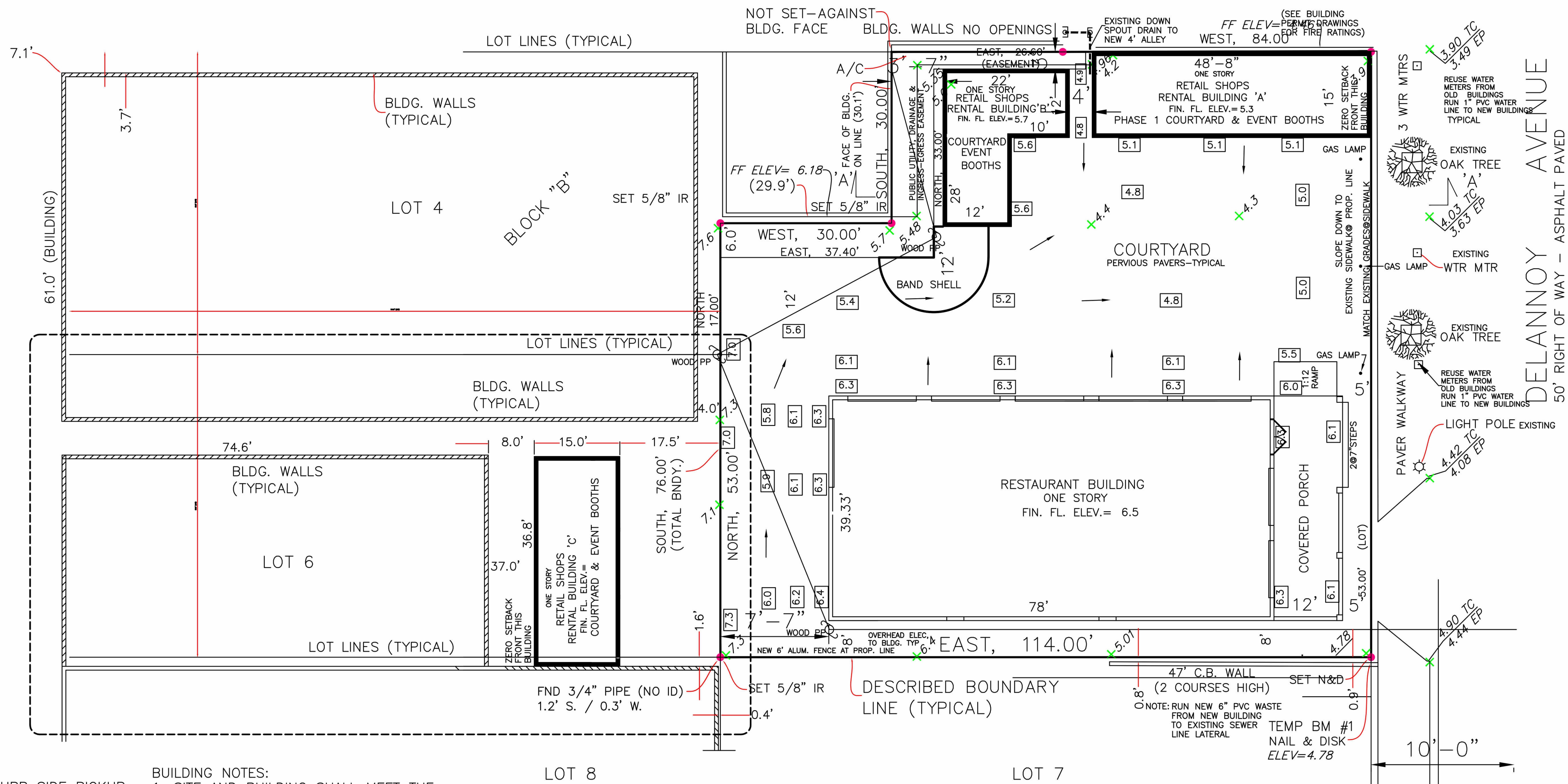


BREVARD AVENUE
60' RIGHT OF WAY (PLAT)
50'± RIGHT OF WAY (MEAS)



**SMALL SCALE SITE PLAN
FOR
VILLAGE GERMAN RESTAURANT RETAIL SHOP
BUILDING "C"**
XXX BREVARD AVE, COCOA VILLAGE FL

SITE NOTES:
1. GARBAGE CURB SIDE PICKUP

ENGINEER:
JACK N. ARNOLD P.E.
KITTELY ESTATES, APT 103
220 STATE ROAD
KITTELY, ME 03904
321-459-1150

BUILDING NOTES:
1. SITE AND BUILDING SHALL MEET THE REQUIREMENT OF FLORIDA ACCESSIBILITY CODE
2. NO EXISTING WALLS OF ADJACENT BUILDING ABUTTING PROPERTY LINES HAVE OPENINGS. NEW WALL ADJACENT TO PROPERTY LINE SHALL NOT HAVE ANY OPENINGS

OWNER / CONTACT:
OWNER: PARK & STEPHAN PROPERTIES, INC.
411 MAGNOLIA AVE.
MERRITT ISLAND, FL 32952
321- 720-4529

LEGAL DESCRIPTION:

GENERAL NOTES:

1. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER WITH RESPECT TO SITE PREPARATION FOR THE BUILDING, WALKS AND DRIVES.
2. SOD ALL SLOPES GREATER THAN 5 TO 1.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE WITHIN ROAD AND DRAINAGE R/W AS A DIRECT RESULT OF NEW CONSTRUCTION.
4. ALL DESIGN STANDARDS AND CONSTRUCTION MATERIAL TO BE PER CITY OF COCOA AND F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION AND ROAD AND BRIDGE SPECIFICATION.
5. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS OF WAY THROUGH THE USE OF SEMI AND FULL - CUTOFF SHIELDS. PEDESTRIAN AREA / WALKWAYS SHOULD BE ILLUMINATED TO A MINIMUM 3 FOOT - CANDLES.

VICINITY MAP:

SITE DATA INFORMATION:

- OWNER / CONTACT:**
1. GENERAL STATEMENT:
.10 ACRE SITE THAT HAS ONE EXISTING SINGLE STORY RETAIL BUILDING ON IT. PROPOSE TO ADD A 551 SQ. FT. RETAIL BUILDING WITH 3 OPEN RETAIL BAYS / UNITS.
 2. ZONING:
 3. BUILDING HEIGHT:
 4. BUILDING SETBACKS:
 5. BUILDING CONSTRUCTION:
 6. PARKING REQUIRED:
 7. TOTAL SITE AREA:
 8. TOTAL BUILDING AREAS:
 9. FLOOR AREA RATIO:
 10. IMPERVIOUS:
 11. FLOOD ZONE X:

REVISIONS

CERTIFICATION
THIS DRAWING COMPLIES WITH THE FLORIDA BUILDING CODE 2010

CIVIL / STRUCTURAL ENGINEERING
JACK N. ARNOLD, P.E.
STATE OF FLORIDA LICENSE #49093
TEL: 321-459-1150

J C MARSHALL CONSTRUCTION

2160 Reynard Place
Merritt Island, FL 32952
Ph: 321-693-0108
info@jcmarshallconstruction.com

PROJECT INFORMATION:

Village German Restaurant and Grill. Kiosk 1
415 Delannoy Avenue
Cocoa, FL 32922

OWNER INFORMATION:

Stephan Properties of Florida Inc. and Branislav Kunik
411 Magnolia Avenue
Merritt Island, FL 32952

DRAWN BY:
J Marshall

CHECKED:
Jack Arnold

DATE:
May 14 2016

SCALE:
AS NOTED

SHEET:
C-101