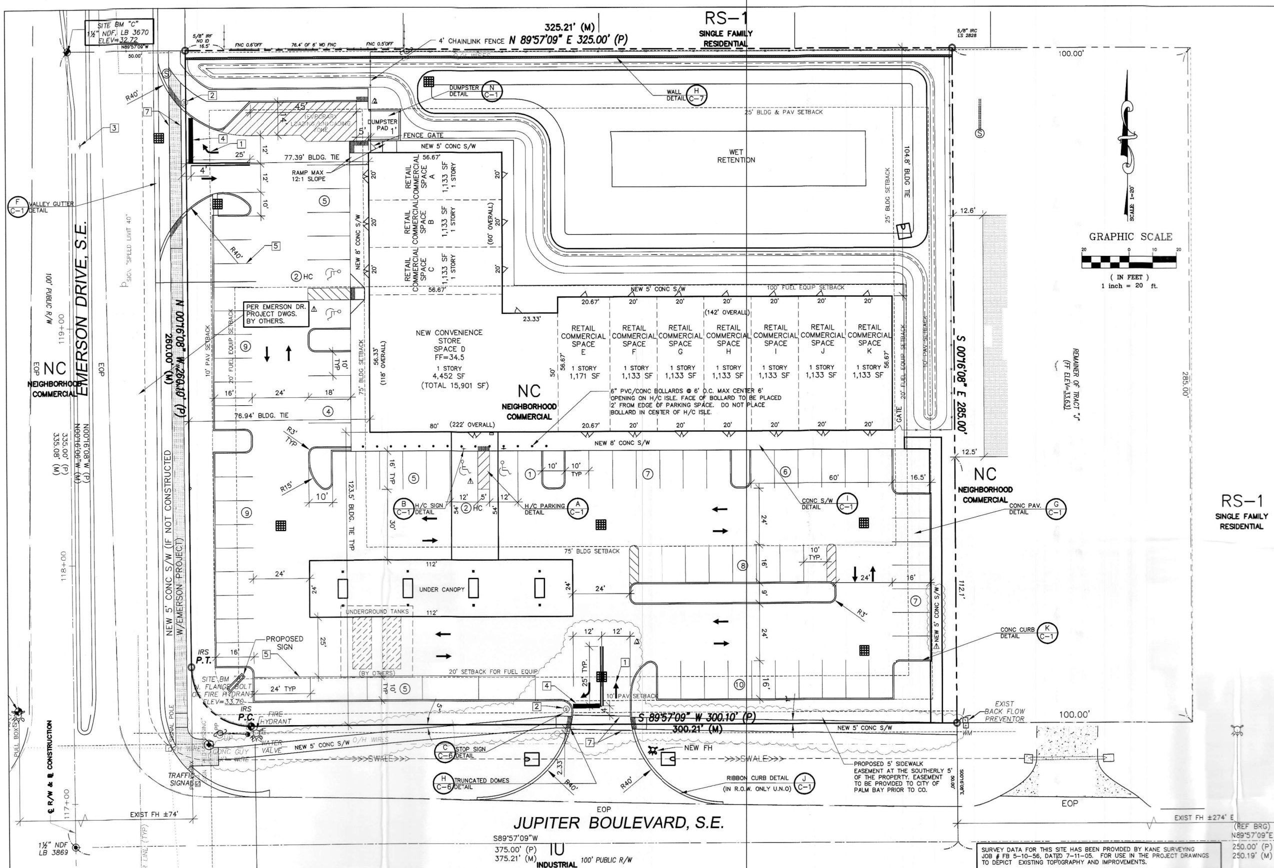
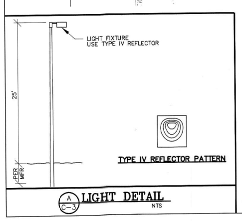




NOTE

CONTRACTOR MUST CALL FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, TYPE, ETC. OF ALL EXISTING STRUCTURES UTILITIES (ABOVE AND BELOW GROUND) AND ALL OTHER EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

CONTACT:
SUNSHINE UTILITY LOCATES 1-800-432-4770
PALM BAY UTILITIES (321) 952-3438

CITY OF PALM BAY RIGHT-OF-WAY USE :

1) "SPECIFICATIONS, CONDITIONS AND DETAILS" FOR RIGHT OF WAY USE MAY BE OBTAINED THROUGH THE CITY OF PALM BAY WEBSITE, AT WWW.PALMBAYFLORID.ORG. LINKS ARE: CITY DEPARTMENTS, PUBLIC WORKS, T&D DIVISION, "RIGHT-OF-WAY USE PROCEDURES AND REQUIREMENTS MANUAL". CONTRACTOR TO OBTAIN & ADHERE TO ALL REQUIREMENTS WITHIN THIS MANUAL PER CITY OF PALM BAY.

CITY OF PALM BAY CONDITIONS OF DRIVEWAY & DRAINAGE PERMITS:

1. THE APPLICANT IS REQUIRED TO FOLLOW PROCEDURES AND MEET THE REQUIREMENTS AS OUTLINED IN CITY OF PALM BAY CODE OF ORDINANCES. REQUIREMENTS FOR DRIVEWAY INSTALLATION AND LOT DRAINAGE CAN BE FOUND IN CHAPTERS 179 & 174.
2. THE APPLICANT MUST PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR REPAIR TO ANY DAMAGE OCCURRING IN THE RIGHT OF WAY. THE APPLICANT IS REQUIRED TO FOLLOW ALL RIGHT OF WAY USE REQUIREMENTS.
3. RIGHT-OF-WAY DAMAGE EXISTING PRIOR TO START OF CONSTRUCTION SHALL BE REPORTED BY THE APPLICANT TO ALLOW DOCUMENTATION BY THE CITY.
4. RESIDENTIAL DRIVEWAY AND DRAINAGE PERMITS EXPIRE IN (90) DAYS UNLESS ASSOCIATED WITH AN ACTIVE BUILDING PERMIT, IN WHICH CASE THE PERMITS EXPIRE CONCURRENTLY WITH THE BUILDING PERMIT. ONE OR MORE EXTENSIONS OF TIME FOR PERIODS OF NOT MORE THAN NINETY (90) DAYS EACH MAY BE ALLOWED PROVIDED THE EXTENSION IS REQUESTED IN WRITING AND JUSTIFIABLE CAUSE IS DEMONSTRATED.

TRAFFIC SIGNAGE & STRIPING TO BE PER FDOT REQUIREMENTS

1. WHITE DIRECTION ARROW TYP
2. 30" X 30" ENGINEERING GRADE STOP SIGN (R1-1) RIGHT TURN ONLY (BELOW)
3. ONE WAY (POINT RIGHT)
4. 24" WIDE WHITE STOP BAR (4' MIN FROM CROSSWALK)
5. 6" SINGLE WHITE
6. 4" STRIPED YELLOW MEDIAN
7. 12" WHITE CROSSWALK (REF FDOT INDEX 17346)

NOTE:
ALL STRIPING IN ROW TO BE THERMOPLASTIC. SEE PAVING & DRAINAGE DETAIL SHEET FOR ADDITIONAL STRIPING INFORMATION.

ON-SITE TRAFFIC CONTROL

LEGEND

MOD. TYPE "F" CURB = ; SETBACK LINE = ; EASEMENT LINE = ; PROPERTY LINE = ; DRAINAGE ARROW = ; INLET = (CB3) ; EXISTING ELEV. = (26.70) ; FINISH ELEV. = 00.0 ; MATCH EXISTING = ME

= 24" STOP BAR ; (S) = 30" STOP SIGN ; = SEWER CLEAN OUT ; = GATE VALVE ; = FIRE HYDRANT ; = MANHOLE ; = MITERED END

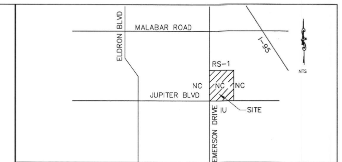
ENGINEERS CERTIFICATION

NOTE: NOT VALID WITHOUT ORIGINAL SIGNATURE, DATE, AND SEAL.

STEVEN W. MONROE PE # 61778

SIGNATURE

DATE AUGUST 28, 2007



VICINITY MAP

PROJECT DESCRIPTION:
CONSTRUCT NEW 4,000 SF CONVENIENCE STORE W/4 GAS PUMPS (8 PUMP STATIONS) AND 11,901 SF OF RETAIL/COMMERCIAL SPACE WITH ASSOCIATED PARKING, PAVING, & STORM WATER RETENTION. THE NEW STORE WILL BE ORDINARY TYPE V CONSTRUCTION, UNPROTECTED, UNSPRINKLED, MASONRY WALLS WITH PRE-ENGINEERED WOOD TRUSSES.

OWNER:
SWENI INTERNATIONAL, INC.
1200 MALABAR RD. UNIT 3
PALM BAY, FL 32907
PHONE: (321) 259-8400
FAX: (321) 254-4568
CONTACT: HEM GANDHI

ENGINEER:
M.E. CONSTRUCTION, INC.
7606 CORAL DRIVE
WEST MELBOURNE, FL 32904
PH. (321) 723-5661
FAX: (321) 951-1952
CONTACT: MR. STEVE MONROE, P.E.

LEGAL DESCRIPTION: SEE C-2
TOTAL AREA OWNED: = 92,625 SF = 2.126 AC = 100% (NO EXISTING STRUCTURES)
TAX ID# 29-37-05-GJ-0000J.0-0000.00
ZONING: NC
LAND USE DESIGNATION: NEIGHBORHOOD COMERCIAL
ADJACENT ZONING: NORTH RS-1, SOUTH IU, EAST RS-1, WEST NC
CONSTRUCTION TYPE: TYPE IV, MASONRY WALLS, WOOD TRUSS, UNSPRINKLED
CURRENT USE: VACANT LOT
MAX ALLOW BUILDING HEIGHT: 25'-0"
PROPOSED BUILDING HEIGHT: BUILDING - EAVE = 12'-4" RIDGE = 22'-7"
CANOPY = 19'-0" (16'-0" CLEARANCE)

SETBACKS

BUILDING	REQUIRED	PROVIDED
NORTH	25'	±43.5'
SOUTH	75'	±123.5'
EAST	25'	±26'
WEST	75'	±76.9'

TANKS, PUMPS AND SERVICE AREAS	REQUIRED	PROVIDED
NORTH	100'	±215.5'
SOUTH	20'	±20'
EAST	20'	±174'
WEST	20'	±63'

PARKING/PAVING	REQUIRED	PROVIDED
NORTH	25'	±25.3'
SOUTH	10'	10'
EAST	10'	10'
WEST	10'	10'

PARKING REQUIREMENTS:

USE	SF	SPACES/SF	REQ
CONVENIENCE STORE	4,000	1/200 SF	20
RETAIL SPACE	11,901	1/200 SF	60
TOTAL REQUIRED PARKING (INC 4 H/C)			80 SPACES

PARKING PROVIDED: 80 SPACES (INC 4 H/C) + 8 FUELING POSITIONS
EXISTING IMPERVIOUS AREAS: VACANT LAND
PROPOSED IMPERVIOUS AREAS:

AREA	SF	AC	%
BUILDING	15,901	0.365	17.2
PARKING/ PAVING	39,538	0.908	42.7
SIDEWALK	5,764	0.132	6.2
TOTAL	61,203	1.405	66.1

TOTAL PERVIOUS AREA: = 31,422 SF = 0.721 AC = 33.9%

NOTES:

1) CITY OF PALM BAY SITE PLAN APPROVAL REQUIRED.
2) ST. JOHNS WATER MANAGEMENT DISTRICT PERMIT REQUIRED.
3) CITY OF PALM BAY DRIVEWAY PERMIT REQUIRED FOR EACH DRIVEWAY. (2 TOTAL)
4) UNDERGROUND STORAGE REQUIRED FOR COMBUSTABLE MATERIALS IN EXCESS OF 200 GALLONS.
5) WATER FOR FIRE FIGHTING PURPOSES SHALL BE AVAILABLE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6) DELETED.
7) FIRE HYDRANTS SHALL BE LOCATED NOT FARTHER THAN EIGHT FEET NOR LESS THAN THREE FEET FROM AN IMPROVED SURFACE.
8) EVERY BUILDING SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF ACCESS ROADS CONSTRUCTED OF HARD, ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FEET WIDE AND HAVING A 13 FOOT 6 INCH VERTICAL CLEARANCE. ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING HEAVY FIRE APPARATUS. ANY DEAD END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS. NFPA 241, 5-4.3. APPLIES TO CANOPY & STRIPED YELLOW MEDIANS IF RAISED.
9) THE FIRE INSPECTOR SHALL WITNESS THE FOLLOWING INSPECTIONS FOR NEW FUEL TANKS PRIOR TO FINAL APPROVAL: A) LOCATION; B) DEPTH; C) ANCHORING METHOD; D) DISPENSER; E) COVER. CONTRACTOR MUST SUBMIT FORM 17-61.090 (5) TO D.E.R. (DEPARTMENT OF ENVIRONMENTAL REGULATIONS) FOR POLLUTANT STORAGE TANK INSTALLATION PROGRAM WITHIN 30 DAYS OF COMPLETION OF THE TANK INSTALLATION.
10) WARNING SIGNS SHALL BE CONSPICUOUSLY POSTED IN THE DISPENSING AREA WITH THE FOLLOWING WORDING: A) WARNING - IT IS UNLAWFUL AND DANGEROUS TO DISPENSE GASOLINE INTO UNAPPROVED CONTAINERS; B) NO SMOKING; C) STOP MOTOR. NFPA 30A,9-9
11) INSTALL APPROVED ADDRESS IDENTIFICATION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE AT LEAST 6" IN HEIGHT. NFPA 1, 3-7.1.
12) LANDSCAPE WITHIN SIGHT DISTANCE TRIANGLE SHALL BE IN ACCORDANCE WITH FDOT INDEX #546.
13) RESULTS OF PAVEMENT TESTS SHALL BE SUBMITTED TO THE CITY OF PALM BAY. SEE COVER FOR ADDITIONAL INFORMATION.
14) THERE IS NO INTERSECTION OF COLLECTOR STREETS OR HIGHER CLASSIFICATION WITHIN 100' OF NORTH OR WEST PROPERTY CORNERS.
15) NO MUNICIPLE OR PUBLIC SUPPLY WELL WITHIN 1000FT OF ONSITE GASOLINE FUEL PUMPS, STORAGE TANKS OR EQUIPMENT.
16) DIMENSIONS SHOWN ARE TO / FROM FACE OF CURB
17) SIDE SLOPES OF RETENTION AREA AND SLOPES GREATER THAN 3:1 SHALL BE SODDED.
18) SIDEWALKS MUST MEET CITY OF PALM BAY STANDARDS. CROSS-SECTIONS & PROFILES SHALL BE MAINTAINED. SIDEWALKS SHALL BE 5' TO 8' WIDE WITH MAX. TRANSVERSE SLOPE OF 3% AND A MAX. CROSS SLOPE OF 2%.
19) DEVELOPMENT & OPERATION OF FUEL PUMPS & ATTENDANT STORAGE TANKS SHALL BE IN COMPLIANCE WITH CHAPTER 176 OF PALM BAY CODE OF ORDINANCE.
20) ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES. NFPA 241, 7.5.5.3
21) ALL PAVEMENT MARKINGS AND SIGNS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR ASSIGNS.
22) FIRE HYDRANTS AND APPLIANCES SHALL BE KEPT ACCESSIBLE TO THE FIRE DEPARTMENT AT ALL TIMES. A CLEARANCE OF SEVEN AND ONE HALF FEET IN FRONT OF AND TO THE SIDES OF FIRE HYDRANTS AND APPLIANCES SHALL BE MAINTAINED. CLEARANCE OF FOUR FEET TO THE REAR OF FIRE HYDRANTS SHALL BE MAINTAINED.
23) GATES AT THE SIDEWALKS SHALL MEET THE REQUIREMENTS FOR LOCKS AND LATCHES ON EXIT DOORS WHENEVER THE BUILDING IS OCCUPIED.

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7607 Coral Drive, West Melbourne, FL 32904
(321) 723-5669 Fax(321) 951-1952
Engineering # 7219 General Contracting # 2379

SITE PLAN APPROVED
Site Plan Coordinator
1/17/07
Date

PROJECT NAME: EMERSON & JUPITER CONVENIENCE STORE
SHEET DESCRIPTION: SITE PLAN
DRAWING SCALE: 1=20'
DATE OF ORIGINAL ISSUE: 12/21/05
DRAWN: KB CHECKED: SM APPR: SM

REV.	DATE	BY	DESCRIPTION
1	4/13/06	SM	REVISED PER CITY OF PALM BAY
2	6/7/06	SM	REVISED PER CITY OF PALM BAY
3	8/28/07	SM	REVISED SIDEWALK ALONG JUPITER BLVD.

PROJECT NUMBER: 30486
SHEET 4 OF 10
C-3