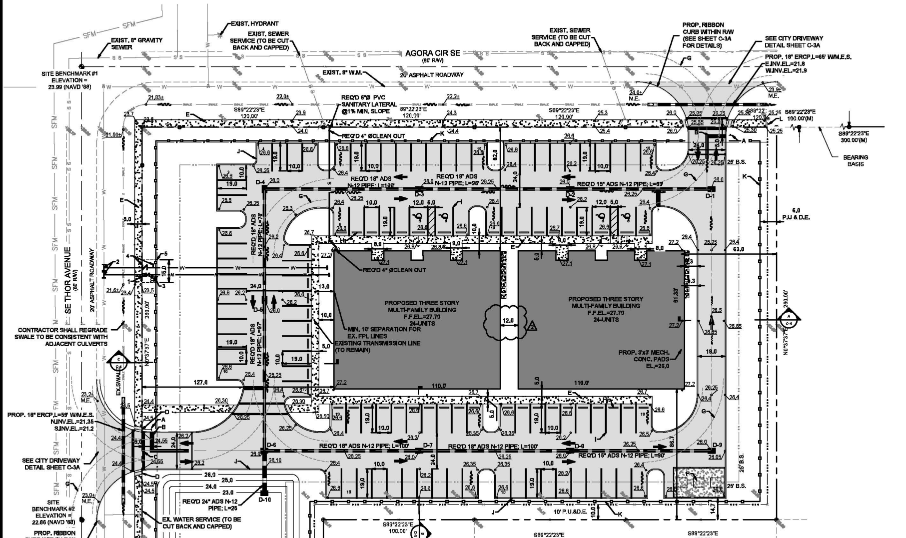
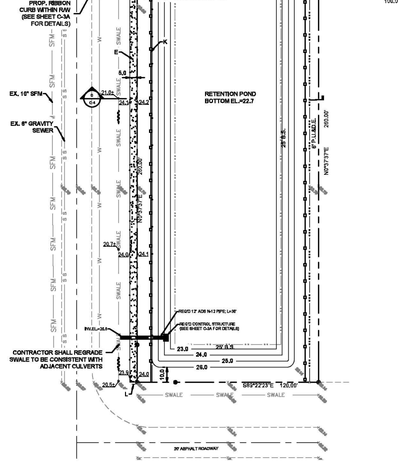
FILE: C:\Users\Wesley\Mills, Short & Associates\Common - Documents\CADD\22-330 Build RE Palm Bay\22-330.3 Site 3\Civil\22-330.3 Site Plan.dwg DATE: 4/2/2024 TIME: 1:33:24 PM





GENERAL NOTES

1. PARKING STALL WIDTHS SHALL BE DIMENTIONED FROM CENTERLINE TO CENTERLINE OF WHITE STRIPES. THIS APPLIES TO HANDICAP PARKING STALLS ALSO.
2. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION, SECTION 710.
3. ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001, CURRENT EDITION.
4. ALL NUISANCE EXOTIC VEGETATION EXISTING ONSITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
5. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE D OR F), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE, BOTH PUBLIC AND PRIVATE.
6. ALL WORK IN THE RIGHT OF WAY TO ADHERE TO FDOT AND CITY OF PALM BAY LATEST SPECIFICATIONS.
7. RIGHT OF WAY SIDEWALK GRADES AND SLOPES SHALL CONFORM TO ADA REQUIREMENTS AND SPECIFICATIONS.
8. ALL UNDERGROUND DRAINAGE SYSTEM WILL REQUIRE A RECORDED EXECUTED OPERATION AND MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE PROPERTY OWNER STATING THAT THE OWNER'S RESPONSIBILITY FOR MAINTAINING SAID SYSTEM.

UTILITY NOTES:

1. ALL UTILITY DESIGN, CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE PALM BAY UTILITIES DEPARTMENTS POLICIES, PROCEDURES AND STANDARDS HANDBOOK AND THE STANDARD DETAIL DRAWINGS
2. PRIOR TO SITE PLAN APPROVAL, A CITY OF PALM BAY "UTILITY AGREEMENT" SHALL BE PREPARED BETWEEN THE PROPERTY OWNER AND THE CITY.
3. THE UTILITY AGREEMENT MUST BE EXECUTED, AND ALL UTILITY IMPACT/CONNECTION CHARGES NOTED IN THE UTILITY AGREEMENT MUST BE PAID PRIOR TO ACQUISITION OF A BUILDING PERMIT FOR THE APPROVED SITE PLAN.
4. PRIOR TO ANY CONSTRUCTION, ALL REQUIRED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PERMIT APPLICATIONS FOR THE WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PROCESSED THROUGH AND COPIES OF THE PERMITS FILED WITH THE UTILITIES DEPARTMENT.
5. ANY BACKFLOW PREVENTION ASSEMBLY REQUIRED SHALL BE OF A MANUFACTURER APPROVED BY THE UTILITIES DEPARTMENT. THE "APPROVED BACKFLOW PREVENTION ASSEMBLY" SHALL MEAN AN ASSEMBLY THAT HAS BEEN MANUFACTURED IN FULL CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE AMERICAN WATER WORKS ASSOCIATION ENTITLED: AWWA C505-89 STANDARDS FOR REDUCED PRESSURE PRINCIPLE AND DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLIES, OR LATER ADOPTED VERSION. BACKFLOW PREVENTION ASSEMBLIES MUST HAVE THE LABORATORY AND FIELD PERFORMANCE SPECIFICATIONS OF THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA, OR OTHER APPROVED TESTING LABORATORY
6. IT SHALL BE THE DUTY OF THE CONSUMER AT ANY PREMISES WHERE BACKFLOW PREVENTION ASSEMBLIES ARE INSTALLED TO HAVE CERTIFIED INSPECTIONS AND OPERATIONAL TESTS MADE UPON INSTALLATION AND AT LEAST ONCE PER YEAR AS SCHEDULED BY THE UTILITY. ANY CONTRACTOR HIRED BY THE CONSUMER SHALL BE A LICENSED PLUMBING, FIRE, OR IRRIGATION CONTRACTOR REGISTERED WITH THE CITY OF PALM BAY
7. IF THE PROJECT REQUIRES A FIRE LINE WITH A DDC AND BACKFLOW ASSEMBLY, IT SHALL BE INSTALLED AND TESTED BY A CERTIFIED CONTRACTOR.
8. IF THE PROJECT REQUIRES A GREASE TRAP, OIL/SAND INTERCEPTOR, OR WILL HAVE A PRIVATE LIFT STATION, A PERMIT APPLICATION FOR THE CITY'S FATS, OILS, AND GREASE (FOG) PROGRAM SHALL BE COMPLETED AND SUBMITTED TO THE UTILITIES DEPARTMENT BEFORE PROJECT CLOSE-OUT.
9. THE CITY OF PALM BAY UTILITIES INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO ANY UTILITIES WORK OR ANY WORK OCCURRING WITHIN THE VICINITY OF EXISTING WATER AND SEWER UTILITIES
10. THE CONTRACTOR SHALL NOT OPERATE ANY PUBLIC WATER OR SEWER VALVES UNLESS SPECIFICALLY AUTHORIZED BY THE UTILITIES INSPECTOR
11. THE BACKFLOW PREVENTER MUST BE THE SAME SIZE AS THE PROPOSED METER.
12. CONTRACTOR SHALL NOT OPERATE ANY PUBLIC WATER OR SEWER VALVES UNLESS SPECIFICALLY AUTHORIZED BY THE UTILITIES INSPECTOR.
13. THE CITY OF PALM BAY UTILITIES INSPECTOR MUST BE NOTIFIED 48 HRS PRIOR TO ANY UTILITIES WORK OR ANY WORK OCCURRING WITHIN THE VICINITY OF EXISTING WATER AND SEWER UTILITIES.
14. HYDRANTS OR ALTERNATIVE WATER SUPPLIES THAT ARE PROPOSED TO MEET THE REQUIRED FIRE FLOW SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIAL TO THE SITE.

NOTE:
RIGHT-OF-WAY WORK SHALL BE COORDINATED WITH CITY PW INSPECTION STAFF AT ALL TIMES. RIGHT OF WAY SUBMITTALS REQUIRED FOR ALL RIGHT OF WAY ITEMS TO BE USED. THE EOR SHALL APPROVE THE SUBMITTALS THAN SUBMIT THEM TO THE CITY PW RIGHT-OF-WAY SECTION FOR APPROVALS IN IMS.

SCALE: 1" = 30'

0 15' 30' 60'

GRADING LEGEND

X20.20	EXISTING GRADE
	PROPOSED STORM INLET
21.56	PROPOSED SPOT ELEVATION
8.06 P / 8.56 TOC	PROPOSED EDGE OF PAVEMENT ELEVATION PROPOSED TOP OF CURB ELEVATION
	PROPOSED DRAINAGE PATTERN
	PROPOSED STORM DRAIN PIPE

Drainage Table

Inlet	T.O.C	Type	Invert North	Invert South	Invert East	Invert West
D-1	26.0	C			23.24	
D-2	26.0	C			23.06	23.06
D-3	26.0	C			22.87	22.77
D-4	26.0	C		22.57	22.57	
D-5	26.0	C	22.37	22.37		
D-6	26.0	C	22.18	22.18	22.66	
D-7	26.0	C			22.86	22.86
D-8	26.0	C			23.06	23.06
D-9	26.0	C			23.24	
D-10	23.5	C	22.13			

LEGEND:

- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROP. CONC. SIDEWALK

PROJECT LEGEND:

A. REQ'D 30" R1-1, HI-INTENSITY STOP SIGN
B. REQ'D 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001
C. REQ'D 12" THERMOPLASTIC CROSSWALK PER FDOT INDEX# 711-002
D. REQ'D ADA MAT FDOT INDEX#522-002
E. REQ'D 5' CONCRETE SIDEWALK
F. DUMPSTER ENCLOSURE (OBSCURED CHINLINK FENCING)
G. FIRE TRUCK TURNING RADIUS (R55 OUT, R35 IN)
H. PROP. WHEEL STOP
I. PROP. WHITE 4" PAVEMENT MARKING
J. PROP. TYPE "D" CURB
K. PROP. 8' HT DECORATIVE FENCE
L. PROP. SIDEWALK TERMINATION SIGN

UTILITIES:

1. PROP. 3" METER
2. PROP. 8"x6" S.S. SADDLE
3. PROP. 3"Ø PE POTABLE SERVICE W / BACKFLOW PREVENTION
4. PROP. 6"Ø FIRE SERVICE W/ FDC & DDC
5. PROP. 15' CLEAR ZONE

PROJECT DATA:

OWNER/APPLICANT:
EVERLY MAE REAL ESTATE LLC
16885 W BERNARDO DR STE 350
SAN DIEGO, CA 92127

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE. 2C
VERO BEACH, FLORIDA 32960
PHONE: (772)-226-7282

PARCEL ID:
29-37-03-26-1983-1
29-37-03-26-1983-2
29-37-03-26-1983-3
29-37-03-26-1983-4
29-37-03-26-1983-22

SITE ADDRESS:
2071/ 2081/ 2091 AGORA CIR SE
PALM BAY, FL 32909

ZONING:
RM-20, MULTI FAMILY RESIDENTIAL

LAND USE:
MULTI-FAMILY RESIDENTIAL

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM (NAVD) 88, AS REFERENCED TO LOCAL PUBLISHED BENCHMARKS.

PHASING: SINGLE PHASE

SITE DATA:
SITE AREA: 3.24 ACRES (141,134 S.F.)

	REQ'D	PROPOSED
LOT SIZE:	10,000 S.F.	141,134 S.F.
LOT WIDTH:	100'	520'
LOT DEPTH:	100'	120'

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (W)	25'	127.0'
FRONT (N)	25'	82.0'
SIDE (E)	25'	63.0'
REAR (S)	25'	86.7'

PROPOSED F.A.R.:	59,604 S.F. (42.2%)
BUILDING COVERAGE (MAX. 40%):	20,718 S.F. (14.7%)
OPEN SPACE (MIN. 25%):	71,440 S.F. (50.6%)
IMPERVIOUS AREA:	69,694 S.F. (49.4%)

-BUILDING: 20,718 S.F
-SIDEWALK: 3,256 S.F.
-VEHICULAR USE AREA: 45,720 S.F.

BUILDING HEIGHT (70' MAX.) :
PROPOSED BUILDING HEIGHT = 45'

PROJECT DESCRIPTION:
PROPOSED THREE-STORY, 48-UNIT MULTI-FAMILY APARTMENT BUILDINGS.

EXISTING USE:
VACANT LAND

PARKING CALCULATION:
MULTI-FAMILY RESIDENCE

REQUIRED:
2 SPACES PER UNIT (48 UNITS) = 96 SPACES

PROVIDED:
CONVENTIONAL PARKING = 101 SPACES
ADA HANDICAP PARKING = 4 SPACES
TOTAL PROVIDED = 105 SPACES

JURISDICTIONAL PERMITS:

CITY OF PALM BAY SITE PLAN
CITY OF PALM BAY RIGHT OF WAY PERMIT
CITY OF PALM BAY UTILITY CONNECTION PERMIT
ST. JOHNS RIVER WATER MANAGEMENT 10-2 CERTIFICATION
FDEP NOI

PROJECTED CONSTRUCTION SCHEDULE:

COMMENCEMENT	JAN 2024
COMPLETION	JAN 2025

BENCHMARK AND ELEVATIONS WERE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88). CONVERSION FROM NAVD'88 TO NGVD'29 IS (1.34')

Mills, Short & Associates
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C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS
1	10/24/23	COPB RESUBMITTAL NO.1
2	4/2/24	COPB RESUBMITTAL NO.1

THE PALMS APARTMENTS
2091 AGORA CIR SE
PALM BAY, FL 32909

THIS SHEET: SITE, GRADING AND UTILITY PLAN

DRAWN BY	CHECKED BY	APPROVED BY	SCALE:
WBD	JWM	JWM	SEE SHEET

PROJ. NO. 22-330.3
DATE 05/12/22
SHEET NO. C-2A