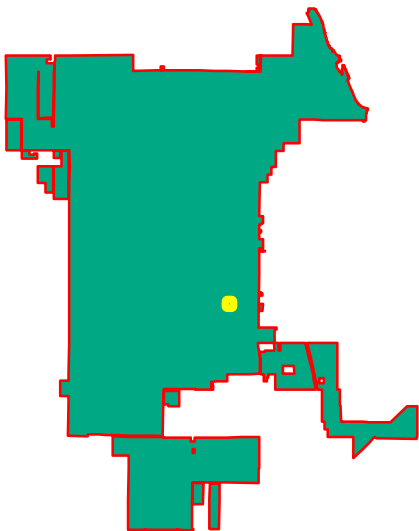


20-FOOT WIDE DRAINAGE RIGHT-OF-WAY

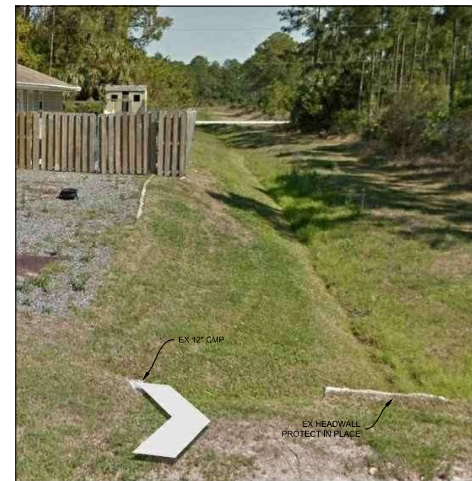
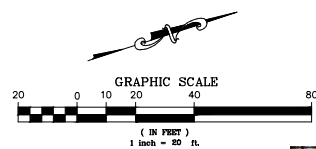
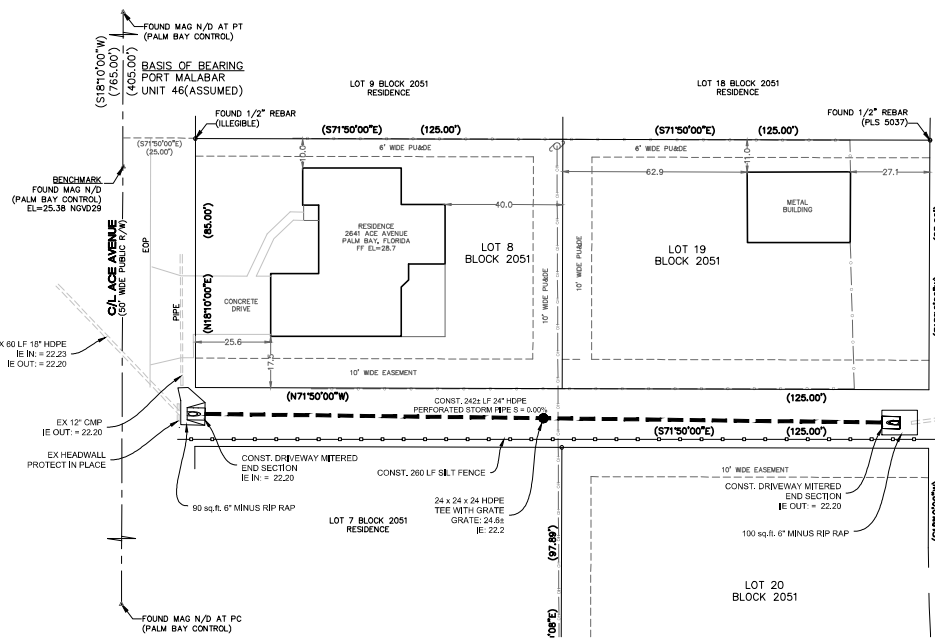
LOCATED NORTH OF LOTS 7 & 20, AND SOUTH OF LOTS 8 & 19, BLOCK 2051,
PORT MALABAR UNIT FORTY SIX, AS RECORDED IN PLAT BOOK 22, PAGES 58 - 74,
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



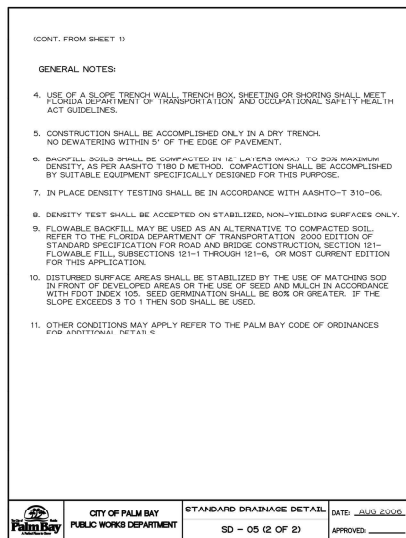
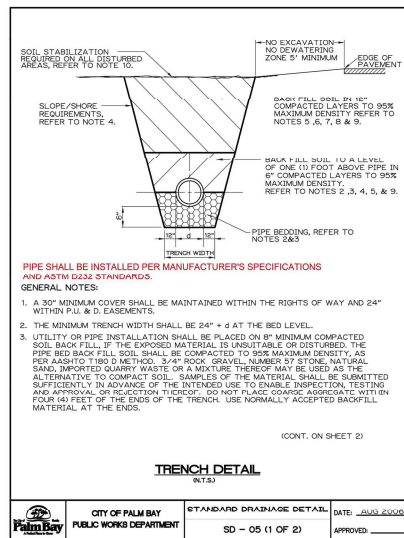
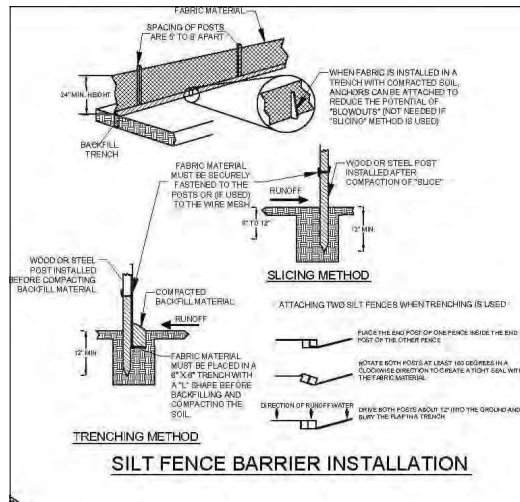
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Map is for illustrative purposes only!
Not to be construed as binding or a survey.
Map created by the City of Palm Bay
Public Works Department (RSD), on July 16, 2024.

20-FOOT WIDE DRAINAGE RIGHT-OF-WAY
LOCATED NORTH OF LOTS 7 & 20, AND SOUTH OF LOTS 8 & 19,
BLOCK 2051, PORT MALABAR UNIT FORTY SIX,
AS RECORDED IN PLAT BOOK 22, PAGES 58 - 74,
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



EXISTING CONDITIONS



- GENERAL NOTES**
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
 - THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY AND/OR EASEMENTS OF RECORD.
 - SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
 - INFORMATION OBTAINED FROM PLAT OR DEED.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. STANDARD MEASURE (U.S. SURVEY FEET).
 - THE PROPOSED IMPROVEMENTS SHOWN HEREON DO NOT REPRESENT THE FINAL DESIGN UNLESS APPROVED BY THE GOVERNING MUNICIPALITIES.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12009C0670G DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
 - SOD ALL DISTURBED AREAS IN R/W, ENTIRE ROADSIDE DRAINAGE SWALE, ALL DISTURBED AREAS WITHIN DRAINAGE RIGHT OF WAY AND CANALS, AND ALL GREEN AREAS ON SITE, HAY AND SEED, ANY DISTURBED AREAS OFF SITE (NOT WITHIN RIGHT OF WAY).
 - SOD TO MATCH HOUSE LOT SODDING (BAHIA, FLORATAM, OR ST. AUGUSTINE).
 - PROPOSED ROADSIDE DRAINAGE SHALL INVESTS AT SIDE PROPERTY LINES ARE AS DESIGNED BY THE CITY OF PALM BAY AS DOCUMENTED ON PALM BAY DRAINAGE MAPS.
 - NO SLOPES SHALL EXCEED 4:1 ON SITE UNLESS OTHERWISE APPROVED BY THE CITY OF PALM BAY.
 - GRADING IN R.O.W. SHALL CONFORM TO CITY OF PALM BAY STANDARD DRAINAGE DETAIL "SDW 02".
 - BOUNDARY & TOPOGRAPHIC INFORMATION PREPARED BY BRUNNER-HAGEN & ASSOCIATES DATED 7-17-23. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY.

DRAINAGE CERTIFICATION:

I HEREBY CERTIFY THAT THE ENGINEERING FEATURES OF THE PROPOSED SIDE LOT DRAINAGE AND GRADING PLAN HAVE BEEN DESIGNED OR SPECIFIED BY ME AND CONFORM TO THE ENGINEERING PRINCIPLES APPLICABLE TO SUCH PROJECTS AND MEET THE LAND DEVELOPMENT REQUIREMENTS OF THE CITY OF PALM BAY.

PROJECT REFERENCE BENCHMARK:

CITY OF PALM BAY CONTROL
MAG NAIL 2"x2" O/S NE CORNER D/W @ (LOT 23, BLOCK 2051) 42690 PALISADES 46-269 EL=26.106 NGVD29

BASES OF BEARING

PORT MALABAR UNIT 4 (ASSUMED)

SIDE LOT DRAINAGE PLAN FOR
LOTS 8, 19 AND 20 OF BLOCK 2051
PALM BAY, FLORIDA

PHILIP SILVER
2641 ACE AVENUE SE
PALM BAY, FLORIDA



Revisions:

No.	Description

CONSTRUCTION DRAWINGS

Sheet Title:

SITE PLAN

Project: 2641 Ace Av

Drawn by: PDB

Checked by: DLH

Date: JUNE 2024

Sheet Number:

1 of 2



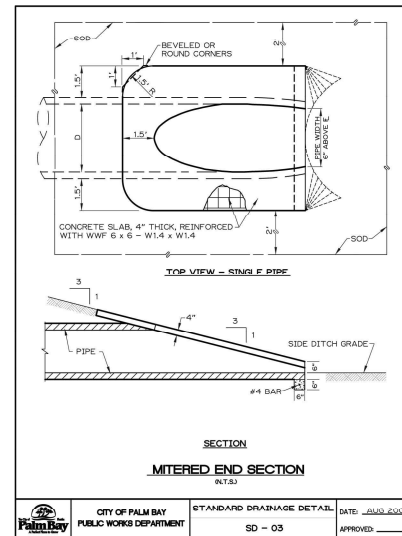
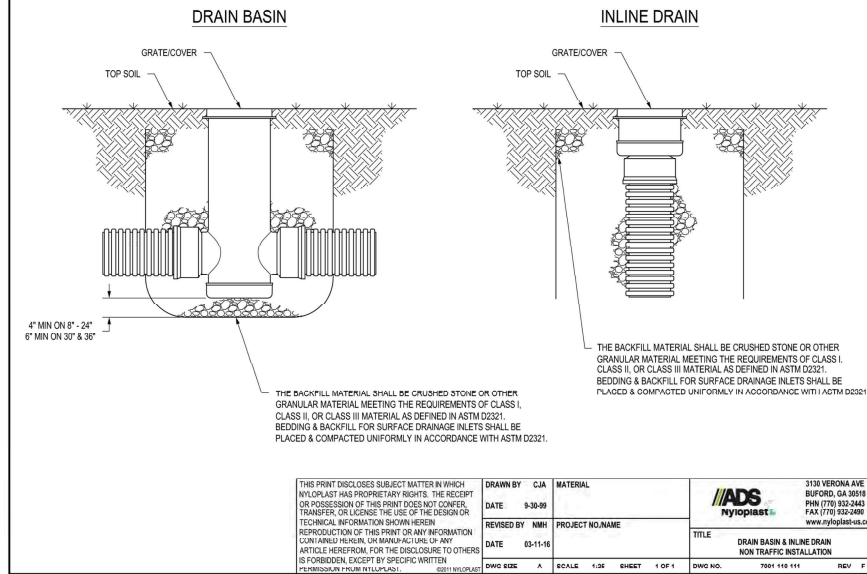
GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERSTANDING UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES SHOULD UNCHARTERED OR INCORRECTLY CHARTERED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING DSHA AND FDOT SPECIFICATIONS, LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-193 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING FORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR NOT BY TELEPHONE.
16. IF HASDAP IS ENCOUNTERED WITHIN DETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCH OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
19. RCF INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE (N2) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPH INDICATES HIGH PERFORMANCE POLYPROPYLENE PIPE MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS).
20. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH CITY OF PALM BAY STANDARD DRAINAGE DETAIL SDB-03.

GENERAL CONSTRUCTION NOTES CONTINUED:

21. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 80% OF MAXIMUM DRY DENSITY.
22. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
23. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND EXCESS MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
24. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
25. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
26. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
27. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE MAY BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
28. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
29. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
30. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
32. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
33. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #602, LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST FDOT STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
37. ALL CONCRETE SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX 522001.

NON TRAFFIC INSTALLATION



SIDE LOT DRAINAGE PLAN FOR
LOTS 8, 19 AND 20 OF BLOCK 2051
PALM BAY, FLORIDA

PHILIP SILVER
2641 ACE AVENUE SE
PALM BAY, FLORIDA



Stamp:



Revisions:

CONSTRUCTION
DRAWINGS

Sheet Title:

DETAILS
AND
NOTES

Project: 2641 Ace Av

Drawn By: PDB

Checked By: DLH

Date: JUNE 2024

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