No:	PZ-19-021
Meeting Date:	June 25, 2019
Project Planner:	Dodie Selig, Planning & Zoning Manager
Applicant/Owner:	City of Cocoa
Requested Action:	**CONSIDERATION OF AN ORDINANCE** of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Article XI, Section 22 of the zoning ordinance of the City of Cocoa to allow parking as a Special Exception use in the Cocoa Village Sub-district of the Cocoa Waterfront Overlay District.

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. *The need and justification for the change.*

b. *The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.*

Need and justification for change

The ordinance proposes a text amendment to the City's Zoning Code, Article XI, Section 22, Cocoa Waterfront Overlay District, which would allow parking lots and garages, whether public or private, as a use requiring approval of a Special Exception in the Cocoa Village Sub-district of the Cocoa Waterfront Overlay District. The amendment was prompted by a project presented to the Board of Adjustment on April 17, 2019 that proposed a fee based parking lot use at 430 Brevard Ave. In reviewing that application Staff discovered that while the use was allowed by Special Exception in Article XI, Section 13, Central Business District, which is the zoning district of the applicant's property, the use was not included in Section 22, which is the overlay district and related sub-district as it applies to that property.

The proposed ordinance is intended to allow parking uses, public or private, as a special exception in the Cocoa Village sub-district, with certain restrictions. Parking uses proposed in a private surface lot must be shared with a commercial, institutional, or civic building. This requirement is intended to stem the possibility of entire lots in the historic Cocoa Village being developed into open, stand-alone surface parking lots and will require private parking uses to occur where a commercial, institutional or civic building is already present or will be constructed. By way of illustration, the fee based parking lot use at 430 Brevard Avenue would be shared with a bank building on the site. Other similar businesses that are not open to the public in the evening may also be encouraged by this amendment to offer fee based parking during non-operating hours.

As described in the recitals of the proposed ordinance, the Cocoa Community Redevelopment Agency commissioned a professional parking study to be performed by Rich and Associates, Inc., in 2017 to document the current parking demand in the Cocoa Village and further updated parking-related objectives in the Community Redevelopment Plan in 2018. The Community Redevelopment Plan recognizes the provision of additional parking as a major objective of the Plan. The Community Redevelopment Plan further recognized that there are very few sites viable for new surface parking lots in the Cocoa Village and prioritized parking solutions, such as partnerships with private lot owners to allow parking in existing underutilized surface lots and a future multi-level parking facility that would reduce the number of surface lots and increase green space within the Central Business District. The proposed ordinance would implement this objective by allowing underutilized surface lots shared with a commercial, institutional, or civic building to be used to provide additional needed parking while discouraging the negative aesthetic and other effects of large numbers properties being devoted solely to parking uses.

Parking uses would still need to satisfy the Cocoa Waterfront Overlay standards for either parking garages or surface parking location. Parking uses located on property with a commercial, institutional, or civic building shall not be permitted to reduce the number of required parking spaces associated with the use of the building. In other words, a private property owner would not be permitted to dedicate spaces for fee based parking and fail to meet parking space requirements of the applicable use.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The following Comprehensive Plan policies support the applicant's request:

- Transportation Element Policy 2.1.1.2(D): Ordinances shall be reviewed and amended as necessary in order to require safe and convenient flow of on-site traffic. Parking for motorized and non-motorized vehicles shall be regulated;

- Future Land Use Element Policy 1.1.4.8: The City shall continue to monitor and, as appropriate, conduct parking studies to examine the demand and availability of parking in the Cocoa (Downtown) Redevelopment Area.

II. Recommendation

Staff recommends that the Planning and Zoning Board recommend **approval** to City Council of Ordinance No. XX-2019 amending Appendix A, Article XI, Section 22 of the zoning ordinance of the City of Cocoa to allow parking as a Special Exception use in the Cocoa Village Sub-district of the Cocoa Waterfront Overlay District.

ORDINANCE NO. ___-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW PARKING AS A SPECIAL EXCEPTION USE IN THE COCOA VILLAGE SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under • 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City currently allows as a special exception use, parking lots and garages, both public and private, in the Central Business District (CBD) pursuant to Article XI, Section 13 of the Zoning Ordinance, but does not permit the same in the Cocoa Village subdistrict of the Cocoa Waterfront Overlay District; and

WHEREAS, Article XI, Section 13 of the Zoning Ordinance further recognizes that where the regulations of the Cocoa Waterfront Overlay District are more restrictive than those of the Central Business District, the Cocoa Waterfront Overlay District regulations shall be controlling; and

WHEREAS, the City Council desires to amend the Cocoa Waterfront Overlay District, Cocoa Village subdistrict regulations, to allow for public and private parking lots as a special exception use, subject to certain restrictions; and

WHEREAS, the Cocoa Community Redevelopment Agency commissioned a professional parking study to be performed by Rich and Associates, Inc. in 2017 to document the current parking demand in the Cocoa Village and further updated parking-related objectives in the Community Redevelopment Plan in 2018; and

WHEREAS, both the parking study and updated Community Redevelopment Plan determined that parking demands continue to increase, recognized a deficit in available parking spaces, and identified as a main objective of the Cocoa Community Redevelopment Agency the creation of a parking system to support existing activities as well as increased demands as new development occurs in the Community Redevelopment Area; and

WHEREAS, specifically, both the parking study and the Community Redevelopment Plan

recognized that there are very few sites viable for new surface parking lots in the Cocoa Village and prioritized parking solutions, such as partnerships with private lot owners to allow parking in existing underutilized surface lots and to establish a multi-use, multi-level parking facility, that reduce the amount of surface parking lots and increase green space within the Central Business District; and

WHEREAS, the addition of public and private parking lots as a special exception use, with certain conditions, will facilitate the development of parking solutions in the Cocoa Village subdistrict that will further be reviewed by the City's Board of Adjustment to ensure compatibility with surrounding properties; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. **Code Amendment.** The City of Cocoa Code of Ordinances, Appendix A, Article XI, Section 22, is hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (*** * ***) indicate a deletion from the Ordinance of text existing in Appendix A, Article XI, Section 22. It is intended that the text in Appendix A, Article XI, Section 22 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this ordinance):

APPENDIX A - ZONING

*** * ***

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

*** * ***

Sec. 22. – Cocoa Waterfront Overlay District.

*** * ***

(F) *Uses.* The following table identifies, by zoning district and overlay sub district what uses are permitted (P), not permitted (blank) and/or requires a special exception (SE).

"Key: SE-Special Exception, Blank Cell-Not Permitted, P-Permitted, RP- as identified on the regulating plan"	Heart of Coco a	Uptown Neighborhood (UN)			South of the Village (SV)		South End (SE)		Waterfront (WF)	Cocoa Village			North of the Village (NV)			King Willard (KW)		
	RU-2-10	RU-2-25	CBD	C-C	RU-2-25	CBD	CBD	C-C	CBD	RU-2-10	CBD	C-C	C-G	C-C	C-P	CBD	C-P	C-C
* * *																		
Commercial																		
Parking, public or private			SE	P		SE	SE	P	SE		SE[1]	P		P		SE		P

[1] Parking uses shall be located either in a garage conforming to the requirements of subsection (L) or, except for municipal lots, in a surface lot shared with a commercial, institutional, or civic building in accordance with the on-site location requirements of subsection (I). Parking uses located on property with a commercial, institutional, or civic building shall not reduce the number of required parking spaces associated with the use of the building.

* * *

Section 3. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. **Incorporation Into Code.** This Ordinance shall be incorporated into the City Code of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 5. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2019.

_____
JAKE WILLIAMS, JR., Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

First Reading: _____
Legal Ad Published: _____
Effective Date: _____