

Parcel Identification Number: 29-36-35-KS-2563-2
Zoning; SRE
Total Site Area; 10,019 S.F.
Building Area: 2,079 S.F.
Impervious Area: 2,585 S.F. (26%)
Front Yard Setback; 25 Feet
Rear Yard Setback; 25 Feet
Side Yard Setback; 8 Feet

Lot 2, Block 2563, Port Malabar Unit 49,
PB 22, Pg. 140-167. Brevard County, Florida

- Note:
1. Any sidewalks or curbing disturbed during construction shall be repaired in kind. Sidewalk panels shall be restored to full panel widths and lengths (nearest control joint or expansion joint) Partial patching of sidewalks shall not be acceptable. Pavement finishes, thicknesses and grades shall match existing sidewalk.
 2. All excess fill material / excavated dirt will be hauled offsite.
 3. Surveying provided by WILLIAM MOTT LAND SURVEYING, INC., Melbourne, FL.
 4. Vertical Datum NAVD 88; Palm Bay BM#49-262; Elevation 19.47' NAVD88; Conversion to NGVD 29 = NAVD 88+1.34'.
 5. Provide erosion control measures and best management practices in accordance with City of Palm Bay requirements.
 6. B.O.D. Elev. 15" above BM (Nail @ CL RD. Ext. NE PL EL. 18.46'). B.O.D. El. 19.71'.
 7. Max. Slope from Bldg. to side PL 4:1. Max. Slope from Culvert to PL 3:1.
 8. Final potable well location to be determined by Well Driller after performing a 100 foot radius sanitary hazards survey. Well shall have a 75 feet min separation from all sanitary hazards as established by the DOH.
 9. OSTDS analysis, design and location performed by Harbor Septic, LLC.
 10. Property located within FEMA Flood Zone AE. Base Flood El. = 20.0 FIRM No. 665-120404G, eff. date: 03/07/2014.

PROPOSED DIRECTION OF
DRAINAGE FLOW; GRADE
TO DRAIN

106.00' X PROPOSED GRADE
106.00' X EXISTING GRADE
—— CLS —— C.L. SWALE
—— T_{OB} —— TOP OF BANK
H.P. = HIGH POINT
BSL = BUILDING SETBACK LINE
CL = CENTERLINE
PL = PROPERTY LINE

This item has been electronically signed
and sealed by Julian R. Coto
Using a Digital Seal. Printed copies of
this document are not considered signed
and sealed and the signature must be
verified on any electronic copies.

JULIAN R. COTO DATE
P.E. LICENSE #0033635

Project Number
ECO01-0525

SCALE: 1"=20'
DRAWN: T.N.S.
CHECKED: N.C.
APPROVED: J.R.C.
DATE: 02/24/25

SHEET NO. 1
OF 1

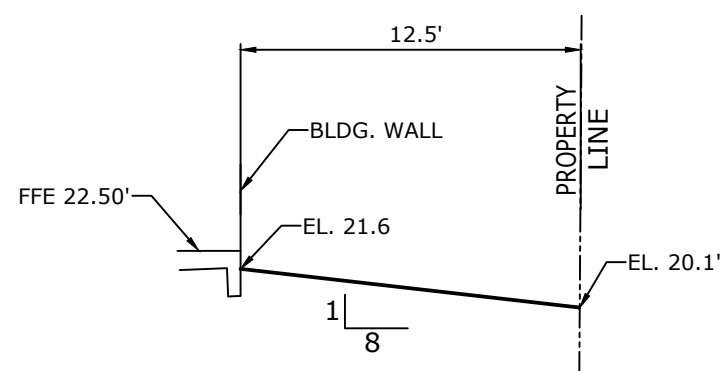
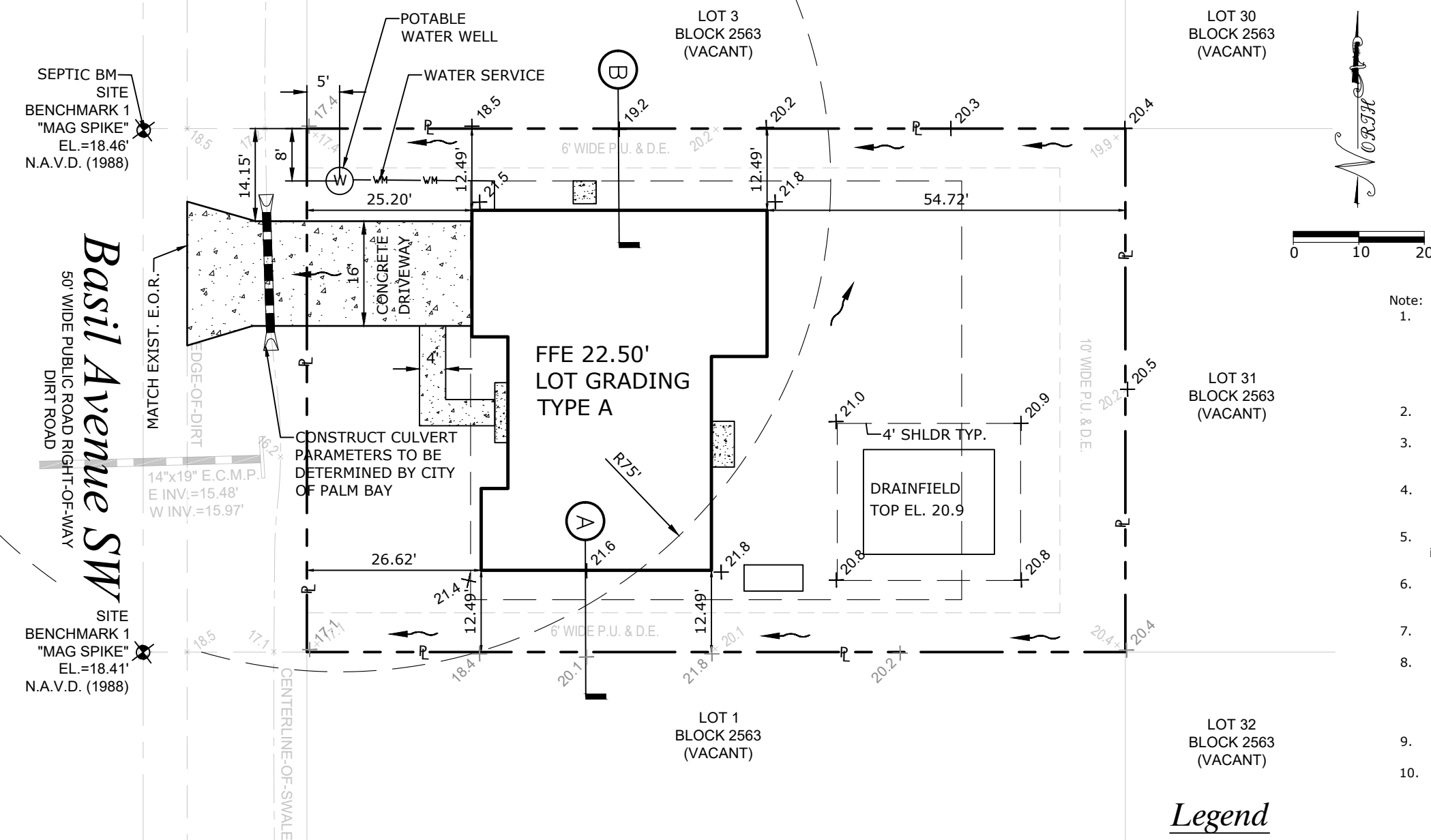
Site Plan

22885 Basil Avenue SW
Palm Bay, Florida
Brevard County

Excel Engineering
CONSULTANTS, LLC

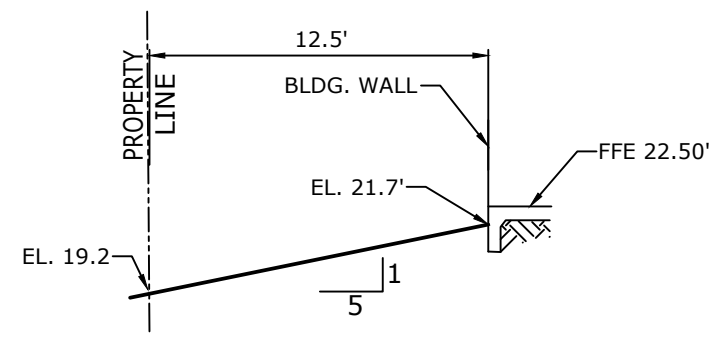
ENVIRONMENTAL & CIVIL ENGINEERS
303 AVILA COURT
WINTER SPRINGS, FL 32708
TEL: (407) 260-2292

CERTIFICATE OF AUTHORIZATION NO. 27541



Swale Section "A"

Not To Scale



Swale Section "B"

Not To Scale