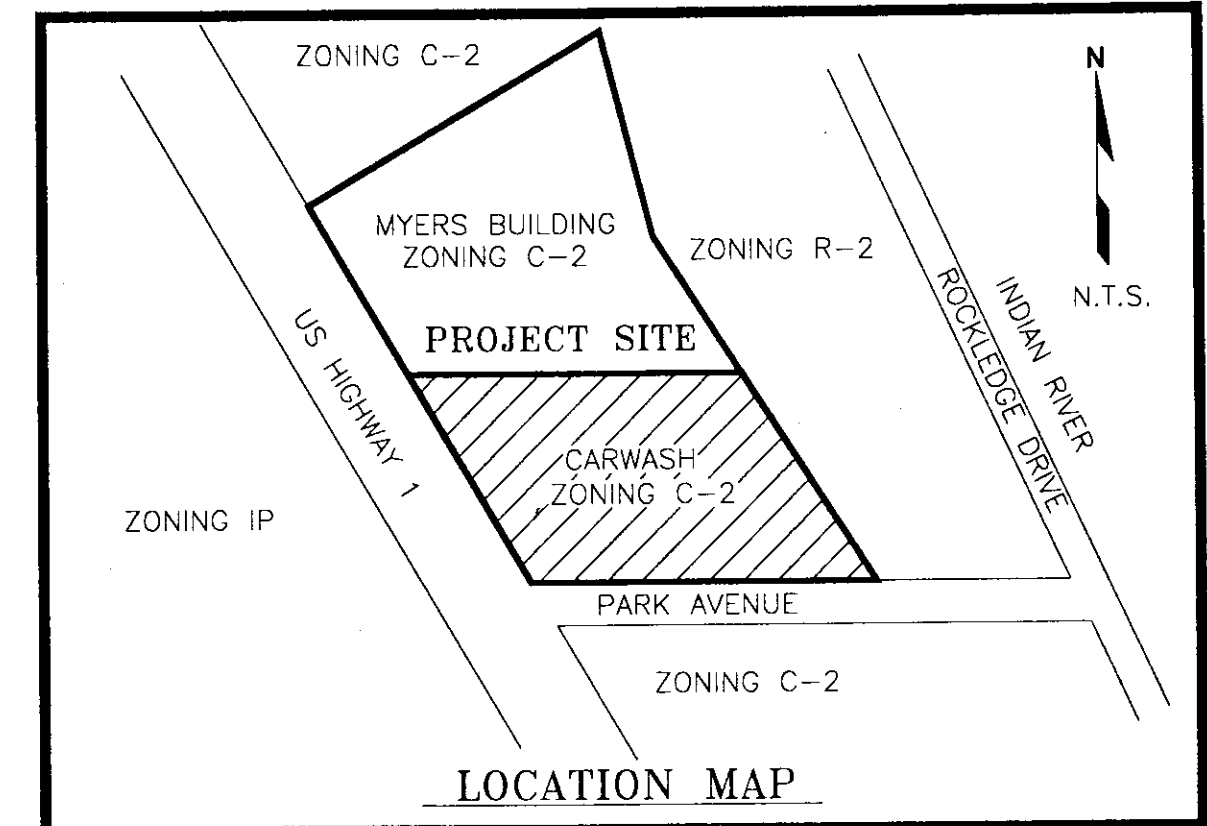


REVISIONS	
no.	date
1	7/21/97

**SITE PLAN**  
**BAY WASH OF ROCKLEDGE**  
ROCKLEDGE, FLORIDA

**Lombardi Engineering**  
LISA LOMBARDI, P.E.  
1011 ROCKLEDGE DRIVE  
ROCKLEDGE, FLORIDA 32955  
(407) 633-0653

scale: 1" = 20'  
drawn: MA  
checked: LL  
approved: LL  
date: 6/23/97  
job no. 97-007  
SHEET NO.  
**C**  
**1**  
2 OF 10



**SITE PLAN NOTES**

- THIS SITE SHALL CONNECT TO CITY OF COCOA WATER.
- SOD ALL SLOPES GREATER THAN 5:1.
- ALL DIMENSIONS ARE TO THE FACE OF CURB.
- SURVEY INFORMATION WAS PROVIDED BY R.M. PACKARD & ASSOC., INC. SURVEYING AND MAPPING, DATED 11/18/96, DWG # D-2216.

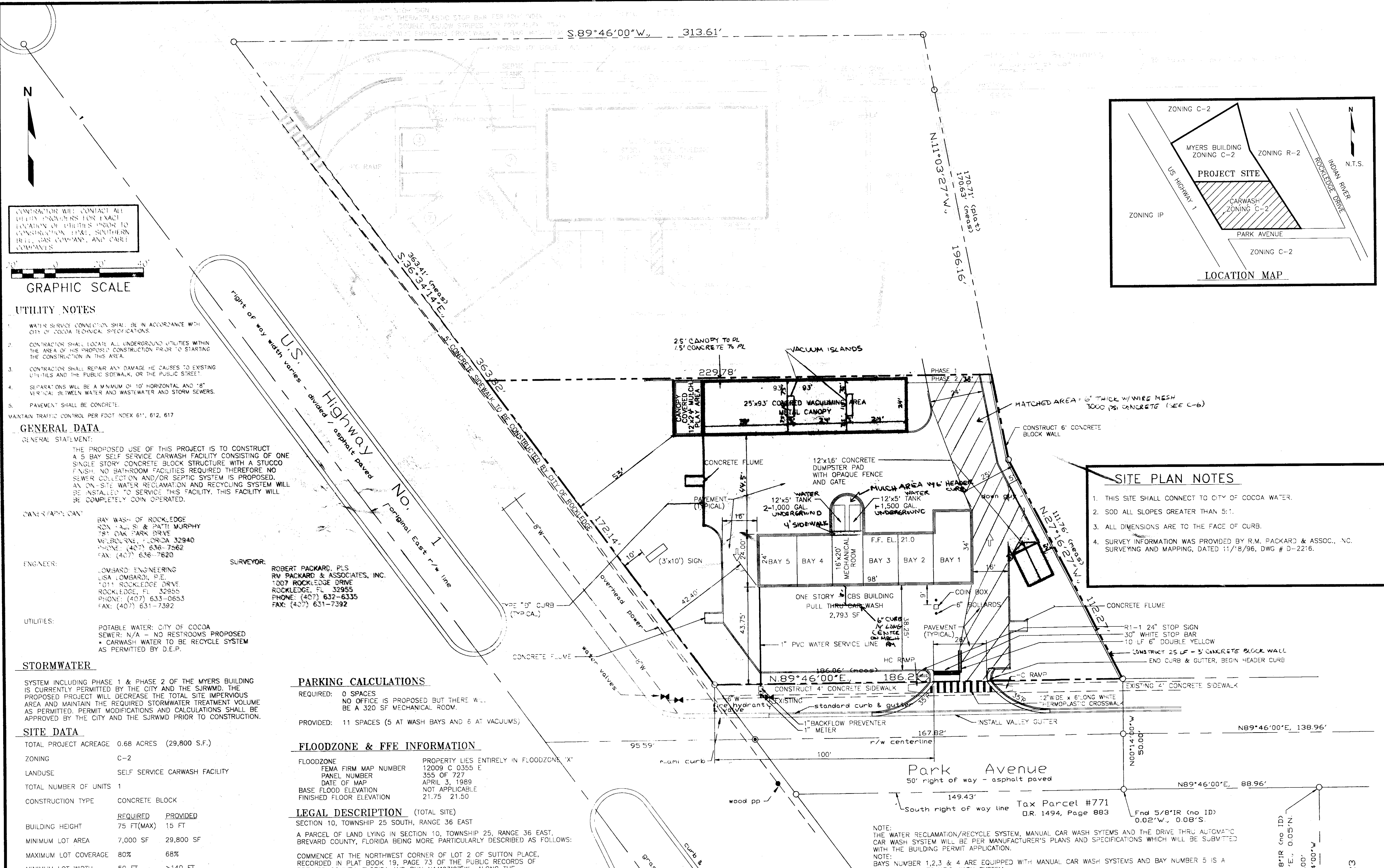
**FIRE DEPARTMENT NOTES**

- LANDSCAPING SHALL NOT BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT AND / OR FIRE DEPARTMENT CONNECTION.
- WATER FOR PRE-FIGHTING PURPOSES SHALL BE AVAILABLE PRIOR TO COMBUSTIBLES BEING BURNED ON SITE.
- NEW AND EXISTING FIRE HYDRANTS SHALL BE ADJACENT WITH A ROADWAY REFLECTOR PLACED ON FOOT OFF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT.
- NEW FIRE HYDRANTS SHALL BE POSITIONED NOT MORE THAN 8' OR LESS THAN 6' OFF THE EDGE OF PAVEMENT, WITH THE CENTER OF THE STREAMER (SECTION 14.5) NOT GREATER THAN 18" - 24" ABOVE THE FINISHED GRADE.

**FIRE FLOW CALCULATIONS**

TOTAL FLOOR AREA = 2,266 SF (CARWASH) - 2,625 SF (VACUUM) = 4,891 SF  
 $F = 1.8C/\sqrt{A}$   
 $F = 1.8(0.8) / \sqrt{4,891}$   
 BASE GPM REQUIRED = 1,007 GPM  
 MINUS 25% FOR LIGHT OCCUPANCY = 755

REQUIRED GPM = 755 = 1 FIRE HYDRANT BASED ON 1000 GPM PER FIRE HYDRANT



CONTRACTOR WILL CONTACT ALL UTILITIES PROVIDERS FOR EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. SEE SOUTHERN BELL, GAS COMPANY, AND CABLE COMPANIES.

**GRAPHIC SCALE**

- UTILITY NOTES**
- WATER SERVICE CONNECTION SHALL BE IN ACCORDANCE WITH CITY OF COCOA TECHNICAL SPECIFICATIONS.
  - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES WITHIN THE AREA OF HIS PROPOSED CONSTRUCTION PRIOR TO STARTING THE CONSTRUCTION IN THIS AREA.
  - CONTRACTOR SHALL REPAIR ANY DAMAGE HE CAUSES TO EXISTING UTILITIES AND THE PUBLIC SIDEWALK, OR THE PUBLIC STREET.
  - SEPARATIONS WILL BE A MINIMUM OF 10" HORIZONTAL AND 18" VERTICAL BETWEEN WATER AND WASTEWATER AND STORM SEWERS.
  - PAVEMENT SHALL BE CONCRETE.
- MAINTAIN TRAFFIC CONTROL PER FOOT INDEX 611, 612, 617

**GENERAL DATA**

**GENERAL STATEMENT:**

THE PROPOSED USE OF THIS PROJECT IS TO CONSTRUCT A 5 BAY SELF SERVICE CARWASH FACILITY CONSISTING OF ONE SINGLE STORY CONCRETE BLOCK STRUCTURE WITH A STUCCO FINISH. NO BATHROOM FACILITIES REQUIRED THEREFORE NO SEWER COLLECTION AND/OR SEPTIC SYSTEM IS PROPOSED. AN ON-SITE WATER RECLAMATION AND RECYCLING SYSTEM WILL BE INSTALLED TO SERVICE THIS FACILITY. THIS FACILITY WILL BE COMPLETELY COIN OPERATED.

**OWNER/ARCHITECT:**  
BAY WASH OF ROCKLEDGE  
252 WALS & WALTER MURPHY  
181 OAK PARK DRIVE  
MELBOURNE, FLORIDA 32940  
PHONE: (407) 636-7562  
FAX: (407) 636-7820

**ENGINEER:**  
LOMBARDI ENGINEERING  
LISA LOMBARDI, P.E.  
1011 ROCKLEDGE DRIVE  
ROCKLEDGE, FL 32955  
PHONE: (407) 633-0653  
FAX: (407) 631-7392

**SURVEYOR:**  
ROBERT PACKARD, PLS  
R.M. PACKARD & ASSOCIATES, INC.  
1007 ROCKLEDGE DRIVE  
ROCKLEDGE, FL 32955  
PHONE: (407) 632-6335  
FAX: (407) 631-7392

**UTILITIES:**  
POTABLE WATER: CITY OF COCOA  
SEWER: N/A - NO RESTROOMS PROPOSED  
\* CARWASH WATER TO BE RECYCLE SYSTEM AS PERMITTED BY D.E.P.

**STORMWATER**

SYSTEM INCLUDING PHASE 1 & PHASE 2 OF THE MYERS BUILDING IS CURRENTLY PERMITTED BY THE CITY AND THE SJRWMD. THE PROPOSED PROJECT WILL DECREASE THE TOTAL SITE IMPERVIOUS AREA AND MAINTAIN THE REQUIRED STORMWATER TREATMENT VOLUME AS PERMITTED. PERMIT MODIFICATIONS AND CALCULATIONS SHALL BE APPROVED BY THE CITY AND THE SJRWMD PRIOR TO CONSTRUCTION.

**SITE DATA**

TOTAL PROJECT ACREAGE	0.68 ACRES (29,800 S.F.)
ZONING	C-2
LANDUSE	SELF SERVICE CARWASH FACILITY
TOTAL NUMBER OF UNITS	1
CONSTRUCTION TYPE	CONCRETE BLOCK
BUILDING HEIGHT	REQUIRED 15 FT PROVIDED 15 FT
MINIMUM LOT AREA	7,000 SF 29,800 SF
MAXIMUM LOT COVERAGE	80% 68%
MINIMUM LOT WIDTH	50 FT >140 FT
BUILDING SETBACKS	BLDG
FRONT	25 FT 42 FT
SIDE	10 FT N/A
SIDE CORNER	25 FT 43 FT
REAR	25 FT 25 FT

**CALCULATED LOT COVERAGES**

	PHASE II: BAYWASH ONLY/FOR PHASE BREAKDOWN SEE C-2.		
	(SF)	(ACRE)	(PERCENT)
TOTAL PROJECT AREA	28,227	0.648	100
IMPERVIOUS AREA			
BUILDING AREA	5,118	0.118	18.25%
PARKING / SIDEWALK	13,931	0.319	49.23%
TOTAL IMPERVIOUS AREA	19,049	0.437	67.48%
TOTAL PERVIOUS AREA	9,178	0.211	32.52%

FOR PHASE I, PHASE II, TOTAL SITE SEE C-2.

**PARKING CALCULATIONS**

REQUIRED: 0 SPACES  
NO OFFICE IS PROPOSED BUT THERE WILL BE A 320 SF MECHANICAL ROOM.

PROVIDED: 11 SPACES (5 AT WASH BAYS AND 6 AT VACUUMS)

**FLOODZONE & FFE INFORMATION**

FLOODZONE: PROPERTY LIES ENTIRELY IN FLOODZONE 'X'  
 FEMA FIRM MAP NUMBER: 12009 C 0355 E  
 PANEL NUMBER: 355 OF 727  
 DATE OF MAP: APRIL 3, 1989  
 BASE FLOOD ELEVATION: NOT APPLICABLE  
 FINISHED FLOOR ELEVATION: 21.75 21.50

**LEGAL DESCRIPTION (TOTAL SITE)**  
SECTION 10, TOWNSHIP 25 SOUTH, RANGE 36 EAST

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 25, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2 OF SUTTON PLACE, RECORDED IN PLAT BOOK 19, PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN N11°03'27"W., ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, A DISTANCE OF 25.45 FEET TO A POINT ON THE NORTH LINE OF AN UN-NAMED ROAD RIGHT OF WAY RECORDED IN O.R. 155, PAGE 462 OF SAID PUBLIC RECORDS; THENCE S89°46'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 313.61 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO 1 (A 143 FOOT WIDE RIGHT OF WAY) THENCE S36°34'14"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 363.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARK AVENUE (A 50 FOOT WIDE RIGHT OF WAY DEPICTED ON THE AFORESAID PLAT OF SUTTON PLACE); THENCE N89°46'00"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 186.21 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE N27°16'27"W., ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 112.27 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 2; THENCE N11°03'27"W., ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 170.71 FEET TO THE POINT OF BEGINNING; CONTAINING 1.608 ACRES.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.