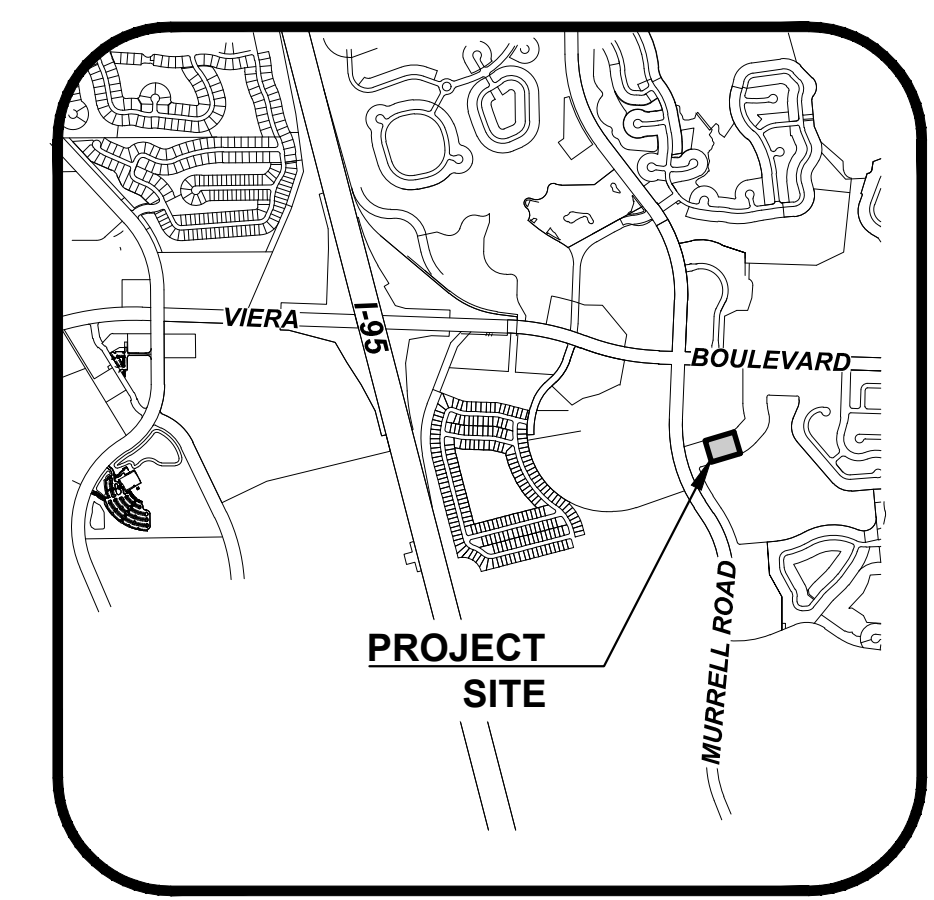


B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING -
LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 725-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: #105
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951



LOCATION MAP
NTS

SITE LIGHTING
SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE LIGHTING ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY.

STORM WATER MANAGEMENT FACILITIES
THIS SITE IS PART OF THE BASIN IV STORM WATER MANAGEMENT SYSTEM. WATER QUALITY TREATMENT AND PEAK RUN-OFF ATTENUATION IS PROVIDED WITHIN THE EXISTING MASTER STORM WATER SYSTEM. DISCHARGE FROM THE SITE WILL BE DIRECTED SOUTH TO THE APPROVED MASTER DRAINAGE SYSTEM.

- GENERAL NOTES:**
1. THIS PROJECT DOES NOT RESULT IN ANY NET LOSS OF FUNCTIONAL WETLAND ACREAGE. NO ALTERATION OR FILLING OF EXISTING WETLANDS IS PROPOSED.
 2. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WITHIN ROADWAY AND DRAINAGE EASEMENTS AND RIGHT OF WAYS CAUSED BY THEIR ACTIONS DURING CONSTRUCTION.
 4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT.
 5. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE WILL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.
 6. USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD OF QUANTITIES OF LISTED SUBSTANCES.
 7. POTABLE WATER WILL BE PROVIDED BY THE CITY OF COCOA. SANITARY AND SOLID WASTE DISPOSAL WILL BE PROVIDED BY BREVARD COUNTY. ELECTRIC POWER WILL BE PROVIDED BY FLORIDA POWER & LIGHT.
 8. UTILITIES SHALL BE UNDERGROUND, INCLUDING TELEPHONE AND ELECTRICAL SERVICE REQUIRED FOR SITE LIGHTING.
 9. ALL SITE LIGHTING SHALL MEET BREVARD COUNTY CODE SECTION 62-2257.
 10. ALL SITE DEVELOPMENT AND OPERATION SHALL BE IN FULL COMPLIANCE WITH BREVARD COUNTY PERFORMANCE STANDARDS 62-2251 AND 62-2272.
 11. ALL LANDSCAPING SHALL BE IN FULL CONFORMANCE WITH BREVARD COUNTY CRITERIA, CHAPTER 62, SECTION 4302.
 12. THERE ARE NO POTABLE WATER WELLS OR EXISTING SEPTIC SYSTEMS WITHIN 100 FEET OF THIS PROJECT.

GENERAL STATEMENT
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MEDICAL OFFICE BUILDING. TOTAL SQUARE FOOTAGE OF BUILDING IS 10,000 S.F. THE BUILDING WILL BE TYPE IIB, SPRINKLED, UNPROTECTED ONE STORY CONSTRUCTION.
BUILDING HEIGHT = 19'1" (TO TOP OF PARAPET)
= 20'7" (BOTTOM OF EAVE)

THE INFRASTRUCTURE FOR THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

BUILDING AND PARKING DATA

REQUIRED PARKING
THE MINIMUM PARKING REQUIREMENTS ARE AS FOLLOWS:
TOTAL SPACES @ 1 SPACE PER 250 S.F. (10,000/250)
= 40 SPACES

PROVIDED PARKING
REGULAR/HC PARKING = 49 SPACES (INCLUDES 2 HANDICAP STALLS)

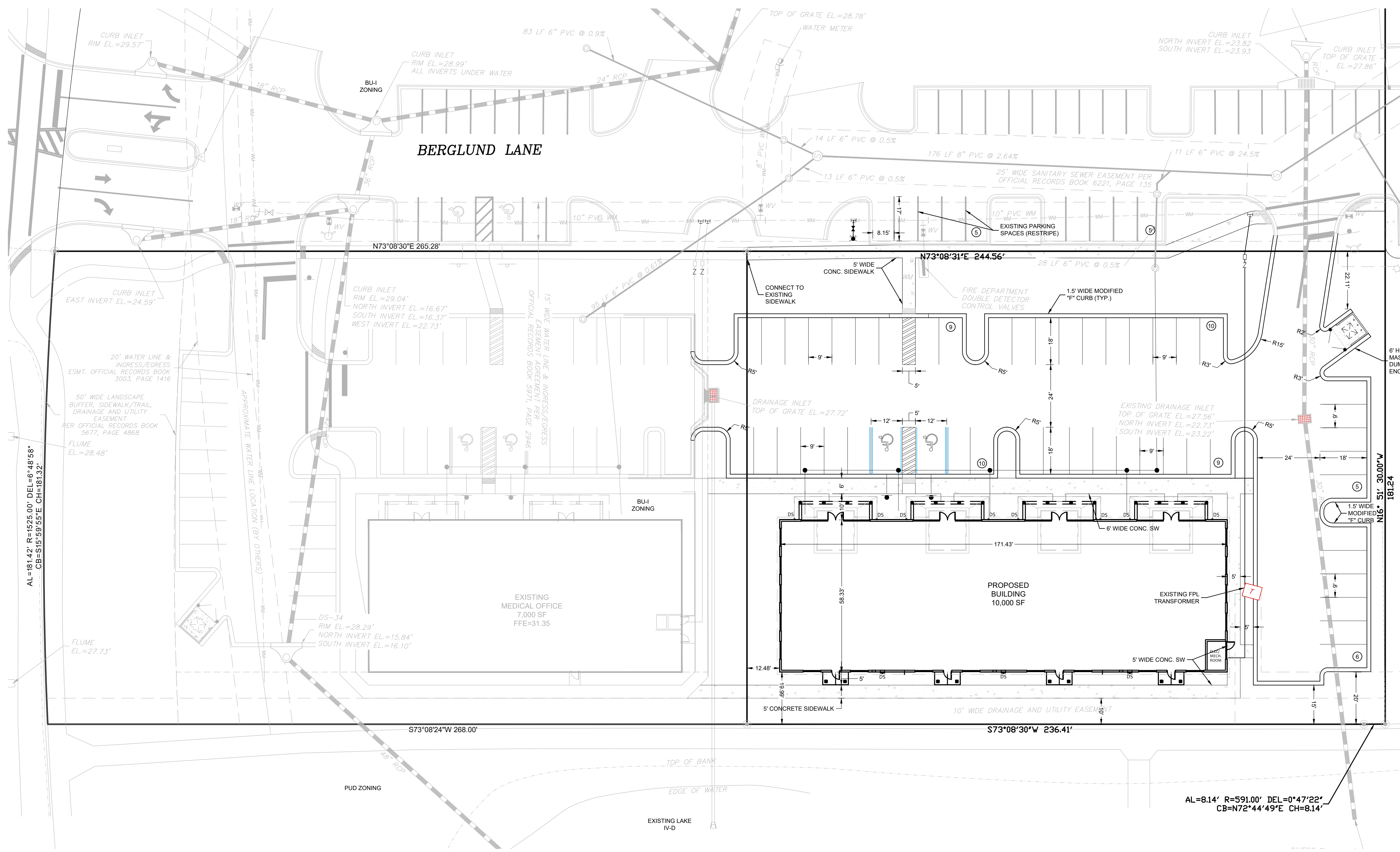
TOTAL PROVIDED PARKING = 49 (INCLUDES 2 HANDICAP STALLS)

IMPERVIOUS AREA CALCULATIONS

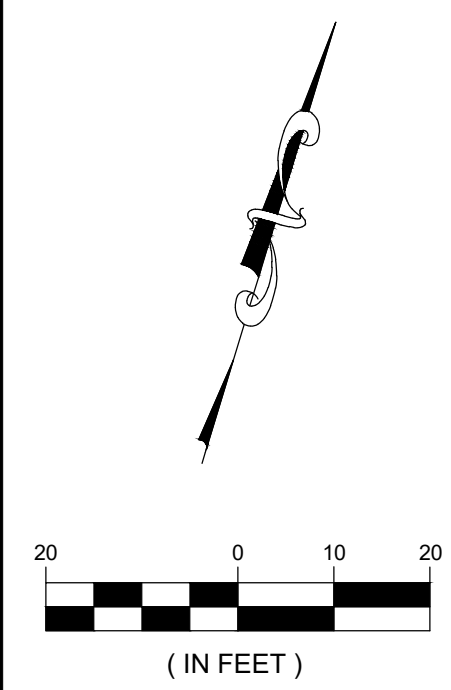
BUILDING AREA = ±10,000 SQ. FT. (22.56%)
PARKING AND SIDEWALK AREAS = ±21,288 SQ. FT. (47.96%)
TOTAL IMPERVIOUS AREA = ±31,288 SQ. FT. (70.52%)

PERVIOUS AREA = ±13,068 SQ. FT. (29.48%)
TOTAL SITE AREA = ±44,337 SQ. FT. (100%)
= ±1.02 ACRE SITE

SITE DATA
PARCEL I.D.# 25-36-34-00-515
THE PROJECT SITE IS ±1.02 ACRES LOCATED WITHIN THE NORTH VIERA P.U.D., BREVARD COUNTY, FLORIDA, (SECTION 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST). THE PROPERTY IS CURRENTLY ZONED BU-I



DESCRIPTION:
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5677, PAGE 4868, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF MURRELL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3487, PAGE 3235 AND THE SOUTH RIGHT OF WAY LINE OF VIERA BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2953, PAGE 2101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTH 02°28'09" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 623.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1525.00 FEET, A CENTRAL ANGLE OF 15°03'34"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 400.83 FEET; THENCE NORTH 73°08'30" EAST, A DISTANCE OF 265.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 73°08'30" EAST, A DISTANCE OF 244.56 FEET; THENCE SOUTH 16°51'30" EAST, A DISTANCE OF 181.24 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 591.00 FEET, A CENTRAL ANGLE OF 00°47'22", AND A RADIAL BEARING OF NORTH 17°38'52" WEST; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 8.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 73°08'30" WEST, A DISTANCE OF 236.41 FEET; THENCE NORTH 16°51'30" WEST, A DISTANCE OF 181.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES MORE OR LESS.



OWNER
DR. HANY GUIRGIS (CHAMIS, LLC)
8095 SPYGLASS HILL ROAD
MELBOURNE, FL 32940
PHONE: (321) 405-4522

DEVELOPER
RUSH CONSTRUCTION, INC.
6285 RIVERFRONT CENTER BOULEVARD
TITUSVILLE, FL 32780
PHONE: (321) 267-8100

ENGINEER/SURVEYOR
B.S.E. CONSULTANTS, INC.
312 S. HARBOR CITY BLVD. SUITE 4
MELBOURNE, FL 32901
PHONE: (321) 725-3674
FAX: (321) 723-1159

OWNER/CONTRACTOR TO COORDINATE WITH FPL ON THE RELOCATION OF THE EXISTING TRANSFORMER AND ASSOCIATED SERVICE

DATE:	06/27/22
DESIGN/DRAWN:	HAK/DHF
PROJECT TITLE	GUIRGIS MEDICAL OFFICE - II
SHEET TITLE	OVERALL SITE PLAN
PROJECT NO.	1150701
DRAWING NO.	1150701_400_006
SHEET	6 of 25

H:\Projects\1507\1507_01\Drawings\1150701_400_006.dwg July 15, 2022 3:16:46 PM DFD