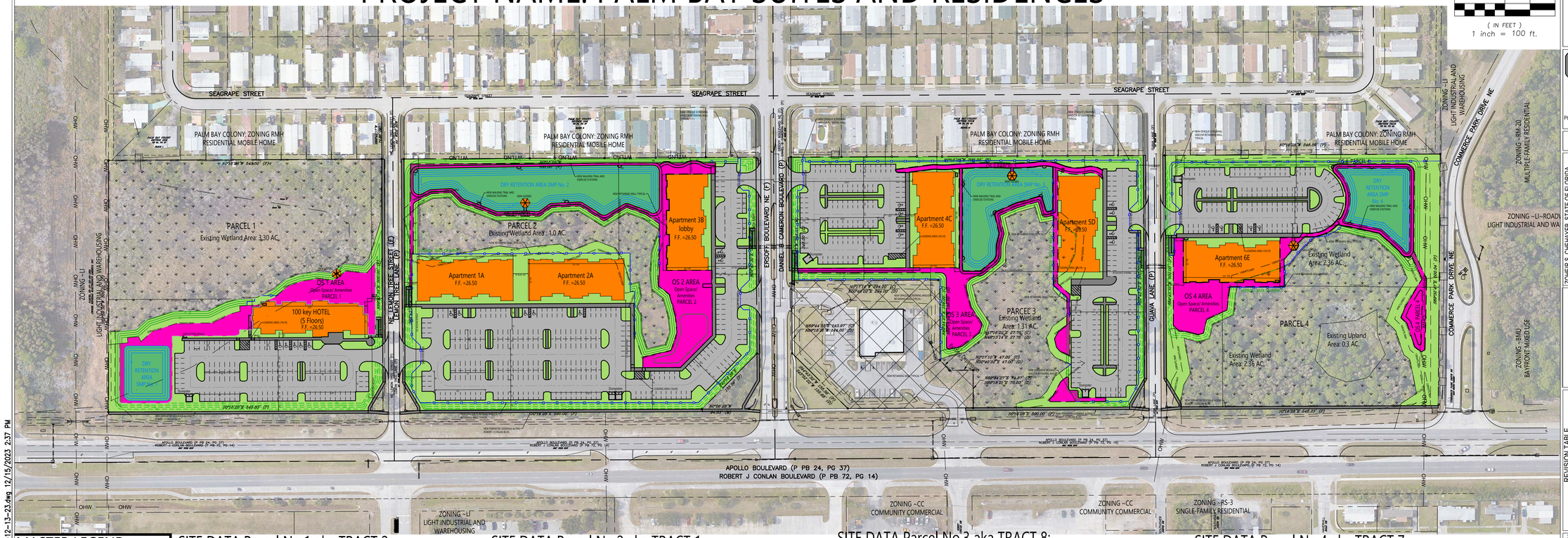
PROJECT NAME: PALM BAY SUITES AND RESIDENCES



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

MASTER LEGEND

EXISTING	NEW	
		BUILDING
		ASPHALT PAVEMENT
		CONCRETE CURB
		CONCRETE PAVEMENT
		OPAQUE FENCING/ RETAINING WALL
		PROPERTY LINE
		CENTER LINE
		EASEMENT/ SETBACK LINE
W	W	WATER LINE
FM	FM	SANITARY FORCE LINE
SS	SS	SANITARY SEWER LINE
		WATER VALVE
		FIRE HYDRANT
8.0	8.0	CONTOUR LINES
		STORM LINE
		OPEN SPACE/ AMENITIES (OS)
		GREEN SPACE
		WETLAND AREA
		NOT PART OF PROJECT

CIVIL ENGINEER:
Consulting Civil Engineers, Inc.
Z. Sid Chehayeb, P.E.
P.O Box 1198
Titusville, Florida 32781-1198
Tel: 321-269-9930
info@cceifl.com

OWNER/APPLICANT:
PALM BAY DEVELOPMENT GROUP LLC
PO Box 321395
Cocoa Beach, Florida 32932

SURVEYOR:
Campbell Surveying, LLC
John Campbell
PO Box 541866
Merritt Island, FL 32954
Tel: 321-514-6920

ARCHITECT:
BRPH -
Hospitality Design Studio
2420 S. Lakemont Avenue,
Suite 300 Orlando FL 32814
Tel: 321-307-1234

LANDSCAPE ARCHITECT:
IDG, Innovation Design Group
101 S. Garland Avenue,
Suite 202
Orlando, Florida 32801
Tel: 407-440-3574

GENERAL CONTRACTOR:
3729 NE 16th St
Homestead FL 33033
Palm Bay
Development Group
Commercial Division
Tel: 954.224.6925

SITE DATA Parcel No.1 aka TRACT 2:

TOTAL PARCEL AREA:		6.2 AC.
IMPERVIOUS AREA (Pavement):		1.2 AC. =20%
IMPERVIOUS AREA (Buildings):		0.3 AC. =05%
WETLAND AREA:		3.32 AC. =53%
DRAINAGE AREA (Pond Top):		0.4 AC. =06%
REMAINING PERVIOUS:		1.1 AC. =17%
OPEN SPACE CALCULATION (25%)		
GROSS LOT AREA INCLUDING WETLAND		6.2 AC.
- OPEN SPACE AREA REQUIRED		1.56 AC
GROSS LOT AREA EXCLUDING WETLAND		2.9 AC.
- OPEN SPACE AREA REQUIRED		0.72 AC
(OS) OPEN SPACE PROVIDED		0.70 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.56-0.70) =		0.86 AC.
BUILDING DATA		ac
BUILDING 1-Hotel:		12,900 0.30
BUILDING DIMENSIONS:		(229'x71') +/-
BUILDING HEIGHT	5-FLOORS	52'-4" FT.
FLOOR AREA RATIO (FAR)		4.19
BUILDING SETBACKS		PROVIDED (ft.)
	NORTH	30
	SOUTH	285
	EAST	145
	WEST	283
PARKING REQUIRED HOTEL		
1 SPACE EVERY 1 ROOM (100 ROOMS) + 1 SPACE FOR EVERY EMPLOYEE (8 EMPLOYEES)		
	REQUIRED	= 108 SPACES
**TOTAL PARKING PROVIDED w/ 5 HANDICAP SPACES		= 108 SPACES

**Aproximate

GENERAL PHASING NOTE

THIS PROJECT IS PROPOSED TO BE COMPLETED IN FOUR (4) PHASES. THE PHASES SHALL BE BROKEN INTO EACH PARCEL. STARTING WITH PHASE 2, PHASE 3, THEN PHASE 4 AND ENDING WITH THE HOTEL PHASE 1.

GENERAL FLU/ ZONING NOTE:

THE EXISTING FUTURE LAND USE (FLU) IS COMMERCIAL TO BE CHANGED TO A NEIGHBORHOOD CENTER, THE EXISTING ZONING IS HIGHWAY COMMERCIAL ZONING TO BE CHANGED TO A PLANNED UNIT DEVELOPMENT (PUD).

LEGAL DESCRIPTION

(ORB 9582, PG 378) TRACT 1 AND TRACT 2, PALM BAY COLONY SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 37 - 40, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
AND
TRACT 7 AND TRACT 8, LESS THAT PORTION OF TRACT 8 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7775 PAGE 2062, PALM BAY COLONY SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 37 - 40, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION DISK ON A 4"X4" CONCRETE MONUMENT STAMPED "DSPNC 700149", HAVING AND ELEVATION OF 21.82, PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF UPDATED TITLE SEARCH INFORMATION BEING PROVIDED TO THE SURVEYOR. THERE MAY BE OTHER EASEMENTS AND MATTERS OF RECORD AFFECTING THIS SITE IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SITE DATA Parcel No.2 aka TRACT 1:

TOTAL PARCEL AREA:		7.9 AC.
IMPERVIOUS AREA (pavement):		2.5 AC. =33%
IMPERVIOUS AREA (Buildings):		1.0 AC. =12%
*WETLAND AREA:		1.0 AC. =12%
DRAINAGE AREA (Pond Top):		0.8 AC. =10%
REMAINING PERVIOUS:		2.5 AC. =33%
*WETLAND IMPACT:		WETLAND IMPACTED
OPEN SPACE CALCULATION (25%)		
GROSS LOT AREA INCLUDING WETLAND		7.9 AC.
- OPEN SPACE AREA REQUIRED		1.97 AC
GROSS LOT AREA EXCLUDING WETLAND		6.9 AC.
- OPEN SPACE AREA REQUIRED		1.72 AC
(OS) OPEN SPACE PROVIDED		0.70 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.97-0.70) =		1.27 AC.
BUILDING DATA		ac
BUILDING 1-APT. A:		14,040 0.32
BUILDING 2-APT. A:		14,040 0.32
BUILDING 3-APT. B: LOBBY		14,040 0.32
TOTAL BUILDING AREA:		42,120 SF ~0.97 AC.
BUILDING DIMENSIONS:		(191'x82')+/-
BUILDING HEIGHT	4-FLOORS	52'-4" FT.
FLOOR AREA RATIO (FAR)		2.04
UNIT SIZE IN BEDROOMS- AREA SF.		
1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF		
BUILDING SETBACKS		PROVIDED (ft.)
	NORTH	96 MIN.
	SOUTH	25 MIN.
	EAST	204 MIN.
	WEST	33 MIN.
BUILDING INFORMATION:		
APARTMENT BUILDING "1A"		
NUMBER OF UNITS		51 units
NUMBER OF FLOORS		4 floors
UNITS PER FLOOR		13 units
APARTMENT BUILDING "2A"		
NUMBER OF UNITS		51 units
NUMBER OF FLOORS		4 floors
UNITS PER FLOOR		13 units
APARTMENT BUILDING "3B"		
LOBBY		GROUND FLOOR
NUMBER OF UNITS		39 units
NUMBER OF FLOORS		4 floors
UNITS PER FLOOR ~ APPROX.		13 units
	TOTAL UNITS	141 units
PARKING CALCULATIONS:		
CATEGORY:		MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT
TOTAL PARKING PROVIDED w/ 7 HANDICAP SPACES:		=256 SPACES**
PARKING REQUIRED AS FOLLOWS**		
58	(1 UNIT BDRM)	= 87 SPACES
81	(2/3 UNIT BDRMS)	=162 SPACES

**Aproximate

SITE DATA Parcel No.3 aka TRACT 8:

TOTAL PARCEL AREA:		6.2 AC.
IMPERVIOUS AREA (pavement):		1.9 AC. =32%
IMPERVIOUS AREA (Building):		0.6 AC. =10%
WETLAND AREA:		1.3 AC. =21%
DRAINAGE AREA (Pond Top):		0.4 AC. =6%
REMAINING PERVIOUS:		1.9 AC. =31%
*WETLAND IMPACT:		WETLAND IMPACTED
OPEN SPACE CALCULATION (25%)		
GROSS LOT AREA INCLUDING WETLAND		6.2 AC.
- OPEN SPACE AREA REQUIRED		1.55 AC
GROSS LOT AREA EXCLUDING WETLAND		4.9 AC.
- OPEN SPACE AREA REQUIRED		1.22 AC
(OS) OPEN SPACE PROVIDED		0.60 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.55-0.60) =		0.95 AC.
BUILDING DATA:		
BUILDING 4-APARTMENT BUILDING "C"		14,040 SF
BUILDING 5-APARTMENT BUILDING "D"		14,040 SF
TOTAL BUILDING AREA:		28,080 SF ~0.6 AC.
BUILDING DIMENSIONS:		(191'x82')+/-
BUILDING HEIGHT	4-FLOORS	52'-4" FT.
FLOOR AREA RATIO (FAR)		2.40
UNIT SIZE IN BEDROOMS- AREA SF.		
1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF		
BUILDING SETBACKS		PROVIDED (ft.)
	NORTH	88
	SOUTH	241
	EAST	24 MIN.
	WEST	30 MIN.
BUILDING INFORMATION:		
APARTMENT BUILDING "4C"		
NUMBER OF UNITS		51 units
NUMBER OF FLOORS		4 floors
UNITS PER FLOOR		13 units
	TOTAL UNITS	102 units
PARKING CALCULATIONS:		
CATEGORY:		MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT
PROVIDED w/ 4 HANDICAP SPACES		=92 SPACES**
BUILDING INFORMATION:		
APARTMENT BUILDING "5D"		
NUMBER OF UNITS		51 units
NUMBER OF FLOORS		4 floors
UNITS PER FLOOR ~		13 units
PARKING CALCULATIONS:		
CATEGORY:		MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT
PARKING PROVIDED w/ 4 HANDICAP SPACES		= 93 SPACES**
UNIT PARKING REQUIRED AS FOLLOWS**		
42	(1 UNIT BDRM)	= 63 SPACES
60	(2/3 UNIT BDRMS)	= 120 SPACES

**Aproximate

SITE DATA Parcel No.4 aka TRACT 7:

TOTAL PARCEL AREA:		6.2 AC.
IMPERVIOUS AREA (pavement):		0.9 AC. =15%
IMPERVIOUS AREA (Building):		0.3 AC. =05%
*WETLAND AREA:		2.3 AC. =38%
DRAINAGE AREA (Pond Top):		0.3 AC. =05%
UPLAND:		0.3 AC. =05%
REMAINING PERVIOUS:		2.0 AC. =32%
*WETLAND IMPACT:		WETLAND IMPACTED
OPEN SPACE CALCULATION (25%)		
GROSS LOT AREA INCLUDING WETLAND		6.2 AC.
- OPEN SPACE AREA REQUIRED		1.55 AC
GROSS LOT AREA EXCLUDING WETLAND		3.9 AC.
- OPEN SPACE AREA REQUIRED		0.97 AC
(OS) OPEN SPACE PROVIDED		0.56 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.55-0.56) =		1.0 AC.
BUILDING DATA:		
BUILDING DIMENSIONS:		(191'x82')+/-
BUILDING 6-APARTMENT BUILDING "E"		14,040 SF
BUILDING HEIGHT	4-FLOORS	52'-4" FT.
FLOOR AREA RATIO (FAR)		4.80
UNIT SIZE IN BEDROOMS- AREA SF.		
1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF		
BUILDING SETBACKS		PROVIDED (ft.)
	NORTH	317
	SOUTH	35
	EAST	247 MIN.
	WEST	170 MIN.
BUILDING INFORMATION:		
APARTMENT BUILDING "6E"		
NUMBER OF UNITS		51 units
NUMBER OF FLOORS		4 floors
UNITS PER FLOOR ~		13 units
	TOTAL UNITS	51 units
PARKING CALCULATIONS:		
CATEGORY:		MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT
PROVIDED W/ 4 HANDICAP SPACES		=92 SPACES**
PARKING REQURIED AS FOLLOWS**		
21	(1 UNIT BDRM)	= 32 SPACES
30	(2/3 UNIT BDRMS)	= 60 SPACES

**Aproximate

TOTAL GROSS AREA OF THE PROJECT IS 26.5 ACRES
TOTAL GROSS AREA OF WETLANDS IS 7.92 ACRES
OPEN SPACE PROVIDED 2.56 ACRES
GREEN SPACE PROVIDED 4.94 ACRES

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CERT. AUTH. NO. 00007522

CCEI PROJECT No.
----220427----

ZOHEIR S. CHEHAYEB, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38577
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CONCEPTUAL DESIGN NOT FOR CONSTRUCTION

REVISION TABLE

NO.	DATE

DESIGNED BY: SGH | CHECKED BY: PDT | APPROVED BY: ZSC | START: 04/28/23

PRELIMINARY DEVELOPMENT PLAN

PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY , FLORIDA

SHEET NO.
MP
MP-8

FILE PATH: C:\Users\engineer1\CCEI Dropbox\CCEI Projects\220427 Watson Commercial Real Estate (Palm Bay)\02 Drawings\02 Latest Drawing\220427 PLANSET-12-13-23.dwg 12/15/2023 2:37 PM

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PALM BAY COLONY: ZONING RMH
RESIDENTIAL MOBILE HOME

KEY PLAN - PARCEL 1

MASTER LEGEND

EXISTING	NEW	
		BUILDING
		ASPHALT PAVEMENT
		CONCRETE CURB
		CONCRETE PAVEMENT
		OPAQUE FENCING/ RETAINING WALL
		PROPERTY LINE
		CENTER LINE
		EASEMENT/ SETBACK LINE
W	W	WATER LINE
FM	FM	SS FORCE MAIN
SS	SS	SANITARY SEWER LINE
		WATER VALVE
		FIRE HYDRANT
8.0	8.0	CONTOUR LINES
		OPEN SPACE/ AMENITIES (OS)
		NOT PART OF PROJECT
		GREEN SPACE
		WETLAND AREA

PALM BAY COLONY SECTION ONE PB 24, PG 37

BLOCK 1

SMH TOP EL=32.32 INACCESSIBLE

ELEV.=20

Zone X

Zone AE

ELEV.=20

PARCEL 1

Existing Wetland Area: 3.30 AC

ZONING ~LI

LIGHT INDUSTRIAL AND WAREHOUSING

PARCEL 28-37-23-00-250
OWNER: RENESAS ELECTRONICS AMERICA INC

285' BUILDING SETBACKS

(OUTFALL) DISCHARGE TO EXISTING WETLAND

NEW GAZEBO

NEW SS MANHOLE

NEW LIFT STATION

OS 1 AREA
Open Space/ Amenities
PARCEL 1

229'

100 key HOTEL
(5 Floors)
F.F. =26.50

LOADING AREA (19x19)

NEW SITTING BENCH

NEW SD CONTROL STRUCTURE TYP.

DRY RETENTION AREA
SMP No. 1

Dumpster

NEW FORCE MAIN

NEW PERIMETER SIDEWALK ALONG ROBERT J CONLAN BLVD.

EXISTING SS FM 10" PVC

TAPPING SLEEVE WITH VALVE TYP. (VERIFY LOCATION)

APOLLO BOULEVARD (P PB 24, PG 37)
ROBERT J CONLAN BOULEVARD (P PB 72, PG 14)
200' WIDE ROW

EXISTING MANHOLE (VERIFY

S89°42'17"W 74.96' (M)

NE LEMON TREE STREET (F)
LEMON TREE LANE (P)
44' WIDE ROW

NEW WATER 6" PVC

WATER LINE EXTENSION

MATCH LINE A-A

283' BUILDING SETBACK

NEW FIRE DEPARTMENT CONNECTION

NEW FIRE HYDRANT ASSEMBLY

NEW BFP W/ METER TYP.

NEW DDCV TYP.

20' S. TBACK

ADA RAMP

MATCH LINE B-B

200' BUILDING SETBACK

25' S. TBACK

APPROX. AREA

gate entrance

NEW CROSS WALK

EXISTING SS FM 10" HDPE

WATER LINE EXTENSION AND LOOPED SYSTEM

SEE SHEET CP-P2 FOR CONTINUATION

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

TAPPING SLEEVE WITH VALVE TYP. (VERIFY LOCATION)

EXISTING WATER 6" PVC

NEW WATER 10" PVC

EXISTING WATER 10" ACP

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CCEI PROJECT No.
----220427----

ZOHEIR S. CHEHAYEB, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38577
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REVISION TABLE

NO.	DATE

DESIGNED BY: SGH
CHECKED BY: POT
APPROVED BY: ZSC
START: 04/28/23

PRELIMINARY DEVELOPMENT PLAN -PARCEL 1

PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY , FLORIDA

SHEET NO.
CP-P1

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PALM BAY COLONY: ZONING RMH
RESIDENTIAL MOBILE HOME

KEY PLAN - PARCEL 2

LEGEND

OPEN SPACE/ AMENITIES (OS)
NOT PART OF PROJECT
WATER LINE
SS FORCE MAIN LINE
GREEN SPACE
WETLAND AREA
SANITARY SEWER LINE
CONTOUR LINES
STORM LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DRY RETENTION AREA SMP No. 2

OS 2 PARCEL 2
PARCEL 2
Existing Wetland Area : 1.0 AC.

OS 2 AREA
Open Space/ Amenities
PARCEL 2

Apartment 1A
F.F. =26.50

Apartment 2A
F.F. =26.50

Apartment 3B
lobby
F.F. =26.50

NEW WALKING TRAIL AND EXERCISE STATIONS
NEW GAZEBO
NEW SD MES TYP.
NEW SD CONTROL STRUCTURE TYP.
NEW RETAINING WALL TYPICAL
(OUTFALL) DISCHARGE TO EXISTING WETLAND
APPROX. AREA OF IMPACT
NEW SS MANHOLE
NEW SS (GRAVITY)
NEW LIFT STATION
NEW FIRE HYDRANT ASSEMBLY
NEW FIRE HYDRANT ASSEMBLY TYP.
NEW FIRE DEPARTMENT CONNECTION
NEW FIRE DEPARTMENT CONNECTION TYP.
NEW BFP W/ METER TYP.
NEW DDCV TYP.
NEW OPAQUE SCREENING AND/OR RETAINING WALL TYPICAL
NEW PERIMETER SIDEWALK ALONG ROBERT J CONLAN BLVD.
WATER LINE EXTENSION AND LOOPED SYSTEM
WATER LINE EXTENSION AND LOOPED SYSTEM TO EAST SIDE OF APPLO BLVD.
NEW TEE FITTING
TAPPING SLEEVE WITH VALVE ALONG APOLLO BLVD. TYP. (VERIFY LOCATION)
TAPPING SLEEVE WITH VALVE TYP. (VERIFY LOCATION)
NEW FORCE MAIN
NEW BFP W/ METER TYP.
NEW DDCV TYP.
NEW FIRE DEPARTMENT CONNECTION TYP.
NEW FIRE HYDRANT ASSEMBLY TYP.
NEW CROSS WALK
NEW GROSS WALK
Dumpsters
LOADING AREA (16x20)
gate entrance
ADA RAMP
NEW WALKING TRAIL AND EXERCISE STATIONS
NEW RETAINING WALL TYPICAL

EXISTING SS 8" VCP (CLAY)
EXISTING SS FM 10" HDPE
EXISTING SS FM 4" PVC
EXISTING SS 6" PVC
EXISTING SS FM 10" PVC
EXISTING WATER 6" PVC
EXISTING WATER 10" PVC
NEW WATER 6" PVC
NEW WATER 10" PVC
6" FIRE LINE
4" WATER LINE

NE LEMON TREE STREET (F)
LEMON TREE LANE (P)
44' WIDE ROW
APOLLO BOULEVARD (P PB 24, PG 37)
ROBERT J CONLAN BOULEVARD (P PB 72, PG 74)
200' WIDE ROW
ERSOFF BOULEVARD
DANIEL B CAMERON
70' WIDE ROW

200' BUILDING SETBACK
202' BUILDING SETBACK
203' BUILDING SETBACK
155.6' BUILDING SETBACK
25' S. TBACK
96' BUILDING SETBACK
82' TYP.
191' TYP.
30' BLDG. SEP.
217' BUILDING SETBACK

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CCEI PROJECT No.
----220427----

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SEE SHEET CP-P3 FOR CONTINUATION

REVISION TABLE

NO.	DATE

DESIGNED BY: SGH
CHECKED BY: POT
APPROVED BY: ZSC
START: 04/28/23

PRELIMINARY DEVELOPMENT PLAN -PARCEL 2

PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

SHEET NO.
CP-P2

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PALM BAY COLONY: ZONING RMH
RESIDENTIAL MOBILE HOME

PALM BAY COLONY SECTION FOUR
PB 24, PG 40
BLOCK 15

DANIEL B CAMERON BOULEVARD
70' WIDE ROW

GUAVA LANE (P)
44' WIDE ROW

NEW OPAQUE SCREENING AND/OR RETAINING WALL TYPICAL
NEW DDCV TYP.
NEW BFP W/ METER TYP.
NEW FIRE DEPARTMENT CONNECTION TYP.
NEW FIRE HYDRANT ASSEMBLY TYP.
EXISTING SS 8" VCP (CLAY)
15' PAVEMENT SETBACK
30.8' BLDG STSCK
WATER LINE EXTENSION AND LOOPED SYSTEM
NEW FIRE HYDRANT ASSEMBLY AND FIRE DEPARTMENT CONNECTION TYP.
NEW BFP W/ METER TYP.
13' PAVEMENT SETBACK
170' BUILDING SETBACK
NEW WATER 6" PVC
8" FIRE LINE
NEW WATER 10" PVC

OS 3 PARCEL 3
DRY RETENTION AREA SMP No. 3
NEW GAZEBO
NEW SD CONTROL STRUCTURE TYP.
NEW WALKING TRAIL AND EXERCISE STATIONS
(OUTFALL) DISCHARGE TO EXISTING WETLAND
NEW RETAINING WALL TYPICAL
LOADING AREA (35x10)
LOADING AREA (20x19)
191' TYP.
82' TYP.
206' BUILDING SEPARATION
88' BUILDING SETBACK
24' BUILDING SETBACK
APPROX. AREA OF IMPACT

Apartment 4C
F.F. =26.50

Apartment 5D
F.F. =26.50

MATCH LINE A-A
MATCH LINE B-B

gate entrance
ADA RAMP
Dumpster
NEW CROSS WALK

NEW SS MANHOLE
NEW SS (GRAVITY)
NEW SS FM
NEW LIFT STATION
NEW SS MANHOLE
NEW OPAQUE SCREENING AND/OR RETAINING WALL TYPICAL
NEW RETAINING WALL TYPICAL
NEW BFP W/ METER TYP.
NEW DDCV TYP.
NEW FIRE DEPARTMENT CONNECTION TYP.
NEW FIRE HYDRANT ASSEMBLY TYP.

OS 3 AREA
Open Space/ Amenities
PARCEL 3

PARCEL 3
Existing Wetland
Area: 1.31 AC.

Existing Depression

WATER LINE EXTENSION AND LOOPED SYSTEM
TAPPING SADDLE WITH VALVE TYP.

EXISTING SS FM 4" PVC
EXISTING WATER 6" PVC
EXISTING SS FM 10" PVC
EXISTING WATER 10" ACP
EXISTING SS 10" VCP (CLAY)

NEW PERIMETER SIDEWALK ALONG ROBERT J CONLAN BLVD.

SEE SHEET CP-P4 FOR CONTINUATION

KEY PLAN - PARCEL 3

LEGEND
- OPEN SPACE/ AMENITIES (OS)
- NOT PART OF PROJECT
- WATER LINE
- GREEN SPACE
- WETLAND AREA
- FM — SS FORCE MAIN
- SS — SANITARY SEWER GRAVITY LINE

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

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3650 BOBBI LANE SUITE 119
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CERT. AUTH. NO. 00007522

CCEI PROJECT No.
----220427----

ZOHEIR S. CHEHAYEB, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38577
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REVISION TABLE

NO.	DATE

DESIGNED BY: SGH
CHECKED BY: PDT
APPROVED BY: ZSC
START: 04/28/23

PRELIMINARY DEVELOPMENT PLAN -PARCEL 3

PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY , FLORIDA

SHEET NO.
CP-P3

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FILE PATH: C:\Users\engineer1\CCEI Dropbox\CCEI Projects\220427 Watson Commercial Real Estate (Palm Bay)\02 Drawings\02 Latest Drawing\220427 PLANSET-12-13-23.dwg 12/14/2023 6:11 PM

PALM BAY COLONY: ZONING RMH
RESIDENTIAL MOBILE HOME

PALM BAY COLONY
SECTION FOUR
PB 24, PG 40
BLOCK 16

OS 4 - PARCEL 4

DRY RETENTION AREA SMP No. 4

NEW WALKING TRAIL AND EXERCISE STATIONS

NEW SD CONTROL STRUCTURE TYP.

NEW RETAINING WALL TYPICAL

NEW GAZEBO

Existing Wetland
Area: 2.36 AC.

(OUTFALL) DISCHARGE TO EXISTING WETLAND

Apartment 6E
F.F. =26.50

LOADING AREA (10x19)

82' TYP.

191' TYP.

NEW SS MANHOLE

APPROX. AREA OF IMPACT

OS 4 AREA
Open Space/ Amenities
PARCEL 4

PARCEL 4

Existing Upland
Area: 0.3 AC.

Existing Wetland
Area: 2.36 AC.

NEW SS FORCE MAIN

246' BUILDING SETBACK

317' BUILDING SETBACKS

OS 4 PARCEL 4

NEW PERIMETER SIDEWALK ALONG ROBERT J CONLAN BLVD.

WATER LINE EXTENSION AND LOOPED SYSTEM

NEW OPAQUE SCREENING AND/OR RETAINING WALL TYPICAL

EXISTING SS 8" VCP (CLAY)

NEW LIFT STATION

GUAVA LANE (P)
44' WIDE ROW

13' PAVEMENT SETBACK

170' BUILDING SETBACK

185' PAVEMENT SETBACK

Dumpster

NEW FIRE HYDRANT ASSEMBLY TYP.

NEW FIRE DEPARTMENT CONNECTION TYP.

NEW BFP W/ METER TYP.

NEW DDCV TYP.

gate entrance

gate entrance

8" FIRE LINE

6" FIRE LINE

41 WATER LINE

ADA RAMP

ADA RAMP

NEW CROSS WALK

88' BUILDING SETBACK

35' SETBACK

NEW WATER 10" PVC

NEW WATER 6" PVC

NEW FM 4"

EXISTING 10" FM

EXISTING WATER 6" PVC (TO BE TIE-IN/CUT)

EXISTING SS 8" VCP

EXISTING SS FM 10" PVC

COMMERCE PARK DRIVE NE
70' WIDTH VARIES

COMMERCE PARK DRIVE NE
ROW WIDTH VARIES

LIGHT INDUSTRIAL AND WA

ZONING ~LI~ROAD

ZONING ~BMU
BAYFRONT MIXED USE

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

MASTER LEGEND

EXISTING	NEW	
		BUILDING
		ASPHALT PAVEMENT
		CONCRETE CURB
		CONCRETE PAVEMENT
		OPAQUE FENCING/ RETAINING WALL
		PROPERTY LINE
		CENTER LINE
		EASEMENT/ SETBACK LINE
W	W	WATER LINE
FM	FM	SS FORCE MAIN
SS	SS	SANITARY SEWER LINE
		WATER VALVE
		FIRE HYDRANT
8.0	8.0	CONTOUR LINES
		OPEN SPACE/ AMENITIES (OS)
		GREEN SPACE
		WETLAND AREA
		NOT PART OF PROJECT

KEY PLAN - PARCEL 4

SEE SHEET CP-P4 FOR CONTINUATION

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PRELIMINARY DEVELOPMENT PLAN -PARCEL 4

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PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

SHEET NO.
CP-P4

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CONDITIONS OF APPROVAL NOTES DATED: 12-07-23

ENGINEERING NOTES:

PERMIT: #PD23-00008

1. CITY OF PALM BAY FIRE DEPT. HAS ADOPTED A LOCAL AMENDMENT TO THE F.F.P.C. REQUIRING ALL NEW TOWN HOMES TO BE FULLY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM MEETING NFPA #13R/ NFPA#13 (APRIL 21,2005). SEE ATTACHED DOCUMENT IN I.M.S. FILES.

FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION, FLORIDA ADMINISTRATIVE CODE (FAC), FLORIDA STATE STATUTE (FSS) AND CITY OF PALM BAY ORDINANCES CHAPTERS 33 AND 177.

2. FIRE FLOW TEST REQUIRED. PLEASE CONTACT PETER CARR @ THE PALM BAY UTILITY DEPT. AND COMPLETE FIRE HYDRANT FLOW TEST FORM AND PAY CITY FEE. CITY UTILITY AND FIRE DEPT. MUST BE SCHEDULED TO WITNESS TEST. FIRE SPRINKLER SYSTEM REQUIRED.

3. FIRE HYDRANT & FIRE LINE/F.D.C. REQUIREMENTS
· HYDRANT SPACING PER FFPC 1:18.5 (FLORIDA FIRE PREVENTION CODE).
· HYDRANTS, FDCS, AND CONTROL VALVES—SPECIAL JD REQUIREMENTS (NFPA #24)
· FDCS: SAME SIDE OF FIRE LANE AS HYDRANT? NFPA 24.5.9, FFPC 1:13.1.4, FFPC 1:18.2.4.1.3
· FDCS: <100 FT. FROM HYDRANT PER NFPA 14
· UNDERGROUND LAYOUT "MAKES SENSE"? COMPLIES WITH NFPA 1141/13/24
· BACKFLOW PREVENTION NEEDED/PROVIDED PER FFPC 1:13.5.3
· UNDERGROUND ISOLATION VALVE AT P.O.S. PER NFPA 24,6.2.9
· NO DEAD-END MAINS >600 FT. PER NFPA 1141
· ALL FIRE PROTECTION APPURTENANCES (HYDRANTS, BACKFLOW PREVENTERS, FDCS, PIVS, ETC.) HAVE MINIMUM CLEARANCES
FFPC 1:13.1.4 – FFPC 1:13.1.5.1, FFPC 1:18.5.7
· FIRE SPRINKLER RISER ROOM IS "IMMEDIATELY ACCESSIBLE" PER FFPC 1:13.1.5?
· ALL FIRE PROTECTION APPURTENANCES ARE MARKED/HAVE SIGNAGE PER FFPC 1:18.2.3.6 AND NFPA 24, ETC.
· SPECIAL JD REQUIREMENTS FOR MARKING/SIGNAGE

4. FIRE APPARATUS ASSESSES
• PROVIDE A AUTO/CAD TURN RADIUS FOR THIS SITE USING THE (2) TWO FIRE APPARATUS SPEC SHEETS PROVIDED.
• (NFPA 1901:12.3.2.3) AN ANGLE OF APPROACH AND AN ANGLE OF DEPARTURE OF AT LEAST 8 DEGREES SHALL BE MAINTAINED AT THE FRONT AND THE REAR OF THE VEHICLE WHEN IT IS LOADED TO THE ESTIMATED IN-SERVICE WEIGHT.
• A.12.3.2.3
• THE ANGLE OF APPROACH OR DEPARTURE AFFECTS THE ROAD CLEARANCE OF THE VEHICLE GOING OVER SHORT STEEP GRADES SUCH AS WOULD BE FOUND IN A DRIVEWAY ENTRANCE, CROSSING A HIGH CROWNED ROAD AT A RIGHT ANGLE, OR OFF-ROAD SERVICE. TOO LOW AN ANGLE OF APPROACH OR DEPARTURE WILL RESULT IN THE APPARATUS SCRAPING THE GROUND. FIGURE A.12.3.2.3 SHOWS THE METHOD OF DETERMINING THE ANGLE OF DEPARTURE. THE ANGLE OF APPROACH (FRONT OF VEHICLE) IS MEASURED IN THE SAME FASHION.

5. GATES (IF A GATED COMMUNITY).
(FFPC 1-18.2.2.2) THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE FIRE DEPARTMENT ACCESS BE PROVIDED TO GATED SUBDIVISIONS OR DEVELOPMENTS THROUGH THE USE OF AN APPROVED DEVICE OR SYSTEM. ALL MOTORIZED GATES SHALL INCLUDE A CLICK TO ENTER SYSTEM OR A SIREN OPERATED SWITCH AND KNOX KEY SWITCH BACKUP. ALL MANUAL GATES SHALL HAVE A KNOX PADLOCK. ORDER KNOX PRODUCTS AT KNOXBOX.COM. INDICATE THE GATES SHALL HAVE A MINIMUM CLEAR WIDTH OF 14 FEET.

6. GENERAL CONTRACTOR REQUIREMENTS PRIOR TO CONSTRUCTION

WATER SUPPLY DURING CONSTRUCTION
(FFPC 1:16.4.3.1) (NFPA 241:8.7.2) (§ 33.28) 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 MATERIALS TO THE SITE.
INSPECTIONS REQUIRED.
PER THE PBFR OPERATION CHIEF DRY HYDRANTS SUPPLIED BY PONDS ARE NOT ACCEPTABLE METHOD OF WATER SUPPLY DURING CONSTRUCTION OR TO PROVIDE FIRE FLOW.
ANY PROPOSED ALTERATIVE WATER SUPPLY IS REQUIRED TO BE APPROVED BY THE FIRE MARSHAL AND OPERATIONS CHIEF.
FIRE MARSHAL AND/OR OPERATIONS CHIEF SHALL HAVE FINAL APPROVAL OF WATER SUPPLY DURING CONSTRUCTION.

ENGINEER OF RECORD NOTES

1. FOR FIRE SYSTEMS YOU ARE REQUIRED TO CONFIRM THAT THE EOR FOLLOWS FSS 471.0195.
1. THERE SHOULD BE A SIGNATURE REVIEW ASSIGNED TO FIRE SYSTEM PERMITS. THE BUILDING DEPARTMENT KEEPS A RUNNING LIST OF ENGINEERS THAT THE REVIEWERS HAVE CHECKED ON MS TEAMS.
(FBC 107.2.1; FS 471/481) EACH SHEET OF PLAN IS REQUIRED TO BE SIGNED AND SEALED BY THE PERSON RESPONSIBLE FOR THE DESIGN. A DIGITAL PLAN REQUIRES A DIGITAL SIGNATURE WITH THE PROPER THIRD-PARTY VERIFICATION. A DIGITAL SIGNATURE THAT IS PRINTED OR PRINTED AND SCANNED IS NOT ACCEPTABLE.

FLOOD PLAIN NOTE:

1. PARCEL 1 IS WITHIN A FLOOD ZONE. LOMR WILL BE REQUIRED REMOVING SITE FROM SFHA

LAND DEVELOPMENT NOTES:

1. PLANS SHALL FOLLOW LDC 174.005 FOR DEVELOPMENT IN FLOOD HAZARD AREA (ZONE A) FOR FINAL DEVELOPMENT PLAN
2. COORDINATE WITH SJRWMD REGARDING WETLAND IMPACTS SHALL BE REQUIRED AS PART OF THE FINAL DEVELOPMENT PLAN
3. A WETLAND BUFFER AS PART OF THE PRELIMINARY DEVELOPMENT PLAN SHALL BE SHOWN IN ACCORDANCE WITH SJRWMD PERMITTING REQUIREMENTS. THE PRESERVED WETLAND AREA AND BUFFER ARE NOT COUNTED AS PART OF THE OPEN SPACE CALCULATION. WETLANDS ARE NOT CONSIDERED WATER BODIES AND AMENITIES AND DIRECT DISCHARGE INTO THE PRESERVED WETLAND AREA MAY NOT MEET PERMITTING REQUIREMENTS.
4. PLEASE REFER TO LDC 185.060 - 185.066 FOR PUD DEVELOPMENT STANDARDS AND IN ACCORDANCE WITH THE FOLLOWING SITE SPECIFIC NOTES.
   A. THE TOTAL ACREAGE USED FOR THE HOTEL, SHALL NOT BE CONSIDERED COMMON OPEN SPACE. LANDSCAPED AREAS IN PARKING LOTS ARE NOT PART OF COMMON OPEN SPACE. "ALL COMMON OPEN SPACE SHALL BE IMPROVED TO THE EXTENT NECESSARY TO COMPLIMENT THE RESIDENTIAL USES AND MAY CONTAIN COMPATIBLE AND COMPLIMENTARY STRUCTURES FOR THE BENEFIT AND ENJOYMENT OF THE RESIDENTS." OPEN SPACE REQUIREMENTS PER PARCEL INCLUDE IMPROVED OR PASSIVE RECREATION AREAS CONNECTED TO THE PROPOSED RESIDENTIAL DEVELOPMENT. SUCH AS PATHWAYS AROUND BUFFFERS/PONDS, AND CONNECTIONS FROM PARCEL 1 TO ADJACENT RESIDENTIAL PARCELS.
   B. PUD'S SHALL BE REGULATED BY THE ADOPTED LANDSCAPE PROVISIONS. PLANS SHALL ACCOMMODATE LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH THE CODE. PLANS SHALL INDICATE LANDSCAPED AREAS WHICH ARE NOT COUNTED AS PART OF THE OPEN SPACE CALCULATION.
   C. PLANS SHALL INDICATE: FAR, LENGTH OF BUILDINGS, MIN SIZE OF UNITS

PW ENGINEERING & ENVIRONMENTAL NOTES:

1. STORMWATER REVIEW FEE: PER CITY OF PALM BAY RESOLUTION 2023- 32 THE STORMWATER REVIEW FEE FOR NEW OR MODIFIED DEVELOPMENT (0-5) ACRES IS $650.00. ADDITIONAL $15.0 FEE FOR EACH ACREAGE OVER FIVE TO BE APPLIED. PLEASE SUBMIT THIS AMOUNT WITH THE REVISED SITE PLAN SUBMITTAL. BE ADVISED THE RESUBMITTAL WILL NOT BE ROUTED FOR REVIEW IF THE FEE IS NOT INCLUDED IN THIS SUBMITTAL.

2. TRANSPORTATION IMPACT FEE (TIF): PER CITY OF PALM BAY ORDINANCE 171.29 (A)(1) "...ANY LAND DEVELOPMENT ACTIVITY GENERATING TRAFFIC THAT CREATES AN INCREASED DEMAND ON THE MAJOR ROAD NETWORK SYSTEM SHALL BE OBLIGATED TO PAY A FAIR SHARE TRANSPORTATION FACILITIES IMPACT FEE". THE IMPACT FEE SHALL BE DETERMINED PER RESOLUTION 2023-49 THE FEES ARE SUBJECT TO CHANGE BY RESOLUTION AT ANY TIME. THE TIF SHALL BE CALCULATED AS SHOWN PLANS INFORMATION DURING THE SITE PLAN

PROCESSES SHALL BE PAID PRIOR TO ISSUANCE OF THE BUILDING PERMIT:

3. INSPECTION FEE (ON-SITE): PER CITY OF PALM BAY RESOLUTION NO. 2023-32 AN ENGINEERING INSPECTION FEE EQUAL TO 1.5% OF THE VALUE OF THE ON-SITE IMPROVEMENTS IS REQUIRED. WHEN PLANS ARE AT 90% OR CLOSE TO CITY APPROVAL, PLEASE PROVIDE A SIGNED AND SEALED ENGINEER'S COST ESTIMATE OF THE SITE WORK THAT WILL BE REVIEWED FOR CONSISTENCY WITH CURRENT INDUSTRY PRICING. ONCE THE COST ESTIMATE IS APPROVED YOU WILL BE NOTIFIED, AND THE FEE CAN BE SUBMITTED AT THAT TIME. NOTE:
THE FEE IS REQUIRED PRIOR TO THE PRE-SITEWORK MEETING.

4. INSPECTION FEE (RIGHT-OF-WAY): PER CITY RESOLUTION NO. 2023-32 AN ENGINEERING INSPECTION FEE EQUAL TO 0.5% OF THE VALUE OF THE PUBLIC RIGHT-OF-WAY IMPROVEMENTS IS REQUIRED. WHEN PLANS ARE AT 90% OR CLOSE TO CITY APPROVAL, PLEASE PROVIDE A SIGNED AND SEALED PLEASE PROVIDE A SIGNED AND SEALED ENGINEER'S COST ESTIMATE FOR THE WORK IN THE PUBLIC RIGHT-OF-WAY THAT WILL BE REVIEWED FOR CONSISTENCY WITH CURRENT INDUSTRY PRICING. ONCE THE COST ESTIMATE IS APPROVED YOU WILL BE NOTIFIED, AND THE FEE CAN BE SUBMITTED AT THAT TIME. NOTE: THE FEE IS REQUIRED PRIOR TO THE PRE-SITEWORK MEETING.
NOTE INCLUDE LINE ITEMS SUCH AS EROSION CONTROL, MAINTENANCE OF TRAFFIC, MOBILIZATION AND CEI TESTING.

5. MAINTENANCE BOND: AN ENGINEER'S COST ESTIMATE OF IMPROVEMENTS CONSTRUCTED WITHIN THE RIGHT-OF-WAY SHALL BE PROVIDED AND REVIEWED FOR CONSISTENCY WITH CURRENT INDUSTRY PRICING. A MAINTENANCE BOND EQUAL TO 25% OF THE APPROVED COST ESTIMATE SHALL BE EXECUTED AND SUBMITTED PRIOR TO CERTIFICATE OF COMPLETION/OCCUPANCY. BOND SHALL REMAIN IN PLACE FOR 2YRS AFTER PROJECT CONSTRUCTIONS.

6. PRIOR TO SCHEDULING A PRE-SITEWORK MEETING, PLEASE PROVIDE COPIES OF ALL EXTERNAL AGENCY PERMITS INCLUDING BUT NOT LIMITED TO THE NPDES GENERAL CONSTRUCTION PERMIT, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SW-ERP.

7. PLANS SHALL CLEARLY DEFINE POND STORM PEAK STAGES ON POND CROSS SECTIONS AND VERIFY FREEBOARD PROVIDED FROM TOP OF BANKS AND LOW AREAS IN THE SYSTEM.

8. AN ACKNOWLEDGE LETTER SHAL BE PROVIDED TO THE CITY THAT THE OWNER IS AWARE THAT THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER ARE NEEDED DURING THE PRE-CONSTRUCTION, CONSTRUCTION, AND CLOSE-OUT PHASE OF THE PROJECT .

9. AN ENVIRONMENTAL ASSESSMENT INCLUDING, ENDANGERED OR THREATENED SPECIES AND WETLAND DELINEATION IS REQUIRED AS PART OF THE SUBMITTAL PROCESS..

10. SIDEWALK INSTALLATION DESIGNS SHOULD CONFORM TO THE CURRENT 'DROP-OFF HAZARD FOR PEDESTRIAN AND BICYCLIST' REQUIREMENTS AS IDENTIFIED IN CHAPTER 8 OF THE FDOT PLANS PREPARATION MANUAL AND ADA REQUIREMENTS/ SPECIFICATIONS.

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS THE CITY AND ENGINEER OF RECORD SHALL BE NOTIFIED:
   A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
   B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
   C. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
   D. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
   E. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
   F. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
   G. UPON COMPLETION OF CONSTRUCTION.
   H. REQUIREMENTS FOR SHOP DRAWINGS AND TESTING LOGS: ADD THE FOLLOWING NOTE TO THE APPROPRIATE SPECIFICATION SHEET:

11. THE ENGINEER WILL REVIEW AND APPROVE SHOP DRAWINGS AND FURNISH APPROVALS TO THE PUBLIC WORKS DEPARTMENT AND TESTING LOGS, FROM THE TESTING COMPANY, WILL BE "CARBON COPIED" TO THE PUBLIC WORKS DEPARTMENT.

PW ROW UTILITIES COMMERCIAL DRIVEWAY NOTES:

1. SIDEWALK CONNECTIONS AND SIDEWALK CONNECTIONS TO THE EAST ACROSS COMMERCE PARK DRIVE NE CURRENT DEVELOPMENT SHALL BE COORDINATED WITH THE CITY.
2. PUBLIC IMPROVEMENTS WILL REQUIRE INSPECTION FEES AND MAINTENANCE BONDS.
3. DRIVEWAY AND RIGHT OF WAY PERMIT AND FEES PER CITY REQUIREMENTS WILL BE REQUIRED.
4. OTHER JURISDICTIONAL PERMITS PRIOR TO CONSTRUCTION STARTING.
   A. NPDES DEP
   B. ST. JOHN RIVER WATER MANAGEMENT DISTRICT PERMIT.
   C. FDEP
5. EOR REVIEW SIDEWALK ELEVATIONS PROPOSED RELATIVE TO WETLAND HYDROLOGY/FLOWS AND SWALES FLOWS AND ENSURE CONDITIONS ARE NOT FLOODING SIDEWALKS.
6. ENVIRONMENTAL STUDY OF PROJECT AREAS WILL BE REQUIRED.
7. TRAFFIC IMPROVEMENTS PER TRAFFIC STUDY FINDINGS WILL BE REQUIRED.
8. PRE VS POST DRAINAGE PATTERNS;
   A. EOR SHALL ENSURE PERMITTER DEVELOPMENT OF HISTORICAL DRAINAGE CONTINUES TO FLOW TO POSITIVE OUTFALL.
   B. EOR SHALL ENSURE PERIMETER GRADING AND OFFSITE GRADING SHALL BE IDENTIFIED IN PROJECT TOPO AND POST CONDITION DESIGN.
9. ADEQUATE MAINTENANCE AREA TO BE PROVIDED ALONG THE PERIMETER OF THE DRAINAGE SYSTEM TO ALLOW FOR APPROPRIATE MAINTENANCE OF THE SYSTEM.

PW SURVEY NOTES:

1. UPON APPROVAL, A DIGITALLY SIGNED & SEALED BOUNDARY, TOPOGRAPHICAL AND LOCATIONS SURVEY WILL BE REQUIRED AT NEXT SUBMITTAL.

PW TRAFFIC NOTES:

THE FOLLOWING IMPROVEMENTS FOR 2024 BACKGROUND WHICH WILL NEED TO BE ADDRESSED IN THIS TIS .
THEY ARE THE FOLLOWING:
1. LIPSCOMB STREET FROM PALM BAY ROAD TO TARPON WAY TO BE WIDEN FROM 2 TO 4 LANES.
2. PALM BAY ROAD FROM ROBERT J CONLAN BOULEVARD TO US 1 TO BE WIDEN FROM 2 TO 4 LANES.
3. LIPSCOMB STREET AT COMMERCE PARK ADDED SOUTHBOUND LEFT TURN LANE.
4. THE PREVIOUS TIS FOR BACKGROUND 2024 DID NOT IDENTIFY THE SIGNAL WARRANT BEING MET FOR LIPSCOMB AT COMMENCE?
5. RECHECK SIGNAL WARRANT FOR LIPSCOMB AT COMMERCE
6. ADD PFS FOR THE WIDENING OF LIPSCOMB AND PALM BAY ROAD

CITY UTILITIES NOTES:

1.THE WATER MAIN WILL REQUIRE SPECIFIC ADJUSTMENTS INCLUDING HYDRAULIC MODELING TO DETERMINE THE REQUIRED WATER MAIN SIZE, WATERMAIN ACROSS THE FRONTAGE OF THE DEVELOPMENT, CONNECTING THE REQUIRED WATER MAIN TO THE EXISTING WATER MAIN ACROSS THE ROAD, AND REWORKING THE EXISTING WATER MAIN AT THE NORTHERN SECTION OF THE PROPERTY TO REDUCE HEAD LOSSES.
2. THIS WORK MAY QUALIFY FOR CREDITS DEPENDING ON THE REQUIRED HYDRAULIC ANALYSIS.

3. UPON DEVELOPMENT OF THE SITE, THE FOLLOWING SHALL APPLY FOR CONNECTION TO THE CITY'S WATER AND SEWER UTILITIES SYSTEM:

   A. THE APPLICANT/OWNER, AT THEIR EXPENSE, WILL BE REQUIRED TO DESIGN, PERMIT, INSTALL, INSPECT, AND TEST WATER SYSTEMS OF ADEQUATE SIZE TO ACCOMMODATE THE DEVELOPMENT AND TO CONNECT TO THE CITY'S WATER AND SEWER SYSTEM. (§ 200.11(D)(1) - ON-SITE FACILITIES).
   B. THE APPLICANT/OWNER WILL BE REQUIRED TO EXTEND AND/OR LOOP SERVICE FROM THE ON-SITE FACILITIES TO THE EXISTING WATER AND WASTEWATER CONNECTION POINTS. (§ 200.11(D)(2) - OFF-SITE FACILITIES)
   C. THE APPLICANT/OWNER WILL BE RESPONSIBLE FOR THE PROPERTY'S HYDRAULIC SHARE FOR THE NEW UTILITIES REQUIRED TO SERVE THE DEVELOPMENT. OVERSIZING OF UTILITIES AT THE REQUEST OF THE UTILITIES DEPARTMENT WILL BE SUBJECT TO A REFUNDING AGREEMENT OR REFUNDABLE ADVANCE. [§ 200.11(D) & (E)]. THE CITY OF PALM BAY'S 2017 WATER AND WASTEWATER MASTER PLANS IDENTIFY PROPOSED MAINLINE EXTENSIONS WITH THE CITY'S CURRENT PIPE SIZING REQUIREMENTS. CONTACT THE UTILITIES ENGINEERING DEPARTMENT (321-952-3410) TO OBTAIN THESE MASTER PLANS.
   D. A CITY OF PALM BAY "UTILITY AGREEMENT" SHALL BE EXECUTED BETWEEN THE PROPERTY OWNER AND THE CITY. ALL UTILITY IMPACT/CONNECTION CHARGES NOTED IN THE "UTILITY AGREEMENT" MUST BE PAID AS OUTLINED IN THE TERMS AND CONDITIONS OF THE UTILITY AGREEMENT. ALL FEES ARE SUBJECT TO CHANGE ANNUALLY ON OCTOBER 1. THE PROPERTY OWNER SHALL SUBMIT A CERTIFIED COPY OF THE PROPERTY DEED AS VERIFICATION OF OWNERSHIP AS PART OF THE UTILITY AGREEMENT.
   E. ALL UTILITY CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE PALM BAY UTILITY DEPARTMENTS POLICIES, PROCEDURES AND STANDARDS HANDBOOK AND THE STANDARD DETAIL DRAWINGS.
   F. PRIOR TO ANY CONSTRUCTION, ALL REQUIRED FDEP PERMIT APPLICATIONS FOR THE WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PROCESSED THROUGH AND COPIES OF THE PERMITS FILED WITH THE UTILITIES DEPARTMENT

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PARCEL 1
Existing Wetland Area: 3.30 AC.

PARCEL 2
Existing Wetland Area : 1.0 AC.

PARCEL 3
Existing Wetland Area: 1.31 AC.

PARCEL 4
Existing Wetland Area: 2.36 AC.
Existing Upland Area: 0.3 AC.

OS 1 AREA
Open Space/ Amenities
PARCEL 1

OS 2 AREA
Open Space/ Amenities
PARCEL 2

OS 3 AREA
Open Space/ Amenities
PARCEL 3

OS 4 AREA
Open Space/ Amenities
PARCEL 4

100 key HOTEL
(5 Floors)
F.F. =26.50

Apartment 1A
F.F. =26.50

Apartment 2A
F.F. =26.50

Apartment 3B
lobby
F.F. =26.50

Apartment 4C
F.F. =26.50

Apartment 5D
F.F. =26.50

Apartment 6E
F.F. =26.50

DRY RETENTION AREA SMP No. 2

DRY RETENTION AREA SMP No. 3

DRY RETENTION AREA SMP No. 4

NEW GAZEBO

NEW WALKING TRAIL AND EXERCISE STATIONS

NEW RETAINING WALL TYPICAL

APPROX. AREA OF IMPACT

NEW OPAQUE SCREENING AND/OR RETAINING WALL TYPICAL

NEW PERIMETER SIDEWALK ALONG ROBERT J CONLAN BLVD.

NEW SITTING BENCH

LOADING AREA (19x19)

LOADING AREA (35x10)

LOADING AREA (30x19)

LOADING AREA (10x19)

Dumpster

NE LEMON TREE STREET (F)
LEMON TREE LANE (P)

ERSOFF BOULEVARD (F)

DANIEL B CAMERON BOULEVARD

GUAVA LANE (P)

APOLLO BOULEVARD (P PB 24, PG 37)
ROBERT J CONLAN BOULEVARD (P PB 72, PG 14)
200' WIDE ROW

S0°16'28"E 545.83' (P)

N0°16'28"W 700.00' (P)

S0°16'28"E 590.00' (P)

N0°06'28"W 94.83' (M)

S46°16'28"E 155.56' (P)

N89°43'32"E 500.00' (P)

S89°43'32"W 500.00' (P)

S89°32'47"E 500.04' (P)

N0°17'10"W 294.00' (C)
N00°40'02"E 294.00' (D)

N89°44'55"E 143.97' (C)
N89°18'21"W 144.00' (D)

S44°43'32"W 155.56' (P)
S45°52'22"W 155.68' (D)

N0°17'10"W 47.00' (C)
N00°40'02"E 47.00' (D)

N89°44'27"E 74.87' (C)
S89°18'21"E 75.00' (D)

Existing Depression

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

CCEI
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----220427----

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CONCEPTUAL DESIGN NOT FOR CONSTRUCTION

REVISION TABLE

NO.	DATE

DESIGNED BY: SGH
CHECKED BY: POT
APPROVED BY: ZSC
START: 04/28/23

SUPHIN FIRE APPERATUS TURNING TEMPLATE

PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY , FLORIDA

SHEET NO.
CP-6

FILE PATH: C:\Users\engineer1\CCEI Dropbox\CCEI Projects\220427 Watson Commercial Real Estate (Palm Bay)\02 Drawings\02 Latest Drawing\220427 PLANSET-12-13-23.dwg 12/15/2023 11:19 AM

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