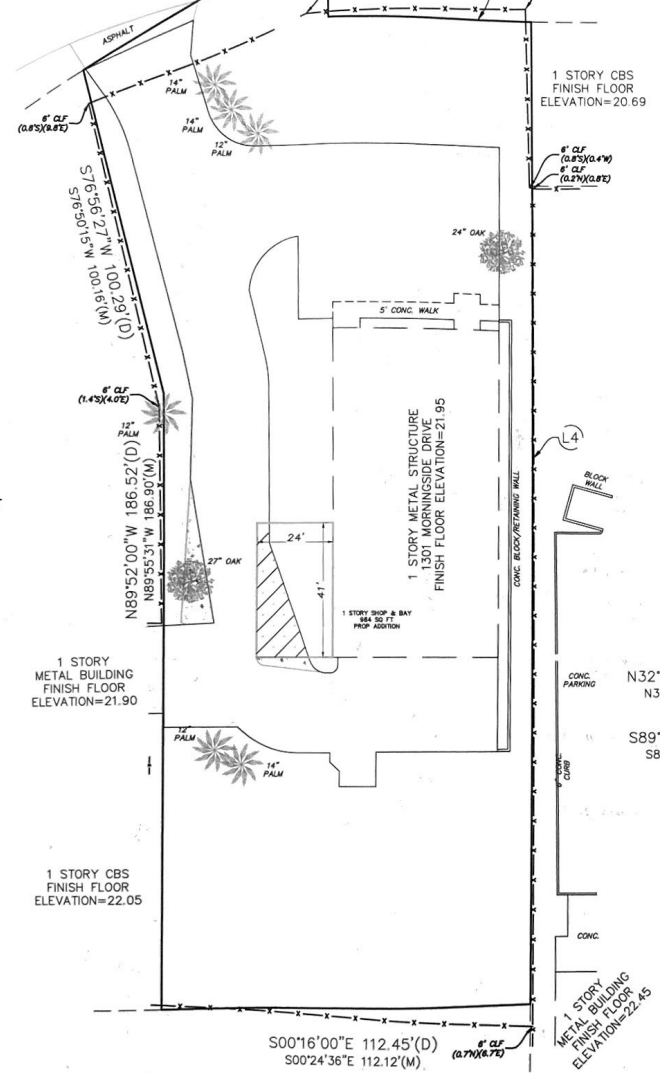


MORNINGSIDE DRIVE
DIRT ROAD
(PUBLIC RIGHT-OF-WAY) (L1)



M-1; LIGHT INDUSTRIAL DISTRICT
FLU; INDUSTRIAL

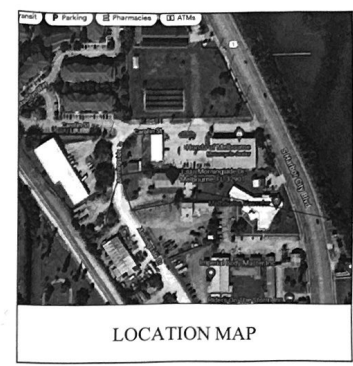
C-2; GENERAL COMMERCIAL
DISTRICT
FLU; GENERAL COMMERCIAL

C-2; GENERAL COMMERCIAL
DISTRICT
FLU; GENERAL COMMERCIAL

SITE LAYOUT PLAN

SCALE: 1"= 30'

- NOTES
- SEE DRAWING NO. C-8 FOR THE LIFT STATION DETAILS. THE SEWER SYSTEM WILL BE PRIVATELY OWNED & MAINTAINED.
 - THE EMERGENCY CONTACT NAME AND PHONE NUMBER FOR THE MAINTENANCE OF THE PRIVATE LIFT STATION SHALL BE DISPLAYED ON THE CONTROL PANEL.
 - THE CORNER ONLY SHALL REQUIRE A 6-HOUR NOTICE. A CIVIC INSPECTOR MUST BE PRESENT.
 - THE 2" FORCE MAIN MAY BE PRESSURE TESTED. A RIGIDITY PRESSURE TEST INSPECTION FORM MUST BE FORWARDED TO THE CITY OF MELBOURNE WATERWATER COLLECTION 48 HOURS PRIOR TO PRESSURE TESTING. A WWC INSPECTOR MUST BE PRESENT.
 - CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF EXISTING UTILITIES AND THAT EXISTING MANHOLES PROPERLY BE REGRADED BEFORE TYPING IN ANY PRIOR TO START CONSTRUCTION.
 - REPLACE THE PORTABLE WATER METER WITH AN ABOVE GROUND ASSEMBLY. IF NO METER IS PRESENT THE CONTRACTOR WILL NEED TO PROVIDE A SERVICE LINE TAP ON THE MAIN.
 - THE 2" FORCE MAIN MUST BE GREEN IN COLOR OR HAVE A GREEN STRIPE FROM FACTORY.
 - THE MANHOLE MUST BE CORE DRILLED. A CORE DRILL INSPECTION FORM MUST BE FORWARDED TO THE CITY OF MELBOURNE WATERWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO CORE DRILLING THE MANHOLE. A WWC REPRESENTATIVE MUST BE PRESENT. THE CONTRACTOR MUST BE CONSTRUCT THE MANHOLE FLOW CHANNELS FOR PROPER FLOW DIRECTION.
 - CONAT EXISTING CITY MANHOLE WITH SPRAYGON OR GRAVEN 48S.
 - THE CITY'S POINT OF ACCEPTANCE IS AT THE INFO CITY MANHOLE (NO. 1008).
 - THE 2" FORCE MAIN MUST ENTER THE EXISTING MANHOLE AT 180 DEGREES OR AS CLOSE TO 180 DEGREE AS THE DUCT FALL PIPE.



PROJECT LOCATION

THE SITE IS AT
1301 MORNINGSIDE DRIVE
MELBOURNE, FLORIDA 32901
PARCEL ID# 27-07-34-77-06-01
TAX ID# 27-3078

LOCATION MAP

OWNER:	CIVIL ENGINEER
JOHN R. FURNER	UNIVERSITY OF FLORIDA
888 DEERHURST DRIVE	TEIMOURI & ASSOCIATES, INC.
MELBOURNE, FL 32909	2121 W. HAVEN AVENUE
TEL: (321) 729-8392	MELBOURNE, FL 32909, 32901
	TEL: (321) 729-8392

GENERAL STATEMENT:
THIS SITE CONTAINS 8.8 ACRES, MOSTLY DEVELOPED. THE PLANNED DEVELOPMENT IS FOR A WOOD SHOP AND DISPLAY BAY ADDITION FOR MANUFACTURING USE. THERE WILL BE 50 SPACES FOR AUTO DISPLAY. WATER IS AVAILABLE AT THE SITE AND WILL BE EXTENDED TO THE BUILDING FOR DRINKING PURPOSES. THERE IS SPRINKLER AVAILABLE ON THE ADJACENT WESTERN SITE. A PRIVATE LIFT STATION WILL BE PROVIDED WITH THE PROPER EQUIPMENT. THE STORMWATER MANAGEMENT SYSTEM WILL BE A DETENTION SYSTEM DISCHARGING TO THE EXISTING DRAINAGE CANAL ON SITE. ROADSIDE AND STREET ACCESS AND DRAINAGE CANNOTS WILL BE PROVIDED AND RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TAX ACCOUNT NO.	2738789
EXISTING ZONING & FUTURE LAND USE	C2 GENERAL COMMERCIAL
DEVELOPMENT AREA	26,155 SF, 0.58 ACRES
NUMBER OF EXISTING STRUCTURES	ONE, 1,000 SF LIGHT MANUFACTURING
NUMBER OF PROPOSED STRUCTURES	ONE, 164,547 SF SHOP AREA
FLOOR AREA RATIO	SHA 1.64, LUL 1.5-2.07

REQUIREMENTS	REQUIRED	PROVIDED
FRONT	20'	153.0'
REAR	EAST	60.0'
SIDE	NORTH	54.7'
SIDE	SOUTH	388.0'

PERCENT COVERAGE BY EXISTING STRUCTURE	5,000 SF	18.8%
PERCENT COVERAGE BY OTHER EXISTING IMPERVIOUS SURFACES	3,174.5 SF	12.1%
TOTAL PERCENT EXISTING IMPERVIOUS COVERAGE	16,748 SF	48.9%
TOTAL IMPERVIOUS AREA TO BE REMOVED	37	0.1%
PERCENT COVERAGE BY NEW STRUCTURE	164,547 SF	2.7%
PERCENT COVERAGE BY OTHER NEW IMPERVIOUS SURFACES	62,650 SF	44.8%
TOTAL PERCENT NEW IMPERVIOUS COVERAGE	164,547 SF	48.9%

PROPOSED BUILDING HEIGHT	33 FEET ONE STORY	
MAXIMUM EXISTING HEIGHT	48 FEET, FOUR FLOORS	
NO. REQUIRED PARKING SPACES		
1 SPACE / 500 SF FOR SALES OFFICE	7,800 SF ± 1 SPACE / 500 SF ± 16%	16 SPACES
1 SPACE / 200 SF SALES AREA	5,000 SF ± 1 SPACE / 2,000 SF	3 SPACES
1.5 SPACES / EMPLOYEE	5 EMPLOYEES ± 1.5 SPACE / EMPLOYEE	8 SPACES
1 SPACE PER SERVICE BAY	1 SPACE & 4 SERVICE BAY	4
TOTAL		33 SPACES
NO. PROVIDED PARKING SPACES		33 SPACES
HANDICAP		3
31' WHEEL PARKING	TOTAL	30
31' WIDE DISPLAY SPACE		0
25' WIDE DISPLAY SPACES		0
REQUIRED WHEELCHAIR LANDING	31 SPACES ± 50 SF / SPACE ± 1,500 SF	1,500 SF

TEIMOURI & Associates, Inc.
Consulting Engineers
32 East New Haven Avenue
Melbourne, Florida 32901
321-729-8392 Fax 321-729-9989
CERTIFICATE OF AUTHORIZATION # 0790

NO.	DATE	REVISIONS

1301 MORNINGSIDE DRIVE
SITE LAYOUT PLAN
PREPARED FOR:
JOHN R. FURNER
606 DEERHURST DRIVE, MELBOURNE, FL 32940

- GENERAL NOTES
- WHEN DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MELBOURNE TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF WATER DISTRIBUTION SYSTEM, JULY 2016.
 - SHAW-FURNER SHALL BE THE DISTRIBUTOR FOR CONSTRUCTION SHALL BE ACCORDANCE WITH CITY OF MELBOURNE TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF SEWER, JULY 2016.
 - THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF APPENDIX D, CHAPTER 7, ARTICLE 3.2.2.
 - THE STORMWATER FOR THE SITE WILL MEET ALL REQUIREMENTS OF APPENDIX D, CHAPTER 7, ARTICLE 3.2.2.
 - THE SIGNING FOR THE SITE WILL MEET ALL REQUIREMENTS OF APPENDIX D, CHAPTER 11.
 - THE PARKING WILL MEET ALL REQUIREMENTS OF APPENDIX D, CHAPTER 8, ARTICLE V.
 - WHENLANDSCAPING WILL MEET ALL REQUIREMENTS OF APPENDIX D, CHAPTER 7, ARTICLE 3.1 AS APPLICABLE.
 - THE LANDSCAPING WILL MEET ALL REQUIREMENTS OF APPENDIX D, CHAPTER 8, ARTICLE V.
 - THE SITE IS DEVELOPED AND A REVIEWER FOR THE REQUIREMENT OF ENVIRONMENTAL IMPACT ASSESSMENT CONSISTENT WITH APPENDIX D, CHAPTER 8, ARTICLE 3.2, IS REQUESTED.

LEGAL DESCRIPTION:
A PORTION OF LOTS 1, 2, 3 & 4, MORNINGSIDE ADDITION TO MELBOURNE AS DESCRIBED IN PLAT BOOK 7, PAGE 9 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PORTION OF LOT 1 & CAROLINA TRACT ADDITION TO MELBOURNE AS RECORDED IN PLAT BOOK 1, PAGE 38 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF MORNINGSIDE DRIVE AND THE NORTHERN LINE OF AFORESAID LOT 4 OF AFORESAID ADDITION TO MELBOURNE, THENCE GO WEST 70° 13' 10" ALONG SAID NORTHERN LINE A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 4 CAROLINA TRACT ADDITION TO MELBOURNE, THENCE GO WEST 70° 13' 10" ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 46.5 FEET, 168 FEET FIELD, THENCE GO ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 168 FEET, 168 FEET FIELD, THENCE GO SOUTH 70° 13' 10" ALONG SAID WEST LINE A DISTANCE OF 124.5 FEET TO A POINT ON THE EAST LINE OF THE WEST 70° 13' 10" OF AFORESAID LOT 4, MORNINGSIDE ADDITION TO MELBOURNE AT A POINT ON THE SOUTH LINE OF THE NORTH 15 FEET OF SAID LOT 4, THENCE GO WEST 70° 13' 10" ALONG SAID WEST LINE A DISTANCE OF 124.5 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4, THENCE GO WEST 70° 13' 10" ALONG SAID WEST LINE A DISTANCE OF 168 FEET TO THE INTERSECTION OF THE COMMON LINE BETWEEN AFORESAID LOTS 3 AND 4, THENCE GO SOUTH 70° 13' 10" A DISTANCE OF 168 FEET TO THE INTERSECTION OF THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF MORNINGSIDE DRIVE, THENCE GO WEST 70° 13' 10" ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 168 FEET TO THE POINT OF BEGINNING.

Table M-6.3.1.2 Minimum Required Fire Flow and Fire Duration for Buildings

USE GROUP	MINIMUM REQUIRED FIRE FLOW (GPM)	MINIMUM REQUIRED FIRE DURATION (MIN)
GROUP A	150	15
GROUP B	150	15
GROUP C	150	15
GROUP D	150	15
GROUP E	150	15
GROUP F	150	15
GROUP G	150	15
GROUP H	150	15
GROUP I	150	15
GROUP J	150	15
GROUP K	150	15
GROUP L	150	15
GROUP M	150	15
GROUP N	150	15
GROUP O	150	15
GROUP P	150	15
GROUP Q	150	15
GROUP R	150	15
GROUP S	150	15
GROUP T	150	15
GROUP U	150	15
GROUP V	150	15
GROUP W	150	15
GROUP X	150	15
GROUP Y	150	15
GROUP Z	150	15

Table A-4.1.1 Cross-Section of Building Construction Types**

TYPE	WALL	FLOOR	ROOF	CEILING	CHIMNEY	STAIR	ELEVATOR	MECHANICAL	WATER	SEWER	VENT
TYPE I	1	1	1	1	1	1	1	1	1	1	1
TYPE II	1	1	1	1	1	1	1	1	1	1	1
TYPE III	1	1	1	1	1	1	1	1	1	1	1
TYPE IV	1	1	1	1	1	1	1	1	1	1	1
TYPE V	1	1	1	1	1	1	1	1	1	1	1

** This table has been adapted to include codes not included by the code.

PROJECT NO: 2022-104
FILE NO: 2022104C1a
DESIGNED BY: VBT
DRAWN BY: VBT
CHECKED BY:
DATE: 4-20-2022
DRAWING NO:
C-1
SHEET 1 OF 1

TEIMOURI & ASSOCIATES, INC.
No. 41252
STATE OF FLORIDA
PROFESSIONAL ENGINEER