



City of Cocoa

65 Stone Street
Cocoa, FL 32922

Meeting Agenda

Planning and Zoning / Local Planning Agency

Wednesday, August 5, 2020

6:00 PM

Cocoa City Council Chambers

I. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

1. [20-455](#) Planning & Zoning Board / Local Planning Agency approval of the Agenda for the Special Meeting of August 5, 2020, as written or with amendments.

Attachments: [PZ Short Agenda 8-5-20.pdf](#)
[Legal Ad Proof -PZ 8-5-20.pdf](#)

MINUTES:

2. [20-456](#) Planning & Zoning Board / Local Planning Agency approval of the Minutes of June 16, 2020, as presented or with amendments.

Attachments: [PZ Minutes - 06-16-2020 DRAFT.pdf](#)

III: OLD BUSINESS:

None

IV: NEW BUSINESS:

1. [20-454](#) Approval of a LARGE-SCALE SITE PLAN consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a total of 249 apartment units in five (5) apartment buildings, along with five (5) parking garage buildings, a clubhouse with pool, maintenance building and dog park.

Attachments: [Exhibit A - Site Plan.pdf](#)
[Exhibit B - Landscape Plan.pdf](#)
[Exhibit C - Photometric Plan.pdf](#)
[Exhibit D - Location Map #1.pdf](#)
[Exhibit D - Location Map #2.pdf](#)
[Exhibit E - Modification to the DA.pdf](#)
[Exhibit F - Amended Concept Plan.pdf](#)
[Exhibit G - Conveyance of Property.pdf](#)
[Exhibit H - Geosyntec Letter.pdf](#)

2. **20-457** APPROVAL OF A TREE REMOVAL for an oak tree in the right of-way adjacent to 3009 Dunhill Dr. with a replacement tree to be planted.

Attachments: 3009 Dunhill Dr photos.pdf

3. **20-458** APPROVAL OF A TREE REMOVAL for an oak tree in the right of-way adjacent to 2009 Ivy Dr. with a replacement tree to be planted.

Attachments: 2009 Ivy Dr photos.pdf

4. **20-459** APPROVAL OF A TREE REMOVAL for an oak tree in the right of-way adjacent to 2226 Dartmouth Dr. with a replacement tree to be planted.

Attachments: 2226 Dartmouth.pdf

5. **20-489** CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida; amending Chapter 3, Section 3-22.5, of the City Code, regarding temporary signs.

Attachments: Ordinance 09-2020 Temporary On-Premise Signs.pdf

6. **20-466** CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Zoning, of the City Code, to authorize the operation of mobile vending units and providing locations and regulations for the use.

Attachments: Exhibit A - Ord. 10-2020 - Mobile Vending 7-29-20.pdf
Mobile Vending Map 7-27-20.pdf
Mobile Vending Map - with zone colors 7-30-20.pdf
Mobile Vending Map - Village Area 7-27-20.pdf
Mobile Vending Map - Village Area with zone colors 7-30-20.pdf

7. **20-467** CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida, amending Appendix A, Zoning, Article XI, Section 17 of the City Code relating to the Planned Unit Development district regulations.

Attachments: Ord. 11-2020 - PUD Amendment.pdf

8. **20-468** CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A. Zoning, Article XIII, Section 22, Landscaping Requirements, of the city code; amending land clearing and tree protection and replacement standards; and creating an arbor mitigation fund.

Attachments: Exhibit A - Ord. 12-2020 - Landscaping and Tree Protection 7-30-20.pdf
Exhibit B - Florida Friendly Landscape Guide.pdf

V. UPDATES AND STAFF REPORTS:

Tree Board Update

Recent Development Update

Open Discussion by Board members

VI. NEXT MEETING DATE:

The next regularly scheduled meeting of the Cocoa Planning & Zoning Board will be on Wednesday, September 2, 2020 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

VII. ADJOURNMENT

NOTICE TO THE PUBLIC:

Public Participation and Special COVID-19 Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

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Members of the public have several options to participate in the public hearings.

(1) In-person attendance. Due to the COVID-19 Emergency and the need to maintain social distancing, meetings in the City Hall Council Chambers are limited to eighteen (18) members in the audience at any one time. Members of the public may utilize the contact information provided below to contact the City Clerk and determine if restrictions on physical attendance at the City Council Chambers have been lifted prior to the date of the public hearings.

(2) Commenting in advance of the meeting. Interested persons are encouraged to provide written comments in advance of the hearings by emailing meetings@cocoafl.org or mailing to the following address:

City of Cocoa
Attn: Dodie Selig, Planning and Zoning Manager
65 Stone Street
Cocoa, FL 32922

Mailed comments must be received prior to 4:00 p.m. on the date of the hearing to be read into the record.

(3) Viewing and Commenting In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet addresses:

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The City of Cocoa will be utilizing Communications Media Technology (CMT) for upcoming P&Z/LPA and City Council meetings pursuant to the Governor's Executive Order Number 20-69 and Florida Statutes, Section 120.54(5)(b)(2). Specifically, one or more members of the P&Z/LPA and City Council may attend and participate by speakerphone.

Special Information for Quasi-Judicial Hearings:

The approval of a large-scale site plan (Integra Trails Apartments) is a quasi-judicial matter. Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Dodie Selig, Planning and Zoning Manager, at (321) 433-8510 or dselig@cocoafl.org, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses must be identified and all evidentiary

documents and exhibits that are intended to be distributed to the P&Z/LPA and City Council must be submitted to Ms. Selig via email or mail at least five (5) days prior to the hearing.

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.



Legislation Details (With Text)

File #: 20-455 **Version:** 1 **Name:**
Type: Agenda **Status:** Agenda Ready
File created: 7/22/2020 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 8/5/2020 **Final action:**
Title: Planning & Zoning Board / Local Planning Agency approval of the Agenda for the Special Meeting of August 5, 2020, as written or with amendments.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Short Agenda 8-5-20.pdf](#)
[Legal Ad Proof -PZ 8-5-20.pdf](#)

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: July 22, 2020
Agenda Date: August 5, 2020
Prepared By: Dodie Selig, Planning & Zoning Manager
Through: Nancy A. Bunt, Community Services Director
Requested Action:
Planning & Zoning Board / Local Planning Agency approval of the Agenda for the Special Meeting of August 5, 2020, as written or with amendments.

BACKGROUND:

The Planning & Zoning Board / Local Planning Agency approves the agendas at the beginning of each meeting.

BUDGETARY IMPACT:

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Planning & Zoning Board / Local Planning Agency approval of the Agenda for the Special Meeting of August 5, 2020, as written or with amendments.



CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
August 5, 2020
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of August 5, 2020
2. MINUTES: Meeting of June 16, 2020

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-19-00200012 – Large Scale Site Plan (Integra Land Company)

APPROVAL OF A LARGE SCALE SITE PLAN (Integra Trails Apartments) consistent with Appendix A Zoning, Article XIII, Section 1, of the City Code to construct a total of 249 apartment units in five (5) apartment buildings, along with five (5) parking garage buildings, a clubhouse with pool, maintenance building and dog park on two (2) parcels located on the south side of State Road 524, and across from Lance Blvd and the Eastern Florida State College golf driving range. Parcel ID numbers: 24-35-13-00-00750.0-0000.00 and 24-35-24-00-00001.0-0000.00.

B. APPROVAL OF A TREE REMOVAL PERMIT at 3009 Dunhill Dr.

Removal of an oak tree in the City right-of-way and a replacement tree at Bracco Pond.

C. APPROVAL OF A TREE REMOVAL PERMIT at 2009 Ivy Dr.

Removal of an oak tree in the City right-of-way and a replacement tree at Bracco Pond.

D. APPROVAL OF A TREE REMOVAL PERMIT at 2226 Dartmouth

Removal of an oak tree in the City right-of-way and a replacement tree at Bracco Pond.

E. PZ-20-025 – Ordinance 09-2020 (Temporary Signs)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING SECTION 3-22.5 OF THE CITY CODE REGARDING TEMPORARY ON-PREMISE SIGNS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

F. PZ-20-024 –Ordinance 10-2020 (Mobile Vending)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, OF THE CITY CODE TO AUTHORIZE THE OPERATION OF MOBILE VENDORS IN THE CITY; PROVIDING STANDARDS FOR OPERATING MOBILE VENDING UNITS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

G. PZ-20-009 –Ordinance 11-2020 (Planned Unit Developments)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XI, SECTION 17 OF THE CITY CODE RELATING TO THE PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

H. PZ-20-017 – Ordinance 12-2020 (Arbor Mitigation/Landscape Requirements)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, SECTION 22, LANDSCAPING REQUIREMENTS, OF THE CITY CODE; AMENDING LAND CLEARING AND TREE PROTECTION AND REPLACEMENT STANDARDS; CREATING AN ARBOR MITIGATION FUND; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

V. OTHER BUSINESS:

1. Tree Board Update:
 - Tree-City USA designation follow-up
2. Recent Development Update
3. Open Discussion by Board members

VI. NEXT MEETING DATE:

Wednesday, September 2, 2020

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CITY OF COCOA NOTICE OF PUBLIC HEARING AND ZONING TEXT CHANGE

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL

PROPOSE TO CONSIDER THE FOLLOWING:

- A. APPROVAL OF A LARGE SCALE SITE PLAN (Integra Trails Apartments) consistent with Appendix A Zoning, Article XIII, Section 1, of the City Code to construct a total of 249 apartment units in five (5) apartment buildings, along with five (5) parking garage buildings, a clubhouse with pool, maintenance building and dog park on two (2) parcels located on the south side of State Road 524, and across from Lance Blvd and the Eastern Florida State College golf driving range. Parcel ID numbers: 24-35-13-00-00750.0-0000.00 and 24-35-24-00-00001.0-0000.00.
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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING SECTION 3-22.5 OF THE CITY CODE REGARDING TEMPORARY ON-PREMISE SIGNS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.
- F. ORDINANCE NO. 10-2020
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, OF THE CITY CODE TO AUTHORIZE THE OPERATION OF MOBILE VENDORS IN THE CITY; PROVIDING STANDARDS FOR OPERATING MOBILE VENDING UNITS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.
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- H. ORDINANCE NO. 12-2020
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, SECTION 22, LANDSCAPING REQUIREMENTS, OF THE CITY CODE; AMENDING LAND CLEARING AND TREE PROTECTION AND REPLACEMENT STANDARDS; CREATING AN ARBOR MITIGATION FUND; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON

August 5, 2020

**AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL**

CITY COUNCIL WILL CONSIDER ALL ITEMS EXCEPT ITEM (A) APPROVAL OF LARGE SCALE

**SITE PLAN (Integra Trails Apartments) ON
August 12, 2020**

**AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL**

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Legislation Details (With Text)

File #: 20-456 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/22/2020 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 8/5/2020 **Final action:**
Title: Planning & Zoning Board / Local Planning Agency approval of the Minutes of June 16, 2020, as presented or with amendments.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Minutes - 06-16-2020 DRAFT.pdf](#)

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: June 5, 2020
Agenda Date: August 5, 2020
Prepared By: Dodie Selig, Planning & Zoning Manager
Through: Nancy A. Bunt, Community Services Director
Requested Action:
Planning & Zoning Board / Local Planning Agency approval of the Minutes of June 16, 2020, as presented or with amendments.

BACKGROUND:

The Planning & Zoning Board / Local Planning Agency approves the Minutes of the previous meetings at the beginning of each meeting.

BUDGETARY IMPACT:

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Planning & Zoning Board / Local Planning Agency approval of the Minutes of June 16, 2020, as presented or with amendments.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
JUNE 16, 2020**

A Special meeting of the Planning & Zoning Board Local Planning Agency was held on June 16, 2020 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Dobrin called the meeting to order at 6:00 PM.

ROLL CALL:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member
Ariel Glass	Alternate Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

PRESENT:

Michael Dobrin	Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member (via phone)
Sherry Ervin	Board Member (via phone)
Marilyn Green	Board Member (via phone)
Lawrence Koss	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

ABSENT:

Al Washington	Vice Chairperson
Trina Gilliam	Board Member
Ariel Glass	Alternate Member

STAFF PRESENT:

Dodie Selig, Planning & Zoning Manager, Jake Williams Jr., Mayor, Angela Essing, Economic Development Manager and Monica Arsenault, Recording Secretary.

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

Ms. Selig welcomed Mr. Todd Anderson back to the Planning & Zoning Board. She also welcomed Ms. Ariel Glass and Ms. Debbie Joyce to the Board.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 16, 2020

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER SENDEL TO APPROVE THE JUNE 16, 2020 AGENDA AS WRITTEN.**

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

2. MINUTES: February 5, 2020

Board member Blanco pointed out a grammatical error on page 6.

- * **MOTION BY BOARD MEMBER SENDEL; SECONDED BY BOARD MEMBER KOSS TO APPROVE THE MINUTES AS AMENDED.**

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

- A. PZ-20-02000001 – Zoning Text Amendment – Self-Service Storage Facilities**

Ms. Selig provided a brief presentation¹ and gave a summary of the project. She explained that staff is recommending that the Planning and Zoning Board recommend approval to City Council of Ordinance No. 06-2020 providing for the amendments permitting locations for self-service storage facilities and further amending regulations related to this use.

Chairperson Dobrin asked if the applicant is expanding their business. In response, Ms. Selig responded affirmatively.

Mark Barnebey, representing Store Space Cocoa, explained the location of the property and pointed out that it is zoned C-W. Storage is allowed under this zoning but not self-storage at this time. He referred to the ordinance and discussed the current parking requirements. He also asked the board to consider allowing small cars and trucks to park on location as the ordinance does not allow for this.

Ms. Selig further explained that staff would like to propose one parking space per fifty units and to allow small cars and trucks to be stored in the self-storage units and leave outdoor storage for larger vehicles such as RVs.

Board member Anderson asked if there was a way to determine the weight of a vehicle and to regulate what can and can't be stored to avoid turning the property into a junk yard. In response, Ms. Selig stated she would discuss the issue with Code Enforcement to see what can be done.

Mayor Williams pointed out that there are a lot of home offices that park their large vehicles in their front yard after 5pm when Code Enforcement goes home such as pressure washing trucks, CAT trucks, etc.

Board member Koss inquired how these commercial vehicles are distinguished. He asked if it is because there is a company name on it or if it is by size. In response, Board member Blanco explained that a commercial vehicle can be distinguished by a wrap or sign that's displayed on it.

Board member Blanco asked if the business has restrictions in place to monitor what types of vehicles are permitted to park. In response, Mr. Barnebey replied affirmatively and explained that they also only allow operational vehicles to park on site as they don't want junk vehicles parked on the property.

Chairperson Dobrin opened the hearing to the public. There being no response, the public portion of the hearing was closed.

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY
ALTERNATE MEMBER GREENWOOD TO RECOMMEND APPROVAL**

¹ Zoning Text Amendment Self-Service Storage Facilities Presentation

TO THE CITY COUNCIL OF ORDINANCE NO. 06-2020 PROVIDING FOR THE AMENDMENTS PERMITTING LOCATIONS FOR SELF-SERVICE STORAGE FACILITIES AND FURTHER AMENDING REGULATIONS RELATED TO THIS ISSUE AND TO REVIEW THE VERBAGE FOR RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES AND TO ADD THIS TO THE ORDINANCE.

Ms. Joyce asked if the board would want to re-consider what is being proposed for parking.

Further discussion was held regarding the parking requirements.

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENGEL

*** MOTION PASSED UNANIMOUSLY (8-0)**

B. PZ-20-010 – Zoning Text Amendment – Pharmacies

Ms. Selig provided a presentation² and gave a brief summary of the project. She noted the proposed changes as follows:

- The addition of the language below under the list of principle uses for the following zoning districts; R-P (Residential Professional District), P-S (Professional, Offices and Services District), C-R (Restricted Commercial District), C-N (Neighborhood Commercial District) and UMD (Urban Mixed-Use District).
- The removal of pharmacies under the list of principle uses for the following zoning districts; CBD (Central Business District) zoning district and CWOD (Cocoa Waterfront Overlay District).
- The removal of the prohibition against medical marijuana treatment center dispensing facilities.

Furthermore, Ms. Selig explained that the City desires to remove the prohibition against medical marijuana treatment center dispensing facilities within the City and, at the same time, regulate the location of pharmacies within the City in general. The changes proposed by this ordinance will allow all pharmacy types within zoning districts allowing similar medical office uses. At the same time, the use will be removed from the historic downtown area which is largely oriented towards tourist/leisure/entertainment business.

² Zoning Text Amendment Pharmacies and Medical Marijuana Presentation

Ms. Selig added that staff is recommending that the Planning and Zoning Board recommend approval to City Council of Ordinance No. 05-2020 providing for the location of pharmacies and medical marijuana treatment center dispensing facilities.

Chairperson Dobrin asked what made the City change their mind back in 2018. In response, Board member Koss explained that back then the State was trying to control the regulations. Dispensaries at that time would have also been treated just as a pharmacy.

Board member Koss asked if a dispensary would be able to be located within five hundred feet of a school. In response, Assistant City Attorney Eick clarified that they cannot.

Board member Blanco pointed out that there are commercial zones that are within close proximity to residential neighborhoods that would allow these types of dispensaries.

Chairperson Dobrin opened the hearing to the public. There being no response, the public portion of the meeting was closed.

- * **MOTION BY BOARD MEMBER SENDEL; SECONDED BY BOARD MEMBER KOSS TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ORDINANCE NO. 05-2020 PROVIDING FOR THE LOCATION OF PHARMACIES AND MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES.**

AYES: DOBRIN, ANDERSON, ERVIN, GREEN, KOSS, SENDEL

NAYS: BLANCO, GREENWOOD

- * **MOTION PASSED (6-2)**

C. PZ-20-00500001 – FLU Map Amendment – Cape Canaveral Heights

Ms. Selig provided a presentation³ and explained the project summary. She shared several maps and pointed out that the subject parcels are currently under Brevard County Residential 2 designation which permits lower density residential development with a maximum density of up to two (2) dwelling units per acre. This may be increased to 2.5 dwelling units per acre where a planned unit development concept is utilized. The proposed City of Cocoa Low-Density Residential designation is intended for neighborhoods of single-family detached housing, limited multiple family attached housing and limited clustered single

³ Future Land Use Map Amendment Presentation

family attached housing. During the annexation process the applicant entered into a Pre-Annexation Development Agreement wherein the primary property owners agreed that any PUD project eventually developed on 122.58 acres of the property would have the following characteristics:

- A maximum density of 4 dwelling units (d.u.) per gross acre
- Minimum lot widths of 50 feet
- Minimum Lot Size of 5,000 square feet
- Minimum of one (1) enclosed parking space and two (2) driveway spaces
- 4-foot-wide sidewalks along interior roadways
- Preserved wetlands counted as open space acreage on a one to one per Minimum internal roadway drive lane width of 11 feet, or 22 feet for a two-way street

Ms. Selig discussed the consistencies with the City Code and added that staff is recommending the Planning & Zoning Board recommend approval to City Council of the Comprehensive Plan Map Amendment changing the Future Land Use Map designation of the subject property from Brevard County “Residential 2 Units Per Acre” to City of Cocoa “Low Density Residential”.

Ms. Selig read e-comments⁴ from Tammy Green Clower and Dwight Coursey into the record.

Board member Koss asked for clarification regarding if the properties are developed or undeveloped. In response, Ms. Selig shared that Brevard County Property Appraiser listed the properties as undeveloped land. She also noted that the land was annexed into Cocoa in 2019.

Furthermore, Board member Koss clarified that the Board is not voting on the zoning this evening to which Ms. Selig stated that the zoning will be brought back at a later time.

Board member Sengel asked why the City is not seeking to re-zone to very low density as Adamson Creek and other subdivisions are. He expressed that his concern is inconsistency among these neighborhoods.

Ms. Kim Rezanka, Cantwell & Goldman PA, spoke on behalf of her client, the applicant, and clarified that this item is regarding the future land use and they are not seeking a re-zoning at this time. She provided background information regarding the item.

Chairperson Dobrin opened the hearing to the public.

⁴ E-comments from Tammy Green Clower & Dwight Coursey

Mr. Dwight Coursey asked what the developer's intent is. He further asked what types of homes will be built on this property, whether it be single-family, multi-family, etc. In response, Ms. Rezanka explained that they will be single-family homes.

Ms. Selig provided further clarification regarding the PUD.

Christine Boothe, 550 Adamson Rd., expressed concern about being annexed into the City without her consent or without warning. She added that she does not want to be within the City limits and asked how to get out. She shared that the majority of the land is wetlands and she is concerned about flooding as well.

Jamie Bunnell, 6300 Highway 524, explained that he is concerned about neighbors coming in as he has wetlands all around his property and is worried about the land becoming too impacted. He asked the board to consider the situation as if they lived on the property.

Sara Wagner, 2205 Adamson Road, asked if the board, before moving forward, could ask if the applicant would consider very low density instead of low density. She wants the City to stop encroaching on county properties and believes that just because an individual has a smaller property does not mean they have less of a vote.

Catherine Bonadio, 6440 Sorrel Dr., expressed that she does not want the City to set a precedence by moving forward with this and asked them to reconsider.

Jerry Wagner, 900 Adamson Rd., asked if the pre-development agreement is legally binding. He pointed out that very low density would avoid a cluster of homes. He asked if there are any incentives for the City to allow subsidized housing in the PUD. In response, Mayor Williams stated no.

Ms. Wagner asked the Board to consider tabling the item.

Board member Koss suggested that he would like to see two units per acre, or very low density designation, and would consider disapproving the item and asking that the applicant submit an application for very low density for the Board to reconsider. Board member Ervin agreed with Board member Koss and noted that as the citizens stated, that area floods quite often.

Ms. Selig pointed out that the City does not currently have a zoning designation for very low density.

* **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER SENDEL TO RECOMMEND DISAPPROVAL TO THE CITY COUNCIL OF THE COMPREHENSIVE PLAN MAP AMENDMENT**

CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE SUBJECT PROPERTY FROM BREVARD COUNTY “RESIDENTIAL 2 UNITS PER ACRE” TO CITY OF COCOA “LOW DENSITY RESIDENTIAL”.

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

*** MOTION PASSED UNANIMOUSLY (8-0)**

D. PZ-20-019 – Preliminary Subdivision / Large-Scale Site Plan – Lakeside Palms West

Ms. Selig provided a presentation⁵ and gave a project summary.

Mr. Bryant Smith, Public Works Director, explained floodplains in detail and provided a project summary.

Ms. Selig added that staff is recommending the Planning & Zoning Board recommend approval to City Council of the Preliminary Subdivision with the conditions set forth below, as well as approval of the Large-Scale Site Plan with the conditions set forth below:

1. The Large-Scale Site Plan shall not be effective until and unless the Preliminary Subdivision has been approved by City Council.

2. Provide a conservation easement for Tract C in accordance with s. 704.06, Florida Statutes.

Mr. Andy Kirbach, Morgan & Associates Consulting Engineers, briefly discussed the City’s Stormwater code and provided further clarification on the project. He offered to answer any questions the Board may have.

Board member Koss asked if the City could be held liable in any way. In response, Assistant City Attorney Eick clarified that immunity doctrines would apply and the City would typically not be liable.

*** MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER ANDERSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY SUBDIVISION TO INCLUDE THE CONDITIONS RECOMMENDED BY STAFF.**

⁵ Preliminary Subdivision / Large-Scale Site Plan Lakeside Palms West Presentation

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS

NAYS: SENDEL

*** MOTION PASSED (7-1)**

V. TREE BOARD:

None.

VI. OTHER BUSINESS:

1. Tree Board Update:

- Presentations by Angela Essing (day 1) and Larry Koss (day 2) of the Urban Forestry Institute's Tree Canopy event on March 5th and 6th.

Ms. Essing provided a presentation⁶ regarding a broad overview of day 1 of the conference. Board member Koss provided a presentation⁷ regarding day 2.

*** MOTION BY BOARD MEMBER BLANCO; SECONDED BY BOARD MEMBER ERVIN TO SEPARATE THE PLANNING AND ZONING BOARD FROM THE TREE BOARD OR TO CONSIDER INCORPORATING THE TREE BOARD WITH THE SUSTAINABILITY ADVISORY COMMITTEE.**

AYES: BLANCO, ERVIN, GREEN

NAYS: DOBRIN, ANDERSON, GREENWOOD, KOSS, SENDEL

*** MOTION FAILED (3-5)**

2. Recent Development Update

3. Open discussion by Board members

VII. NEXT MEETING DATE:

The next regularly scheduled meeting for the Planning and Zoning Board will be held on Wednesday, August 5th at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

⁶ 2020 Urban Forestry Institute – Expanding your Canopy

⁷ Florida Urban Forestry Council

VIII. ADJOURNMENT:

- * MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER SENDEL TO ADJOURN THE SPECIAL MEETING OF JUNE 16, 2020.**

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, KOSS, SENDEL

- * MOTION PASSED UNANIMOUSLY (8-0)**

MEETING WAS ADJOURNED AT 9:25 PM.

Respectfully Submitted By:

Michael Dobrin, Chairperson

Monica Arsenault, Recording Secretary



Legislation Details (With Text)

File #:	20-454	Version:	2	Name:	
Type:	Report	Status:		Agenda Ready	
File created:	7/22/2020	In control:		Planning and Zoning / Local Planning Agency	
On agenda:	8/5/2020	Final action:			
Title:	Approval of a LARGE-SCALE SITE PLAN consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a total of 249 apartment units in five (5) apartment buildings, along with five (5) parking garage buildings, a clubhouse with pool, maintenance building and dog park.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Site Plan.pdf Exhibit B - Landscape Plan.pdf Exhibit C - Photometric Plan.pdf Exhibit D - Location Map #1.pdf Exhibit D - Location Map #2.pdf Exhibit E - Modification to the DA.pdf Exhibit F - Amended Concept Plan.pdf Exhibit G - Conveyance of Property.pdf Exhibit H - Geosyntec Letter.pdf				

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: July 22, 2020
Agenda Date: August 5, 2020
Prepared By: Dodie Selig, Planning & Zoning Manager
Through: Nancy A. Bunt, Community Services Director
Requested Action:

APPROVAL OF A LARGE-SCALE SITE PLAN consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a total of 249 apartment units in five (5) apartment buildings, along with five (5) parking garage buildings, a clubhouse with pool, maintenance building and dog park.

BACKGROUND:

I. Project Information

Project Name:	Integra Trails Apartments
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Project No:	PZ-19-00200012
Applicant:	Integra Land Company David McDaniel 1525 International Pkwy, Suite 2001 Lake Mary, FL 32746
Property Owner:	Evergreen Integra Cocoa, LLC David McDaniel 1525 International Pkwy, Suite 2001 Lake Mary, FL 32746
Project Location:	The subject property comprises two (2) parcels located on the south side of State Road 524, and across from Lance Blvd and the Eastern Florida State College golf driving range. The property is identified by the Brevard County Property Appraiser's Office as Parcel ID numbers: 24-35-13-00-00750.0-0000.00 and 24-35-24-00-00001.0-0000.00.

The applicant proposes to develop a 249 unit apartment project (Exhibit A - Site Plan, Exhibit B - Landscape Plan, Exhibit C - Photometric Plan) with amenities on the subject property which consists of two (2) parcels of vacant land on the south side of SR 524 (Exhibit D - Location Map). The northern of the two parcels abuts SR524 while the southern parcel is landlocked. While both parcels are undeveloped lands there are differences. The northern parcel (70.35 acres) has a narrow band of buildable uplands adjacent to SR524 with the remainder of the parcel consisting of wetlands. The southern parcel (80 acres) has no upland area to speak of and contains a water body known as Mud Lake in roughly the center of the parcel, which borders the Cocoa Conservation Area on its south side.

The northern parcel has three zoning districts: RU-1-7 (Single Family Residential), RU-2-15 (Multiple Family Dwelling) and C-N (Neighborhood Commercial). The southern parcel is zoned RU-2-15 (Multiple Family Dwelling). The RU-2-15 zoning district makes up the vast majority of the two parcels and permits up to 15 dwelling units per acre. Based on the acreage of both parcels (150.35 acres), 2,255 dwelling units could be developed. However, there are several factors which significantly limit development of this property. Chief among them is the fact that the buildable upland area is limited to roughly 13 acres. In addition, the applicant entered into a development agreement with the City which limits the scope of the project as described further below. Thus, the actual density of the project will be 1.66 units per acre.

The proposed 249 units would consist of 79 one-bedroom units at a minimum of 637 sq.ft., 28 one-bedroom units at a minimum of 811 sq.ft., 134 two-bedroom units at a minimum of 1,088 sq.ft. and 8 two-bedroom units at a minimum of 1,306 sq.ft. Amenities for the property will include a clubhouse with gathering area, business center, fitness room, changing rooms, outdoor pool, grill area, and dog park.

Development Agreement:

On November 13, 2019, City Council approved a Binding Development Agreement between the City of Cocoa, Florida and Integra Land Company. The Development Agreement provides the following:

Project Enhancements (to be provided by developer):

1. Clubhouse with an exercise/workout room, business center, and "party room"
2. Swimming Pool
3. Two (2) Level 2+ electric car charging stations
4. Construction of a public trailhead parking area accessible from SR524 with a trailhead stub-out and kiosk and a pedestrian bridge on the portion of upland west of the 55-foot drainage easement

5. Conveyance of property: (est. 137 acres of wetland)
 - a. the entirety of the southern parcel
 - b. the portion of the northern parcel which contains the wetlands
 - c. the portion of the northern parcel west of the 55-foot drainage easement
6. Developer will grant a conservation easement acceptable to the City over the entirety of the southern parcel along with the wetland area of the northern parcel in favor of the St Johns River Water Management District prior to conveyance of the property to the City
7. All utilities to be underground
8. Use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, optional roof top solar panels and at least 2 electric car charging stations as described above
9. Enhanced landscaping along SR524 frontage

Variances and Waivers (to be granted by the City):

1. Maximum building height may be increased from thirty-five (35) feet to fifty-seven (57) feet for apartment buildings
2. Maximum building width may be increased from 200 feet to 233 feet for apartment buildings
3. Minimum living area requirement for one-bedroom apartments shall be decreased from 800 sq.ft. to 638 sq.ft. for a maximum of 79 one-bedroom apartment units

Modification to the existing Development Agreement:

It should be noted that the City Council will consider a Modification to the existing Development Agreement on July 22, 2020. The Modification to the Development Agreement (Exhibit E - Modification to the DA) provides the following:

1. Removal of the obligation to construct the trailhead parking area and trailhead stub out (Exhibit F - Amended Concept Plan), as the proposed location for these improvements became necessary to accommodate flood storage required by the City's Comprehensive Plan.
2. The Developer shall still be required to convey the 137 acres of wetland to the City. (Exhibit G - Conveyance of Property) However, in lieu of the obligation to construct the trailhead parking area and trailhead stub out, the Developer shall reimburse the City for actual costs associated with environmental consulting, planning, design, and permitting of a nature trail system on the Conveyance Property up to a cost not to exceed \$24,000.00.

Future Land Use Designation: Low Density Residential, Medium Density Residential and Neighborhood Commercial

Zoning District: RU-1-7 (Single Family Residential), RU-2-15 (Multiple Family Dwelling) And C-N (Neighborhood Commercial)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Don Boisvert

Overview of Surrounding Area:

	Future Land Use Designat	Zoning Districts	Land Uses
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North	Medium Density Residential	RU-1-7, RU-1-7a & RU-2-1	Single-Family homes, Townhomes and Duplexes
South	Open Space and Recreation Residential & Commercial	RU-1-7 & C-N	Cocoa Conservation Area & Vacant Land
East	Low Density Residential & Commercial	RU-1-7, RU-2-15 & C-N	Cocoa Fire Station #3 & Vacant Land
West	Medium Density Residential	RU-2-15 & C-G	Vacant Land

II. Site Plan Analysis

The Department of Community Development's Planning & Zoning Division has reviewed this application.

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

City staff has reviewed the site plan and determined that it generally meets the minimum requirements of all applicable City Code requirements. In addition, the site plan meets the requirements of the Binding Development Agreement, as modified.

The site is 150.26 acres overall with 13 acres of developed project area. The lot coverage is 1.16% (maximum 40%) and the total impervious ratio is 4.48% (maximum 65%). The project density is 1.66 units per acre (maximum 15).

Building setbacks Required:	Provided:
Front (north) 25 feet	45.8 feet minimum
Side (east) 10 feet	80 feet minimum
Side (west) 10 feet	540 feet minimum
Rear (south) 15 feet	30 feet minimum

The clubhouse will be 35 feet in height, which is the maximum height allowed by the zoning code; however, the five apartment buildings will be 57 feet in height as allowed by the development agreement.

The project is required to provide 438 regular parking spaces and 9 handicapped parking spaces. The site plan provides 446 regular parking spaces and 12 handicapped parking spaces.

In addition, the project will be providing enhanced landscaping along the property boundary with SR524 which includes a mix of tree and hedge species as well as a reduced separation between trees from 50 feet to 40 feet.

It should be noted that the project must tie into a sewer lift station located on the City owned parcel immediately to the east of the subject parcel. The developer will need to complete work on the lift station in order to bring it into operation and has submitted construction plans to the Utilities department for this purpose although the final engineering has not yet been approved.

Geosyntec Consultants (Geosyntec) completed their review of the proposed Integra Preserve Trails construction documents concerning compliance with the City of Cocoa's (City) Flood Damage Prevention Code (Sec. 6-300 to

Sec. 6-380) and the City's Comprehensive Plan. Review comment letters were sent on November 27, 2019, December 30, 2019, January 17, 2020, March 12, 2020, and March 25, 2020. Revised construction plans were provided by MBV in response to previous comments regarding floodplain and compensatory storage issues. In response to the last construction plans submitted for review, Geosyntec has provided the following summary: (Exhibit H - Geosyntec Letter)

“Based on our review of the above documents, previous comments have been addressed and the reference documents appear to comply with City Code and the City's Comprehensive Plan. We have no further review comments.”

The Modification to the previously approved Development Agreement referenced above allows for the removal of a previously required trailhead area on the western most portion of the parcel adjacent to SR524, and in its place, the creation of an area to accommodate floodwater storage as required by the City's Comprehensive Plan.

Consistency with Comprehensive Plan Policies and Objectives

Comprehensive Plan, Policy 1.1.2.4: Medium Density Residential (MDR)

Medium density residential areas shall be regarded as areas of moderate density detached and attached housing. The following criteria shall be used for determining appropriate locations for medium density residential areas:

- A. Medium density residential areas shall have access to a minor collector street, and preferably, to a major collector street, or one of a higher functional classification.*

The subject property will be accessed from State Road 524. The City of Cocoa Comprehensive Plan Functional Roadway Classification Map identifies State Road 524 as an arterial road, which is a higher functional classification than a collector road.

- B. These areas should have convenient access to community services.*

Staff believes the proposed development is convenient to community services. There is a city park (Junny Rios Martinez Park) just to the west of the project site and Cocoa Fire Station #3 directly to the east of the project site.

- C. New developments approved in accordance with the comprehensive plan shall provide amenities to include open space and buffering as required in the City's Land Development Regulations.*

The proposed site plan notes that there will be a landscape buffer along the site boundary with SR 524. All buildings will be set back from the property line by an addition distance average of 45 feet which will provide area for parking spaces and drive aisles. Additionally there is an upland buffer to the south of the buildings which provides separation from the existing wetlands. Further, as provided in the development agreement, the property owner will deed the wetland areas, which include the bulk of the north parcel and all of the south parcel, to the City for conservation as part of the Cocoa Conservation Area. As mentioned above the project will provide amenities for residents including a clubhouse, pool, and a dog park.

Concurrency Management/Adequate Public Facilities

Wastewater

The Level of Service (LOS) for wastewater is 319 gallons per day per household, based on the 249 units, the projected demand on the wastewater system is 79,431 gallons per day.

The Sellers Plant is currently permitted to treat 4.5 mgd of wastewater per day, and is currently operating at 2.08 mgd. The maximum peak flow over the past twelve months was 4.56 mgd. Thus, there is sufficient

capacity for Wastewater.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event"	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

A St Johns River Water Management District Permit has been provided by the applicant for this project.

Potable Water

The LOS for potable water is 122 gallons per capita per day (gpcd) per household. Based on the City of Cocoa EAR Population Projections report, the average permanent resident per dwelling unit is 2.35 per occupied unit. Thus, the average demand per household is estimated at 287 gpcd, and based on the 249 proposed dwelling units the overall demand is 71,463 gpcd.

The Dyal Plant provides potable for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum average daily flow over the past twelve months is 26.17 mgd. Thus, there is sufficient capacity for Potable Water.

Solid Waste

The Level of Service (LOS) for the City of Cocoa is 1.2 tons of solid waste disposal per capita per year, and residential collection LOS shall be 2 times per week per household with green waste and recyclables once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

The minimum LOS for SR524 is D.

The Space Coast TPO Traffic Counts Report for 2019 indicates that for the Cox Road to Industry Road segment of SR524, the average annual daily traffic trips is 13,380 and it is classified as an Urban Minor Arterial. Based on the Current Maximum Acceptable Volume (19,470) established by the Space Coast TPO, there is sufficient capacity on SR524 to support this development.

Recreation

The Level of Service (LOS) for Recreation is 1.25 acres per 1,000 population.

Pursuant to the City of Cocoa Comprehensive Plan EAR (October 2010) Data and Analysis, there exists a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. The City's current population is 18,833 which requires 23.54 acres of park and recreation facilities. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Thus, the City has sufficient recreation/parks to support the project and maintain the adopted LOS.

Schools

A School Capacity Availability Determination Letter was received from the Brevard County School Board for this project. It indicates that at this time Saturn Elementary School is not projected to have enough capacity for the total projected number of students from this subdivision. However, the adjacent schools concurrency service areas can provide sufficient capacity for the project.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Staff recommends **approval** of the Large-Scale Site Plan for Integra Trails Apartments with the following conditions:

1. The site plan shall not be approved unless and until the Modification to the Development Agreement is approved by City Council.
2. Site plan approval shall be conditioned upon the conveyance of the property identified in the Addendum to the Binding Development Agreement in Section 5.0, Amended Project Enhancements; Conveyance of Property:

Prior to receiving any certificate of occupancy, the Developer shall convey to the City, free of charge and free and clear of all liens and mortgages, and other encumbrances that are not deemed by the City to be permitted exceptions that will interfere with the City's intended purpose and use for the land, a portion of its Property as legally described and depicted in the survey attached to the Addendum as Exhibit C (the "Conveyance Property"). The Conveyance Property consists of:

- i. The entirety of Tax Parcel Number 24-35-24-00-1; and
- ii. The portion of Tax Parcel Number 24-35-13-00-750 that consists of wetland, excluding the upland buffer and mitigated wetland as determined by the developable limit line and wetland impact line as approved by St. John's River Water Management District and an additional 10 foot

buffer to allow for the Developer's maintenance of a retaining wall.

The total Conveyance Property shall consist of 136.637 acres, more or less.

INTEGRA TRAILS

SECTION 13 & 24, TOWNSHIP 24S, RANGE 35E BREVARD COUNTY, FLORIDA

AUGUST 2019

REVISED: SEPTEMBER 2019

REVISED: OCTOBER 2019

REVISED: NOVEMBER 2019

REVISED: DECEMBER 2019

REVISED: JANUARY 2020

REVISED: MARCH 2020 (CLOMR)

REVISED: APRIL 2020

OWNER

CHARLES THOMPSON

EVERGREEN INTEGRA COCOA, LLC.

26 DORCHESTER AVE.

BOSTON, MA 02205

407-833-3967

APPLICANT

DAVID McDANIEL

INTEGRA TRAILS DEVELOPMENT, LLC.

1525 INTERNATIONAL PKWY, SUITE 201

LAKE MARY, FL 32746

ENGINEER



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

1250 W. EAU GALLIE BLVD., SUITE L

MELBOURNE, FL 32935

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VERO BEACH, FL - PH: (772) 569-0035

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SURVEYOR

R.M. PACKARD & ASSOC., INC.

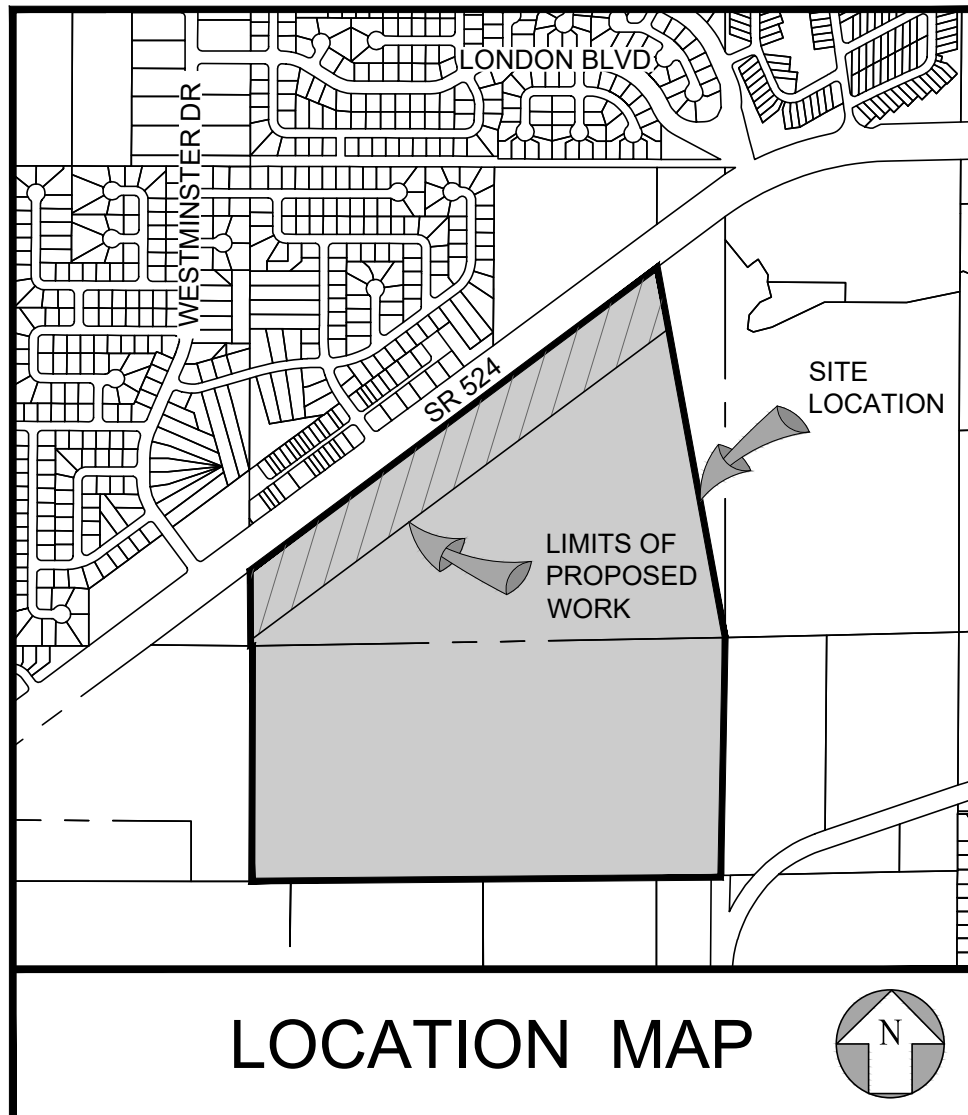
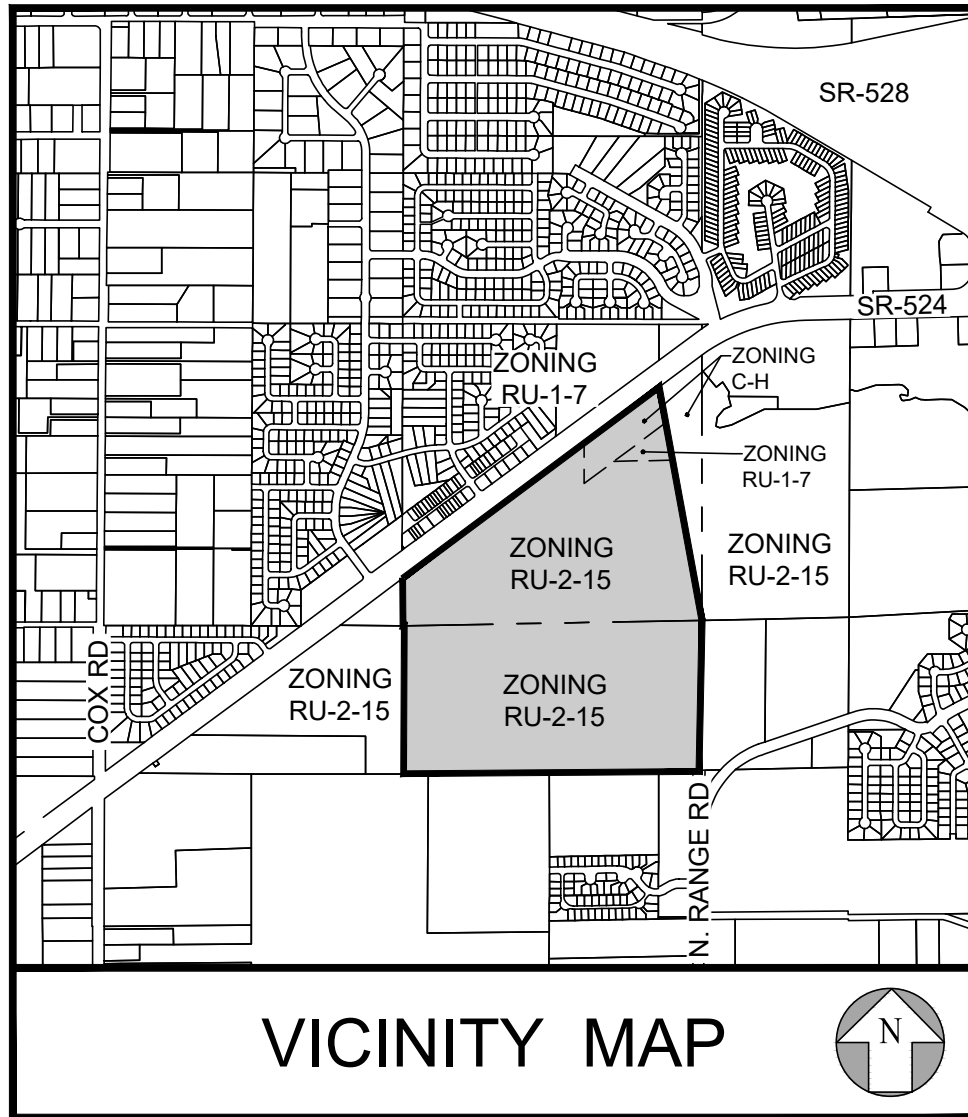
Surveying and Mapping

1193 U.S. HIGHWAY 1, UNIT 3

ROCKLEDGE, FL 32955

PH: (321) 632-6335

PACKARDSURVEY@CFL.RR.COM



LEGAL DESCRIPTION

PARCEL #1:

ALL OF THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, WHICH LIES SOUTHERLY OF STATE ROAD NO 524 (A 200.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD RIGHT OF WAY MAP SECTION 70070-2501) AND LESS AND EXCEPT THEREFROM THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3338, PAGE 2213, OF THE BREVARD COUNTY PUBLIC RECORDS, SAID SUBJECT PARCEL BEING FULLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT STAMPED "PRM#2412", WHICH MARKS THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 13, THENCE NORTH 00°08'35" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 413.73 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 524, THENCE DEPARTING SAID WEST LINE, NORTH 53°28'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,805.42 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3338, PAGE 2213, THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 3338, PAGE 2213, THE FOLLOWING 2 COURSES TO WIT: SOUTH 10°03'38" EAST, A DISTANCE OF 1,390.07; SOUTH 09°45'48" EAST, A DISTANCE OF 680.18 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 13, SAID POINT LYING 2.72 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AS MEASURED ALONG SAID SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°01'35" WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 2,614.01 FEET TO THE POINT OF BEGINNING.

PARCEL #2:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, AND THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 13, LYING SOUTHEASTERLY OF STATE ROAD 528, AND ALSO ALL OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT PARCELS 'A' & 'B' DESCRIBED BELOW:

LESS PARCEL 'A':

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING SOUTHEASTERLY OF STATE ROAD 528, BREVARD COUNTY, FLORIDA.

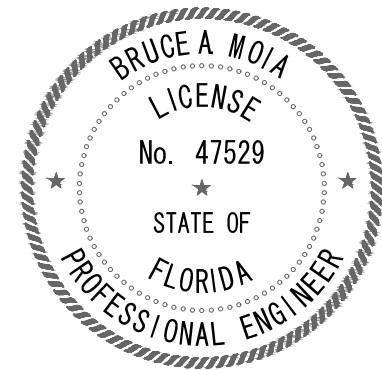
LESS PARCEL 'B':

A PARCEL OF LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 524 (A 200 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION 70070-2501, SHEET 5 OF 8, DATED 12/09/70) WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, THENCE SOUTH 00°00'21" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 2,333.77 FEET; THENCE NORTH 10°09'51" WEST, A DISTANCE OF 695.56 FEET; THENCE NORTH 10°27'47" WEST, A DISTANCE OF 1,390.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 524; THENCE NORTH 53°05'55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 469.54 FEET TO THE POINT OF BEGINNING.

PROJECT VARIANCES

THIS PROJECT HAS ENTERED INTO A DEVELOPERS AGREEMENT WITH THE CITY OF COCOA THAT HAS PROVIDED FOR VARIANCES TO THE BUILDING LENGTH AND BUILDING HEIGHT. CITY COUNCIL APPROVAL OBTAINED ON AUGUST 14, 2019.

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C-2	GENERAL NOTES
C-3	OVERALL EXISTING SITE CONDITIONS, EROSION CONTROL, & DEMOLITION
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C-5	EXISTING SITE CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN 02
C-6	EXISTING SITE CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN 03
C-7	EROSION CONTROL DETAILS
C-8	OVERALL SITE PLAN
C-9	SITE PLAN 01
C-10	SITE PLAN 02
C-11	SITE PLAN 03
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C-13	OVERALL PAVING, GRADING, & DRAINAGE PLAN
C-14	PAVING, GRADING, & DRAINAGE PLAN 01
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C-16	PAVING, GRADING, & DRAINAGE PLAN 03
C-17	PAVING, GRADING, & DRAINAGE PLAN 04
C-18	CROSS SECTIONS SHEET 01
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F-4	RIGHT OF WAY SECTIONS 01
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F-6	RIGHT OF WAY SECTIONS 03



BRUCE A. MOIA
FL. P.E. #47529

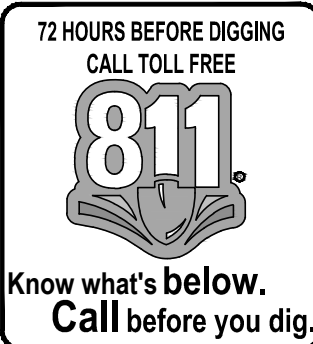
DATE:
5/19/2020

DATE: 5/19/2020

PROJECT: 19-1002

SHEET

C-1



FLOOD PLAIN NOTE

FLOOD ELEVATION (20.7) BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 12009 C 0320 G, DATED MARCH 17, 2014

DEVELOPER'S AGREEMENTS

REQUIRED PERMITS

CITY OF COCOA FORMAL SITE PLAN
CITY OF COCOA CONCURRENCY
CITY OF COCOA UTILITY
FDEP POTABLE WATER DISTRIBUTION
FDEP WASTEWATER COLLECTION

SDRWD ERP
FDOT DRIVEWAY
FDOT UTILITY
FDOT DRAINAGE

CITY OF COCOA

CITY PERMIT NUMBER: PZ-10-002-00012

SJRWMD

PREVIOUS SJRWMD PERMIT NUMBER: 92249-5
CURRENT SJRWMD PERMIT NUMBER: 92249-7

FDOT

FDOT PERMIT NUMBER: 2019-A-590-00036 (ACCESS)
FDOT PERMIT NUMBER: 2019-D-590-00020 (DRAINAGE)
FDOT PERMIT NUMBER: 0068362 (UTILITY)



THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT A MULTI-FAMILY RESIDENTIAL FACILITY. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURE, PARKING AREA, DRIVE AISLE AND WATER AND SEWER SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION, POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM FDPF AS REQUIRED TO MEET NPDES STANDARDS.
2. CONTRACTOR SHALL INCORPORATE BEST MANAGEMENT PRACTICES AND EROSION CONTROLS AS SHOWN OR NOTED ON THIS PLAN TO MINIMIZE OR ELIMINATE THE POTENTIAL FOR POLLUTION DISCHARGES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDING AND MAINTAINING ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH FDPF NPDES STANDARDS.
4. CONTRACTOR SHALL PERFORM ALL REQUIRED INSPECTIONS AND REPORTING.
5. CONTRACTOR SHALL PERFORM AND MAINTAIN ALL REQUIRED EROSION CONTROL DEVICES, AS MAYBE NECESSARY, TO PREVENT OFF-SITE POLLUTION DISCHARGES.
6. CONTRACTOR SHALL MAINTAIN, MONITOR, AND REVISION SWPP TO MATCH SITE CONDITIONS THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES ONLY AFTER ALL DISTURBED AREAS ARE ADEQUATELY STABILIZED AS ACCORDING TO APPLICABLE AGENCY INSPECTIONS.
8. CONTRACTOR SHALL FILE AND OBTAIN ALL REQUIRED CERTIFICATIONS OF COMPLETION FROM FDPF TO OBTAIN FINAL DISCHARGE PERMIT.
9. CONTRACTOR SHALL INSTALL SLIT FENCE AS SHOWN PRIOR TO ANY LAND DISTURBING ACTIVITIES.
10. CONTRACTOR SHALL MAINTAIN SLIT FENCE THROUGHOUT CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN SLIT FENCE ON ALL DISTURBED AREAS. DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. SEE DETAIL ON SHEET C-7 FOR INSTALLATION.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

2. THE LAND-DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO PREVENT EROSION.
3. PRACTICAL MEASURES SHALL BE TAKEN TO PREVENT EROSION.
4. LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION.
5. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A MINIMUM.
6. EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS.
7. EROSION CONTROL SHALL BE STABILIZED WITHIN 14 DAYS OF EXPOSURE.
8. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.
9. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
11. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
12. EROSION CONTROL MEASURES MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO CUT THE FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
13. EXCESSIVE EROSION OF EXCAVATIONS OR SLOPING SURFACES OF FILLS MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED.
14. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE ARE MINIMIZED.
15. CONTRACTOR TO PLACE SILT FENCE IN ALL AREAS WHERE THE POTENTIAL FOR OFFSITE EROSION EXISTS.

BFP = BACKFLOW PREVENTER
 BOC = BACK OF CURB
 BW = BARBED WIRE FENCE
 CLF = CHAIN LINK FENCE
 CM = CONCRETE MONUMENT
 CON = CORRUGATED METAL PIPE
 CONC. = CONCRETE
 COVD = COVERED
 (D) = DESCRIPTION
 ECPM = ELLIPTICAL CORRUGATED METAL PIPE
 EDR = END OF CURT DRIVE
 EL = ELEVATION
 EM=ELECTRIC METER
 FFE = FINISHED FLOOR ELEVATION
 FM= FENCE MAIN
 FND. = FOUND
 GV = GATE VALVE
 HW = HEADWALL
 ID = IDENTIFICATION
 IP = IRON PIPE
 IR = IRON ROD
 IRC = IRON ROD WITH CAP
 ○ X ○ = EXISTING TREE TO BE REMOVED
 6" = 6"

OHW = OVERHEAD WIRES
 O.R.B. = OFFICIAL RECORD BOOK
 (P) = PLAT
 P.B. = PLAT BOOK
 PG. = PAGE
 PVC = POLY VINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 (S) = SURVEYED
 TDB = TOP OF BANK
 TOS = TOE OF SLOPE
 TRANS = TRANSFORMER
 UG = UNDERGROUND
 WD = WOODEN FENCE
 WL = WATER LINE
 WM = WATER METER

 = FIRE HYDRANT
 = GUY ANCHOR
 = UTILITY POLE
 = WATER GATE VALVE
 = WELL
 = SILT FENCE
 = EXISTING GAS MAIN
 = EXISTING REUSE MAIN
 = EXISTING SANITARY MAIN
 = EXISTING WATER MAIN

1. OVERHANGING BRANCHES SHALL BE CLEARED TO A HEIGHT OF EIGHT (8) FEET ABOVE WALKING TRAILS AND CONSERVATION AREA PARKING.
2. ALL DISTURBED AREAS IN THE RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.

2. TOTAL NUMBER OF TREE DBH PROPOSED IS 1,657 INCHES.

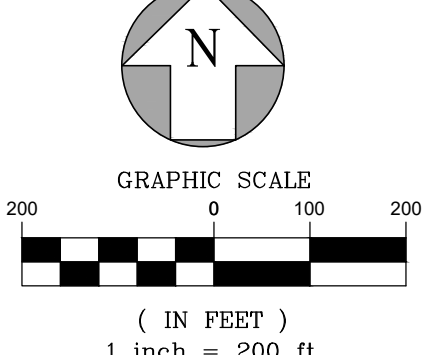
MPACT #1	1.26 AC
MPACT #2	0.11 AC
MPACT #3	0.16 AC
MPACT #4	2.58 AC
MPACT #5	0.01 AC
TOTAL	4.13 AC

OAKS =	133 TREES	5 TREES > 24"Ø	140 INCHES > 24"Ø
MAPLES =	4 TREES	0 TREES > 24"Ø	
PINES =	74 TREES	0 TREE > 24"Ø	18 INCHES > 24"Ø
TOTAL =	211 TREES		
	5 TREES > 24"Ø		

OAKS =	44 TREES	3 TREES > 24"Ø	86 INCHES > 24"Ø
MAPLES=	2 TREES	0 TREES > 24"Ø	
PINES=	27 TREES	0 TREES > 24"Ø	0 INCHES > 24"Ø
TOTAL=	73 TREES		
	3 TREES > 24"Ø		

MAPLES =	2 TREE	0 TREES > 24"Ø	
PINES =	49 TREES	0 TREES > 24"Ø	0 INCHES > 24"Ø
TOTAL =	138 TREES		
	2 TREES > 24"Ø		

CHARS =	22 TREES	0 TREES > 24"Ø	0 INCHES > 24"Ø
MAPLES =	0 TREES	0 TREES > 24"Ø	
PINES =	2 TREES	0 TREES > 24"Ø	0 INCHES > 24"Ø
TOTAL =	24 TREES		
	0 TREE > 24"Ø		



MBV
ENGINEERING, INC.
MOIRA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

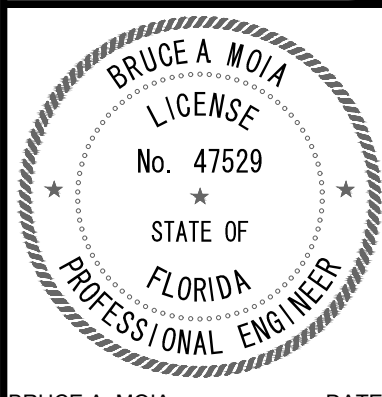
1250 W. EAU GALLEE BLVD.
MELBOURNE, FLORIDA 32935
P. 321-253-1510 F.321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-568-0035 FT PIERCE: 772-468-9065

OVERALL EXISTING SITE
CONDITIONS, EROSION
CONTROL, & DEMOLITION

INTEGRA TRAILS

FLORIDA

CITY OF COCOA



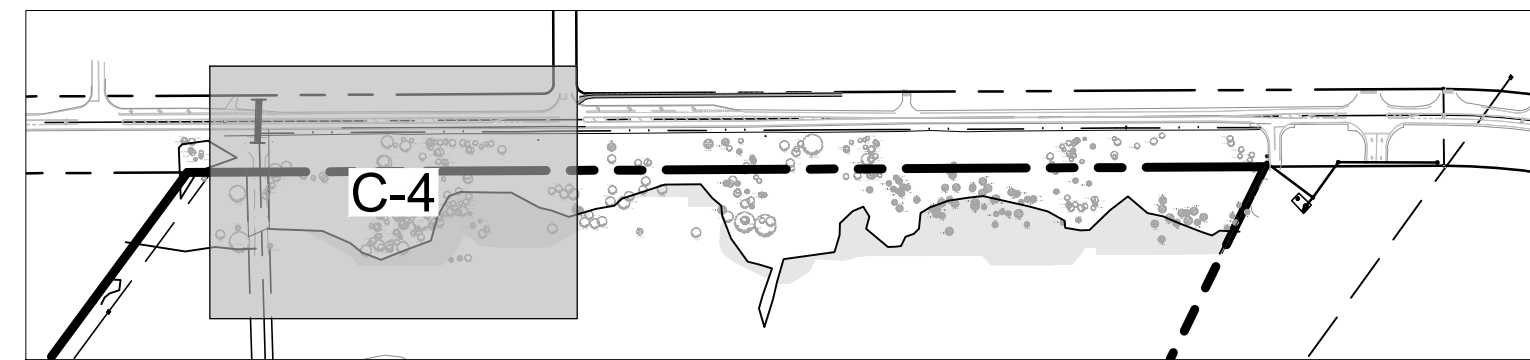
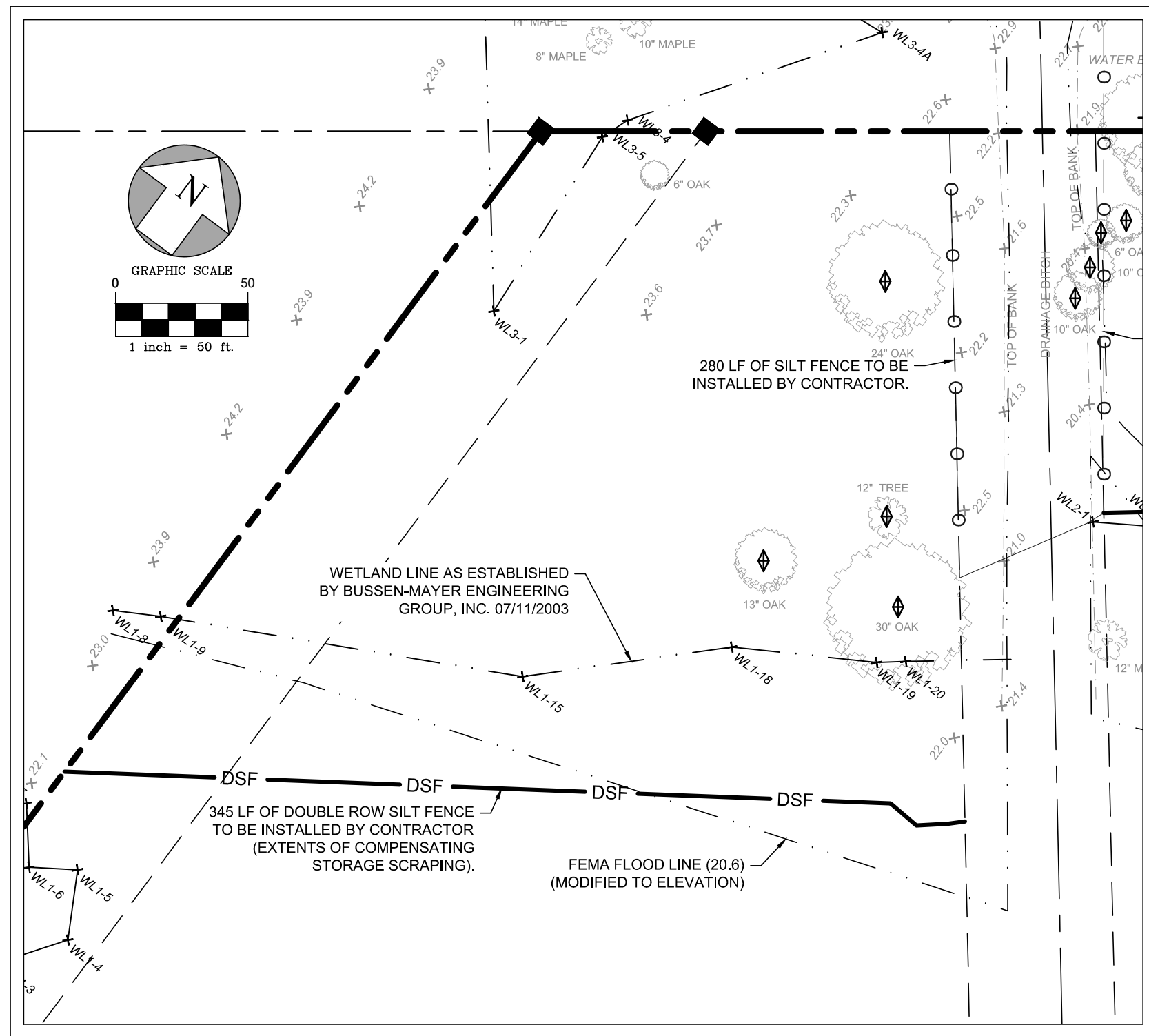
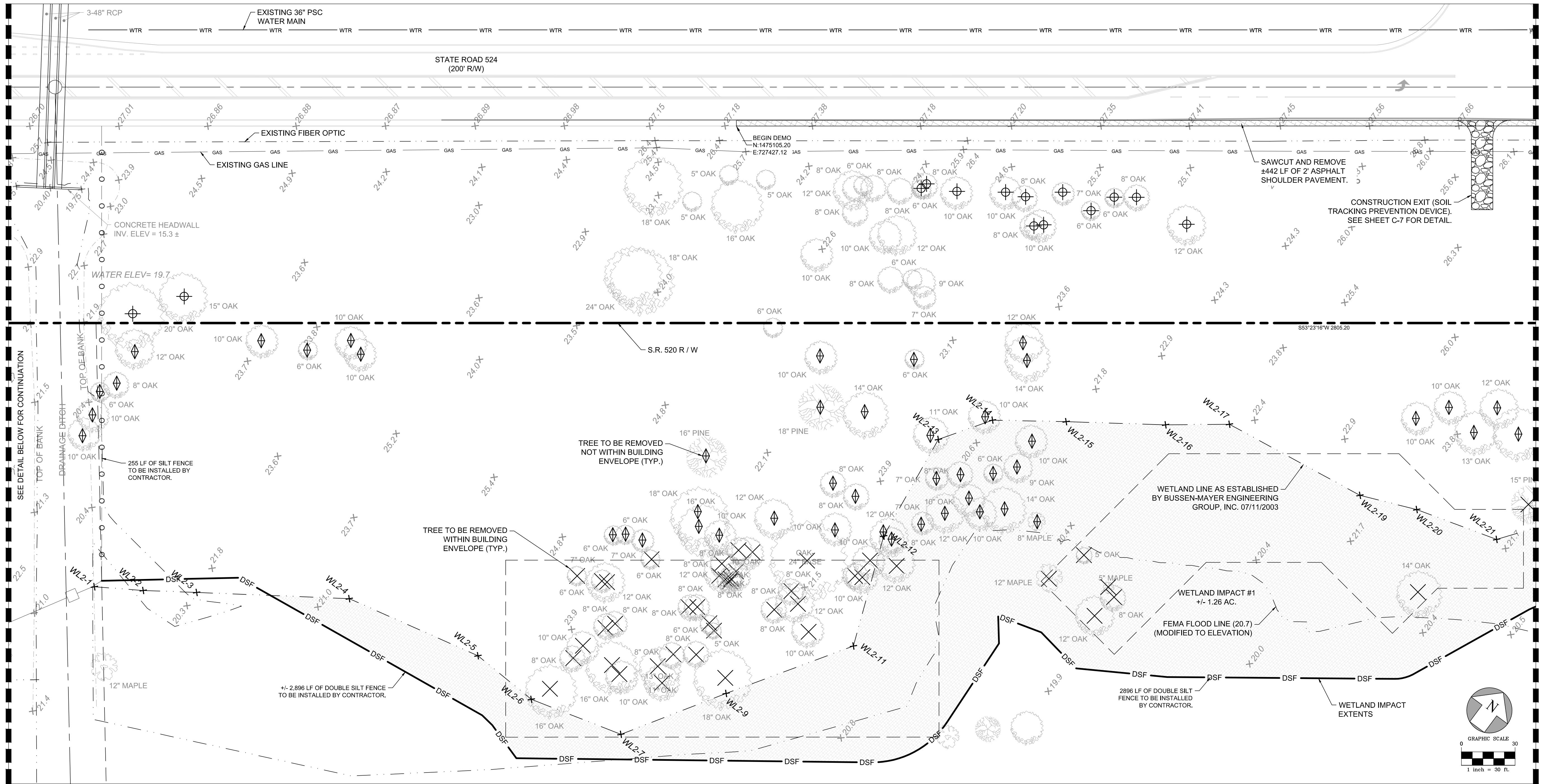
BRUCE A. MOIA
FL. P.E. #47529

SHEET

C-3

19-1002

PERMITTING SET



- LEGEND**
- WETLAND IMPACT AREA
 - PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 - SILT FENCE
 - DOUBLE ROW SILT FENCE W/ ORANGE CONSTRUCTION BARRIER
 - FLOATING TURBIDITY BARRIER
 - TREE REMOVED WITHIN BUILDING ENVELOPE
 - TREE REMOVED NOT WITHIN BUILDING ENVELOPE
 - TREE REMOVED WITHIN RIGHT-OF-WAY



JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
19-1002	DWB	DCM	06-07-2019	BAM	5/19/2020

REVISIONS	DATE
9. CITY OF COCOA COMMENTS	04-29-2020
8. WATER/USE REVISION	04-15-2020
7. COCOA / GEOSYNTEC COMMENTS	03-25-2020
6. FDOT COMMENTS	01-09-2020
5. CITY OF COCOA COMMENTS	12-09-2019
4. FDOT COMMENTS	11-22-2019
3. CITY OF COCOA COMMENTS	11-10-2019
2. COCOA UTILITIES COMMENTS	09-19-2019
1. SURVIVOR COMMENTS	09-06-2019

MBV ENGINEERING, INC.
PROFESSIONAL ENGINEERING & SURVEYING
1250 W. EAU GALLE BLVD
MELBOURNE, FLORIDA 32935
P.O. BOX 10000
VERO 772-686-0035, FT. PIERCE 772-686-0045

EXISTING SITE CONDITIONS,
EROSION CONTROL, &
DEMOLITION PLAN 01

FLORIDA

CITY OF COCOA

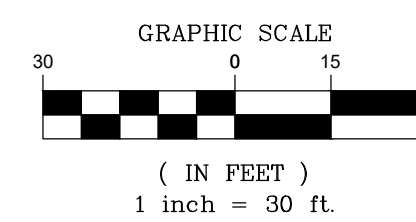
BRUCE A. MOIA
P.E. #47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 5/19/2020

C-4



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CALL TOLL FREE
811
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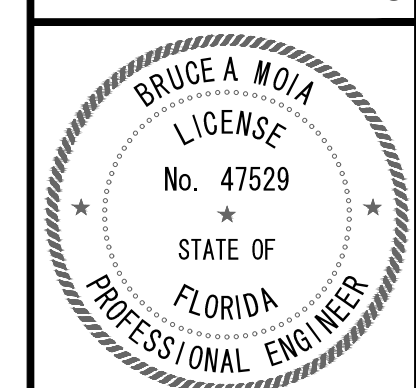
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EXISTING SITE CONDITIONS,
EROSION CONTROL, &
DEMOLITION PLAN 03

CITY OF COCOA

FLORIDA

INTEGRA TRAILS

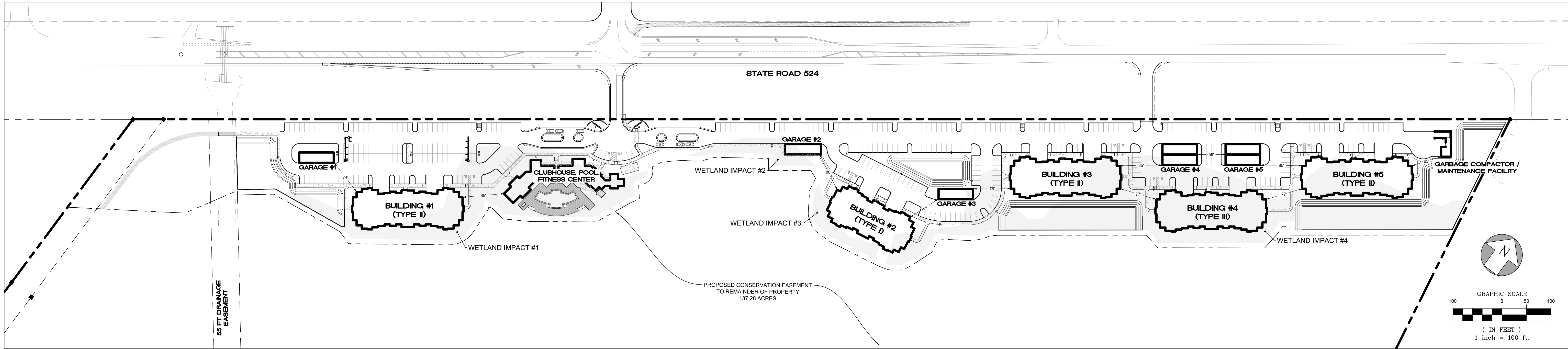


BRUCE A. MOIA
FL. P.E. #47529

DATE:
5/19/2020

SHEET

C-6



SITE AREA TABULATION		
	2007	2019
DEVELOPABLE AREA	13.25 AC.	13.00 AC.
WETLAND IMPACT AREA	4.14 AC.	4.13 AC.
CONSERVATION AREA	137.01 AC.	137.27 AC.

SEE SHEETS C-3 THROUGH C-6 FOR INDIVIDUAL WETLAND IMPACT ACREAGE.

SITE INFORMATION

GENERAL STATEMENT

THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT A MULTI-FAMILY RESIDENTIAL FACILITY. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURE, PARKING AREA, DRIVE AISLE AND WATER AND SEWER SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION. POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

APPLICANT/OWNER

INTEGRA LAND COMPANY
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FLORIDA 32746
PHONE: (407) 902-3827

SITE ADDRESS

STATE ROAD 524
COCOA, FL 32926

FUTURE LAND USE

LOW-DENSITY RESIDENTIAL
MEDIUM-DENSITY RESIDENTIAL
NEIGHBORHOOD COMMERCIAL
CONSERVATION

TAX PARCEL ID. NUMBER(S)

24-35-13-00-750
24-35-24-00-1

ENGINEER

MBV ENGINEERING, INC.
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PHONE: (321) 253-1510

SURVEYOR

R.M. PACKARD & ASSOC., INC.
1193 U.S. HIGHWAY 1 / UNIT 3
ROCKLEDGE, FLORIDA 32955
PHONE: (321) 632-6335

ZONING

RU-2-15 / RU-1-7
C-N

TAX ACCOUNT NO.

2404242
2407240

GENERAL SITE NOTES:

- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED IN CITY OF COCOA RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS ON SHEET C-27.
- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED IN FDOT RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS ON SHEET C-27.
- ENTRY GATES AT NORTH AND SOUTH ENTRANCES SHALL HAVE A CLICK-TO-ENTER SYSTEM INSTALLED.
- TANDEM PARKING SPACES ARE THOSE SPACES INTERNAL TO THE BUILDINGS.
- CONTRACTOR TO GRIND OFF EXISTING STRIPING BEFORE INSTALLING NEW STRIPING.
- SANICUT 2 INTO EXISTING LANES TO ADD NEW TURN LANE.
- SEE SHEETS F-1 TO F-3 FOR FDOT MODIFICATIONS.
- ALL DISTURBED AREAS IN THE RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
- 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.

PROJECT INFORMATION

SITE AREA (TOTAL)	6,545,470 SF (150.26 AC)	100.00%
PROJECT AREA	(13.00 AC)	8.65%
BUILDINGS COVERAGE (40% MAX)	76,147.8 SF (1.75 AC)	1.16%
SIDEWALK AREA	24,900.1 SF (0.57 AC)	0.38%
ASPHALT AREA	192,385.4 SF (4.42 AC)	2.94%
TOTAL IMPERVIOUS AREA	293,433.3 SF (6.74 AC)	4.48%
TOTAL PERVIOUS AREA	6,252,037 SF (143.53 AC)	95.52%
DENSITY	1.66 UNITS PER ACRE (15 MAX)	
GROSS FLOOR AREA	76,148 SF	
FLOOR AREA RATIO [BASED ON PROJECT AREA]	0.135	

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	NONE		
TOTAL PROPOSED BUILDINGS	5 RESIDENTIAL 5 GARAGES 1 CLUBHOUSE 1 MAINTENANCE / GARBAGE COMPACTOR		
CLUBHOUSE	7,293 SF (35')		
MAINTENANCE BUILDING	1,139 SF		
MAXIMUM HEIGHT	35'		
<u>RESIDENT BUILDINGS</u>	<u>QUANTITY</u>	<u>HEIGHT</u>	<u>SQUARE FOOTAGE</u>
TYPE I	1	4-STORY / 57'	49,913
TYPE II	3	4-STORY / 57'	62,488
TYPE III	1	4-STORY / 57'	61,607

GENERAL HOME MIX	HOMES	PERCENTAGE	MIN. AREA REQ.	MIN. AREA PROV.
1-BEDROOM	79	31.7%	800 SF	637 SF
1-BEDROOM	28	11.2%	800 SF	611 SF
2-BEDROOM	134	48.2%	900 SF	1,088 SF
3-BEDROOM	8	3.2%	1,000 SF	1,308 SF
TOTAL UNITS	249	100.0%		

PARKING INFORMATION

TANDEM SPACES	30 (INTERNAL TO BUILDINGS)
DETACHED GARAGES	42
SURFACE PARKING	374
TOTAL PARKING PROVIDED	446
PARKING REQUIRED PER CODE	438
ADA PARKING (REQUIRED)	9
ADA PARKING (PROVIDED)	12

*NOTE: BUILDING LENGTH (233 FEET), HEIGHT (57 FEET), AND MINIMUM LIVING AREA (638 S.F. FOR A MAXIMUM OF [79] 1-BEDROOM UNITS) ARE WAIVERS GRANTED AS PART OF THE DEVELOPER'S AGREEMENT APPROVED BY CITY COUNCIL ON AUGUST 14, 2019.

MAXIMUM BUILDING COVERAGE

ALLOWED: 40.00% (MAX)
PROPOSED: 13.46%

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'AE' AND 'X' PER F.I.R.M. PANEL No. 120090C 0320 G, DATED MARCH 17, 2014. ANY DEPICTIONS HEREIN TO FLOOD PLAN LINES HAVE BEEN ADJUSTED FROM THE SCALED OVERLAY TO ADHERE TO THE BASE FLOOD ELEVATION LISTED BY F.E.M.A. OF 20.7 (NAVD 1988) AND ADJUSTED TO BREVARD COUNTY FLOOD ELEVATION 20.6 (NAVD 1988).

SANITARY SEWER SOURCE

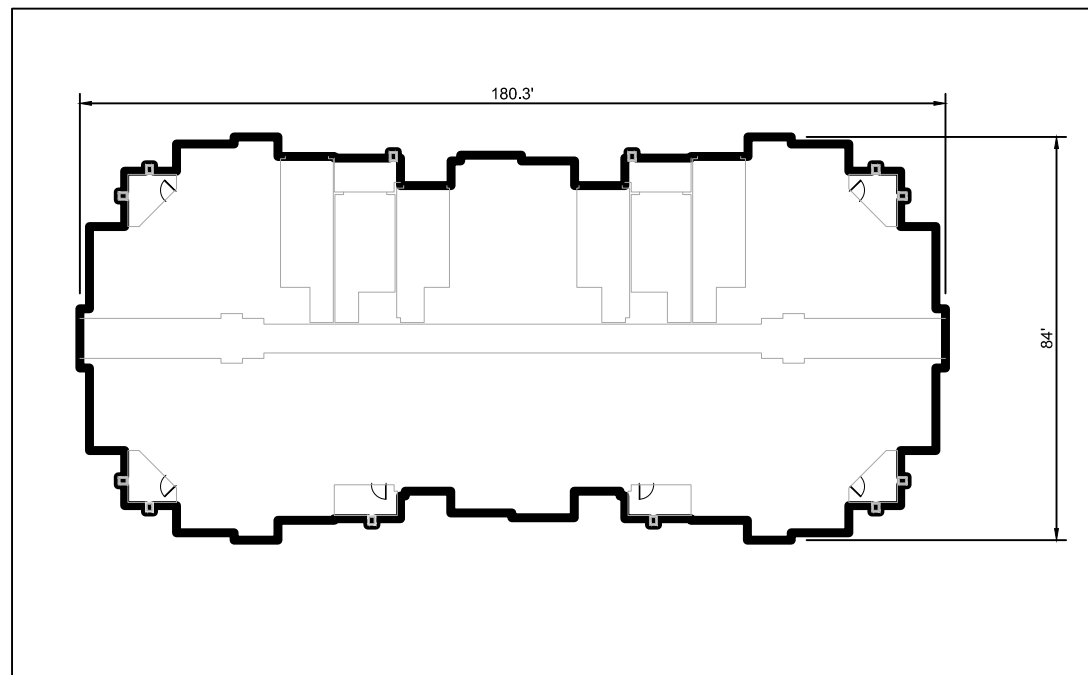
CITY OF COCOA SANITARY SEWER SYSTEM

POTABLE WATER SOURCE

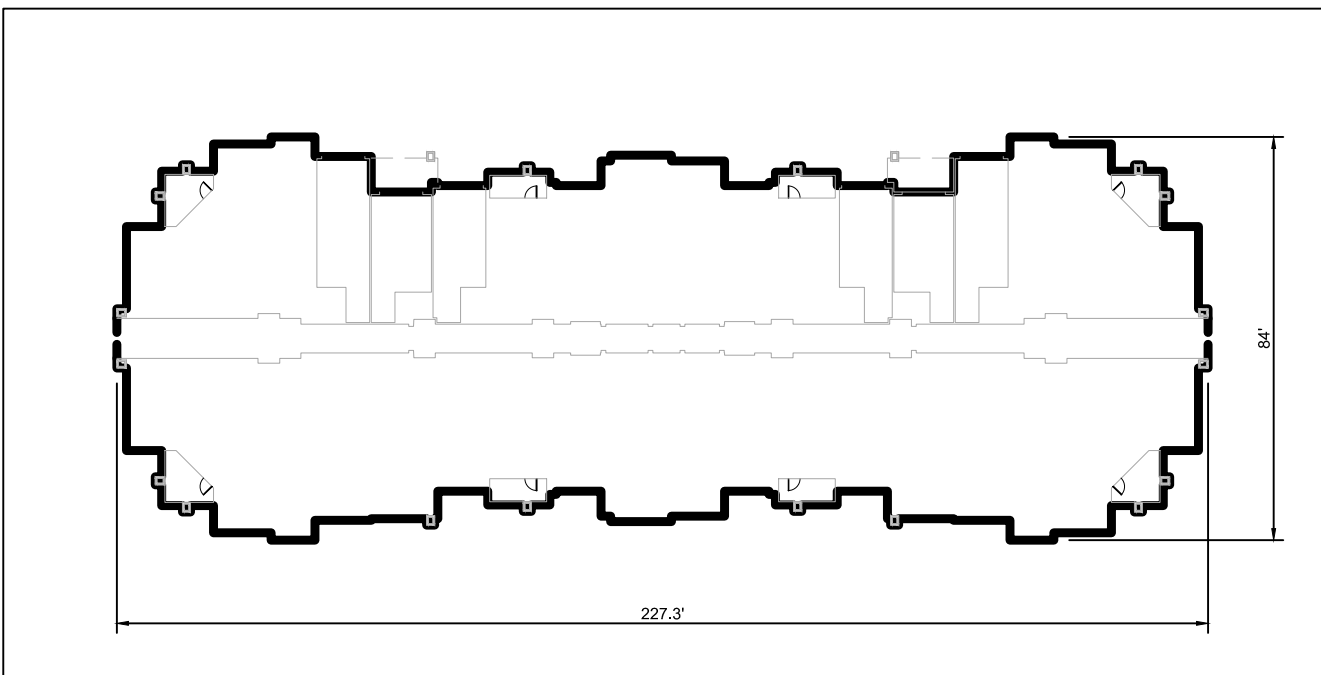
CITY OF COCOA WATER SYSTEM

BUILDING SETBACKS

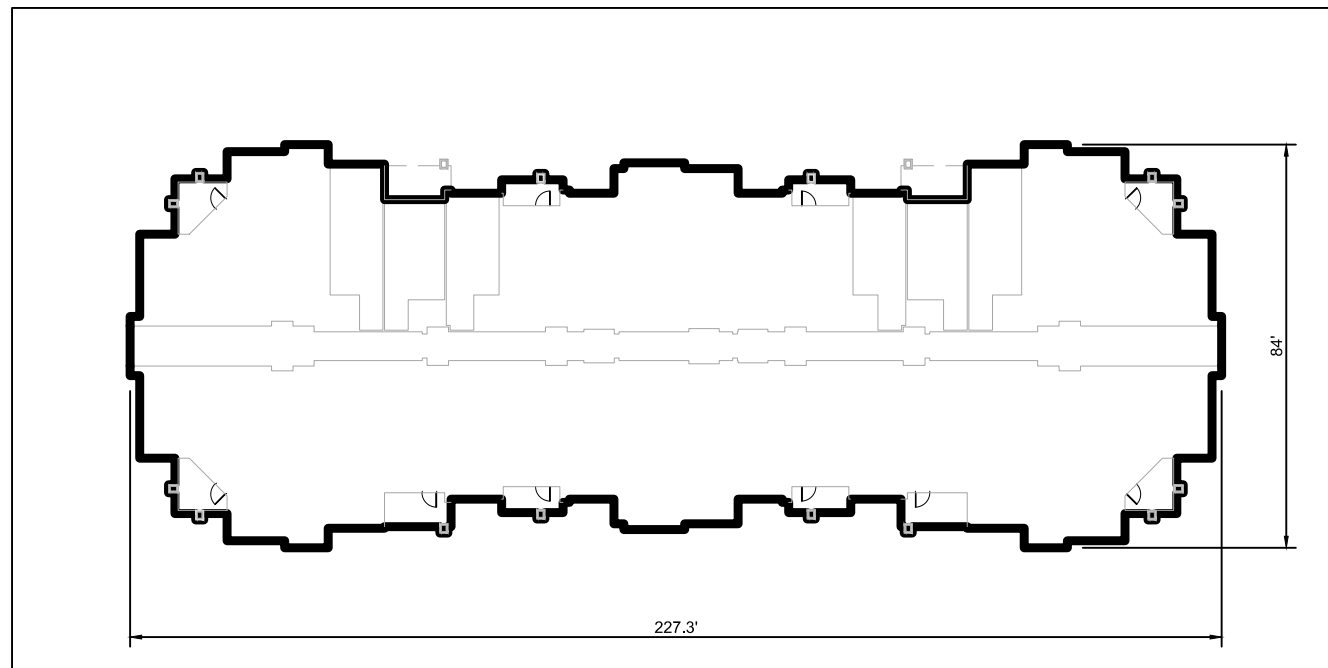
NORTH PROPERTY SETBACKS	REQ'D	PROVIDED
NORTH	45.0'	45.0'
SOUTH	25'	30.0'
EAST	15'	15.0'
WEST	15'	16.8'



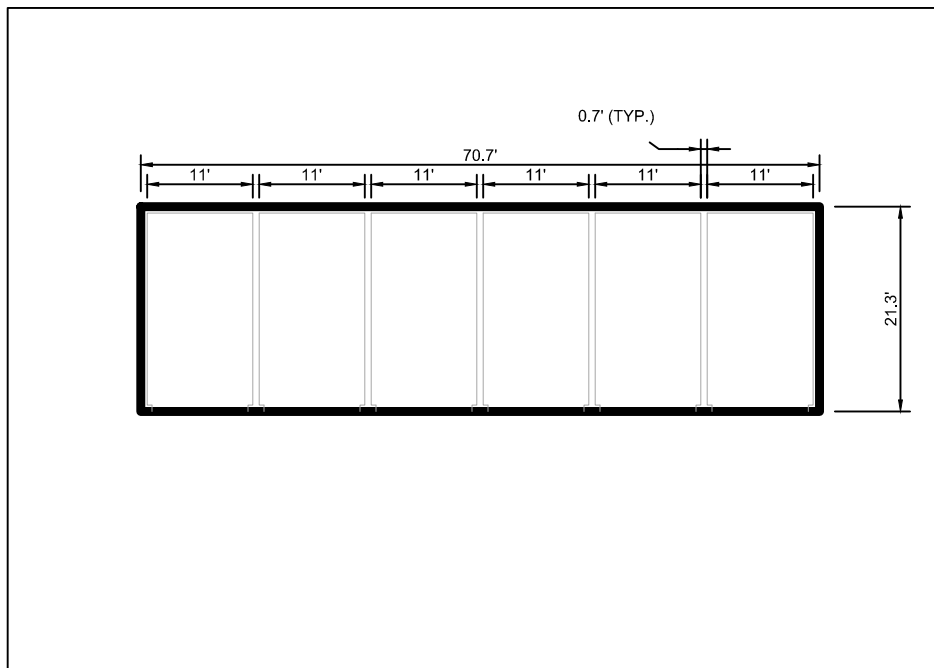
TYPE I BUILDING - 49,913 S.F.
SCALE: 1" = 40'



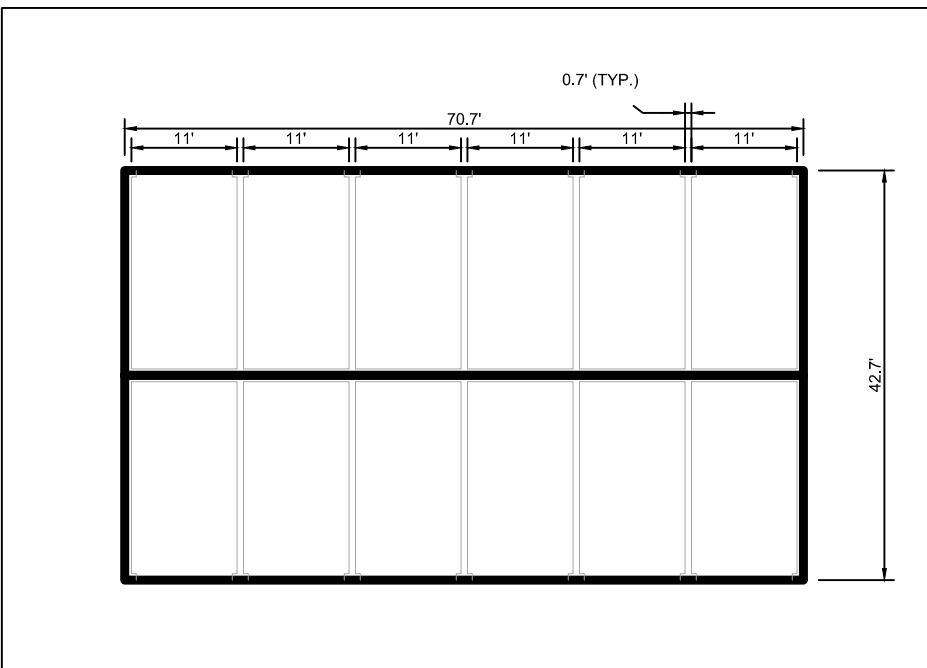
TYPE II BUILDING - 62,488 S.F.
SCALE: 1" = 40'



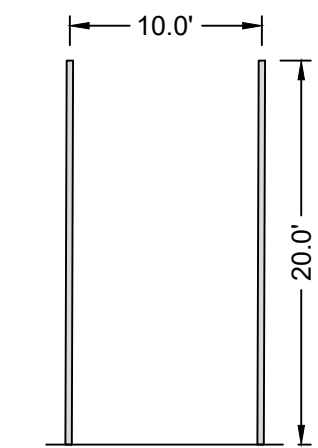
TYPE III BUILDING - 61,607 S.F.
SCALE: 1" = 40'



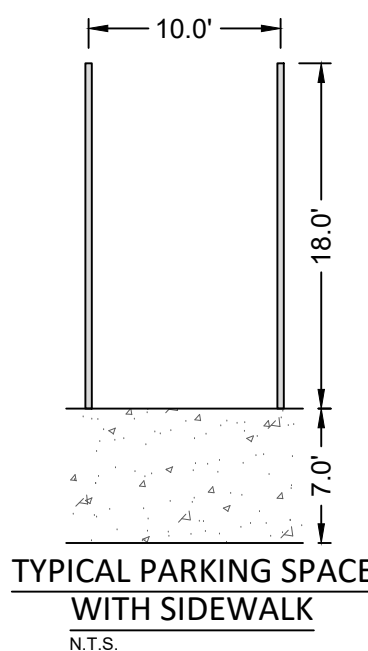
GARAGE - 1,510 S.F.
SCALE: 1" = 20'



GARAGE (DUAL) - 2,990 S.F.
SCALE: 1" = 20'



TYPICAL PARKING SPACE
N.T.S.



TYPICAL PARKING SPACE
WITH SIDEWALK
N.T.S.

JOB NO.	DESIGNED	DRAWN	CHECKED	DATE
19-1002	DWB	DCM	BAM	5/19/2020

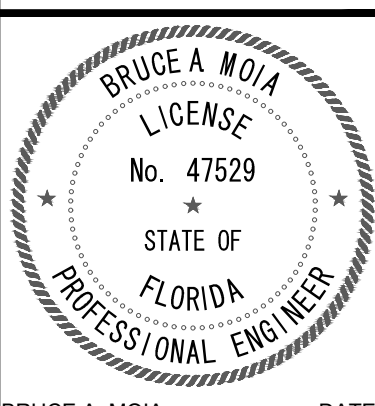
JOB NO.	DESIGNED	DRAWN	CHECKED	DATE
19-1002	DWB	DCM	BAM	5/19/2020

MBV ENGINEERING, INC.
1250 W. EAU GALIE BLVD
MELBOURNE, FLORIDA 32935
P: 321-253-1510
F: 321-253-1511
ALSO WITH OFFICES IN:
VERO 772-686-0035, FT PIERCE 772-686-0065

OVERALL SITE PLAN

INTEGRA TRAILS

FLORIDA
CITY OF COCOA



BRUCE A. MOIA
P.E. #47529
DATE: 5/19/2020

SHEET

C-8

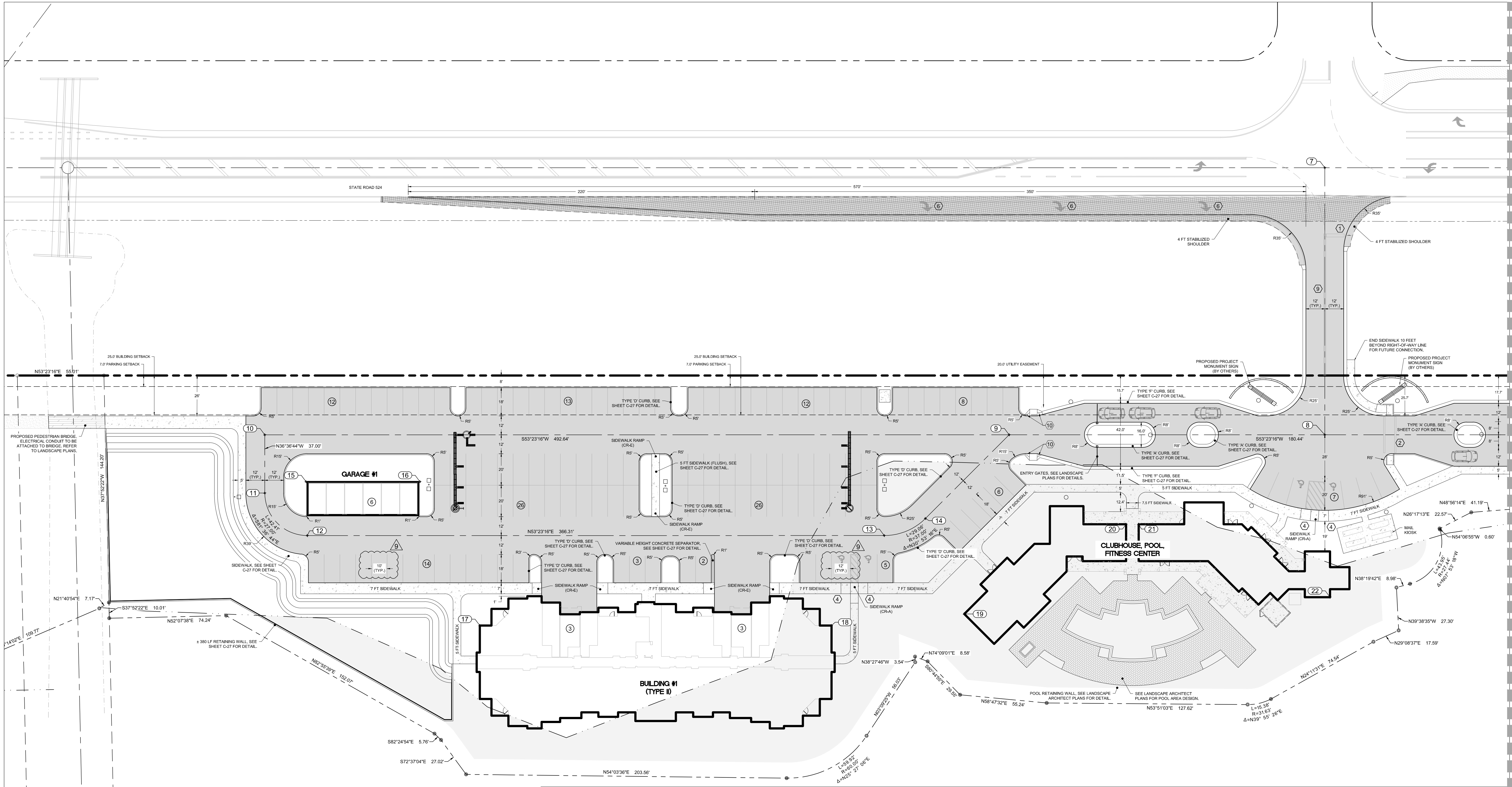
19-1002

PERMITTING SET

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.



1. ALL SIDEWALKS SHALL BE MINIMUM 4' IN WIDTH UNLESS ABUTTING PARKING.
2. ALL SIDEWALK ABUTTING PARKING SHALL BE 7' MINIMUM WIDTH.
3. SEE SHEET C-27 FOR SIDEWALK AND CURB DETAILS.
4. ENTRY GATE SHALL HAVE A CLICK-TO-ENTER SYSTEM INSTALLED AT BOTH ENTRANCES FOR EMERGENCY VEHICLES.
5. REFER TO SHEETS F-1 TO F-3 FOR PROPOSED STRIPING MODIFICATIONS TO S.R. 524.



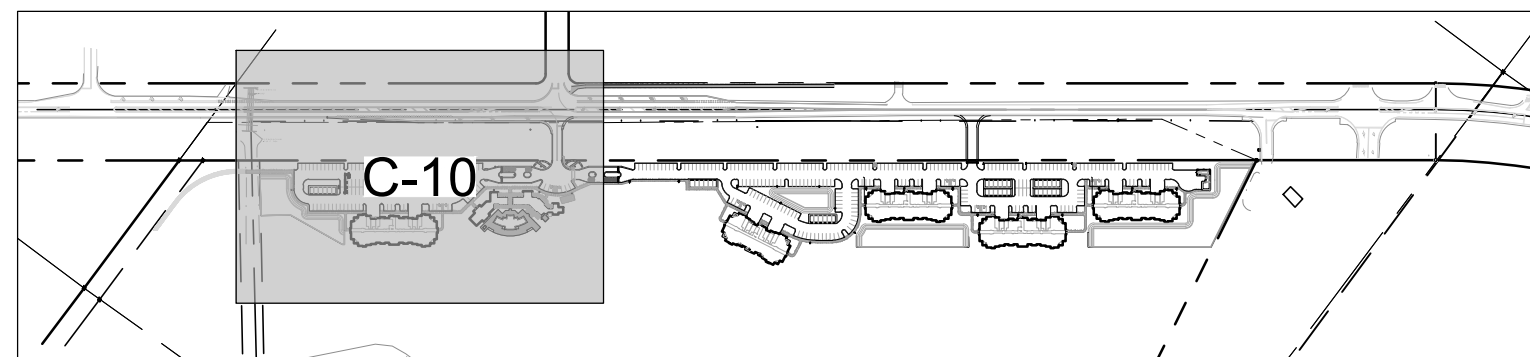
Point Table		
Point #	Northing	Easting
7	1475371.4237	727748.8872
8	1475235.2336	727850.0756
9	1475115.6920	727689.1833
10	1474833.8138	727309.8014
11	1474804.1142	727331.8680
12	1474798.5442	727369.6433
13	1475017.0102	727663.6783
14	1475041.3124	727678.2160
15	1474825.5394	727349.5479
16	1474868.6786	727406.6092
17	1474817.9622	727491.6320
18	1474951.1568	727670.8995
19	1475007.3148	727734.1997
20	1475114.3569	727782.6942
21	1475119.1281	727789.1157
22	1475154.3953	727914.2781

- LEGEND

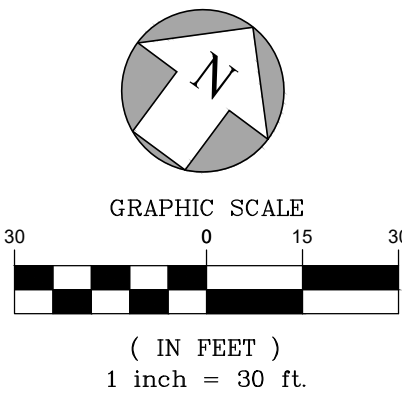
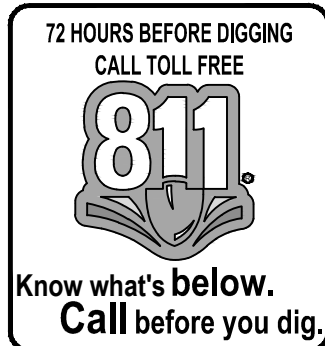
	PROPOSED ASPHALT		BUILDING COLUMNS
	WETLAND IMPACTS		CONCRETE AC PADS
	PROPOSED CONCRETE		EXISTING TREE TO BE PRESERVED
	HEAVY DUTY ASPHALT		REGULAR/GARAGE PARKING SPACE COUNT
			GEOMETRY POINT

- SITE NOTES:**
- ALL SIDEWALKS SHALL BE MINIMUM 4' IN WIDTH UNLESS ABUTTING PARKING.
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 - SEE SHEET C-27 FOR SIDEWALK AND CURB DETAILS.
 - ENTRY GATE SHALL HAVE A CLICK-TO-ENTER SYSTEM INSTALLED AT BOTH ENTRANCES FOR EMERGENCY VEHICLES.
 - REFER TO SHEETS F-1 TO F-3 FOR PROPOSED STRIPING MODIFICATIONS TO S.R. 524.

SIGNAGE, STRIPING AND RAMPS LEGEND	
1	(R1-1) 36" STOP SIGN AND 24" THERMOPLASTIC SOLID WHITE STOP BAR
2	5' WIDE CROSSWALK SEE SHEET C-27 FOR DETAIL
3	6" THERMOPLASTIC SOLID WHITE
4	HANDICAP PARKING SPACE & SIGN (SEE DETAIL SHEET C-27)
5	LEFT TURN ARROW
6	RIGHT TURN ARROW
7	MONUMENT SIGN (BY OTHERS)
8	CURB FLARE, SEE SHEET C-27 FOR DETAIL
9	6" DOUBLE YELLOW (20 FT MIN.)
10	CURB TRANSITION, SEE SHEET C-27 FOR DETAIL



KEY MAP
SCALE: 1"=500'



REVISIONS		DATE
9	CITY OF COCOA COMMENTS	04-29-2020
8	WATERREUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	PDOT COMMENTS	01-09-2019
5	CITY OF COCOA COMMENTS	12-09-2019
4	PDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURVIMD COMMENTS	09-06-2019

19-1002	JOB NO.	DESIGNED	DWB
	DRAWN	DCM	
	DATE	06-07-2019	
	CHECKED	BAM	
	DATE ISSUED	5/20/2020	

MBV ENGINEERING, INC.
PROFESSIONAL ENGINEERS & SURVEYORS
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P: 321-255-8800
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VERO 772-686-0035, FT PIERCE 772-686-0045

SITE PLAN 02

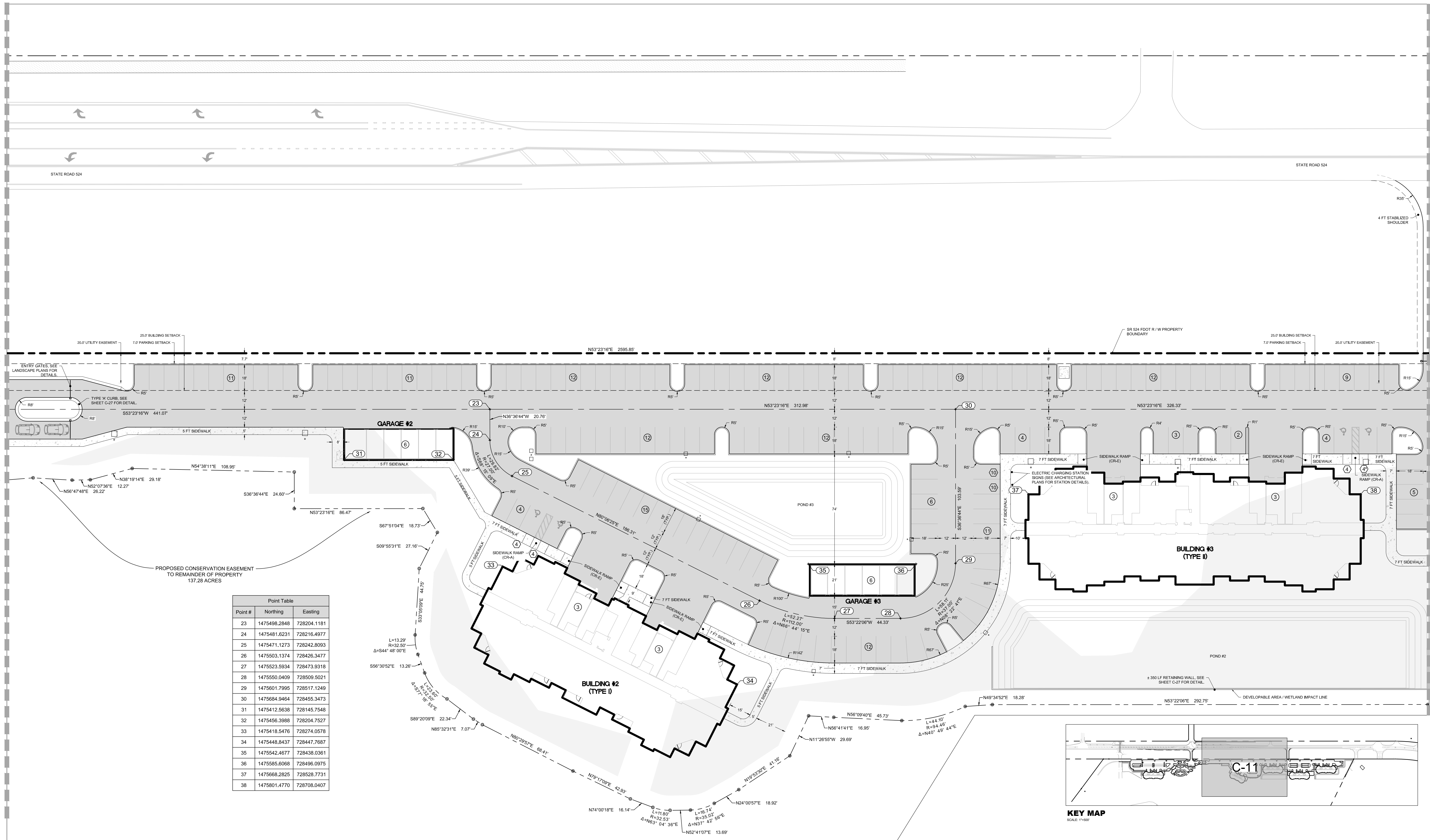
INTEGRA TRAILS

FLORIDA

CITY OF COCOA

BRUCE A. MOIA
LICENSE No. 47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE 5/20/2020

C-10



Point #	North	East
23	1475498.2846	728204.1181
24	1475481.6231	728216.9477
25	1475471.1273	728224.8093
26	1475503.1374	728278.3477
27	1475523.5934	728473.9318
28	1475550.0409	728501.5001
29	1475601.7995	728511.1249
30	1475684.9464	728545.3473
31	1475412.5638	728145.7548
32	1475456.3988	728204.7527
33	1475418.5476	728274.0578
34	1475448.8437	728447.7687
35	1475562.4677	728438.0361
36	1475585.6068	728496.0975
37	1475668.2825	728528.7731
38	1475801.4720	728708.0470



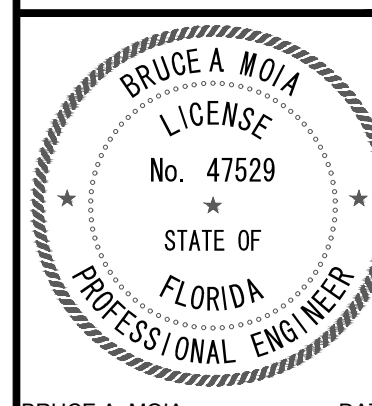
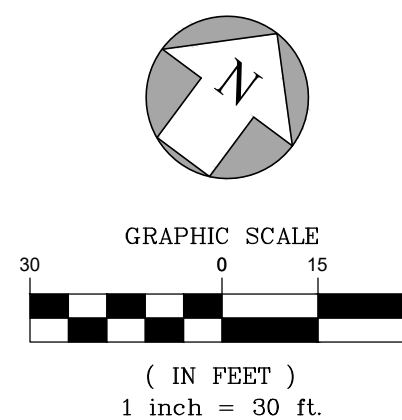
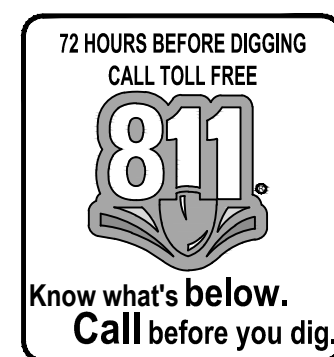
SIGNAGE, STRIPING AND RAMPS LEGEND	
①	(R1-1) 36" STOP SIGN AND 24" THERMOPLASTIC SOLID WHITE STOP BAR
②	5' WIDE CROSSWALK SEE SHEET C-27 FOR DETAIL
③	6" THERMOPLASTIC SOLID WHITE
④	HANDICAP PARKING SPACE & SIGN (SEE DETAIL SHEET C-27)
⑤	LEFT TURN ARROW
⑥	RIGHT TURN ARROW
⑦	MONUMENT SIGN (BY OTHERS)
⑧	CURB FLARE. SEE SHEET C-27 FOR DETAIL.
⑨	6" DOUBLE YELLOW
⑩	ELECTRIC CAR CHARGING SIGN

LEGEND

	PROPOSED ASPHALT		BUILDING COLUMNS
	WETLAND IMPACTS		CONCRETE AC PADS
	PROPOSED CONCRETE		EXISTING TREE TO BE PRESERVED
	HEAVY DUTY ASPHALT		REGULAR/GARAGE PARKING SPACE COUNT
			GEOMETRY POINT

SITE NOTES

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5. REFER TO SHEETS F-1 TO F-3 FOR PROPOSED STRIPING MODIFICATIONS TO S.R. 524.



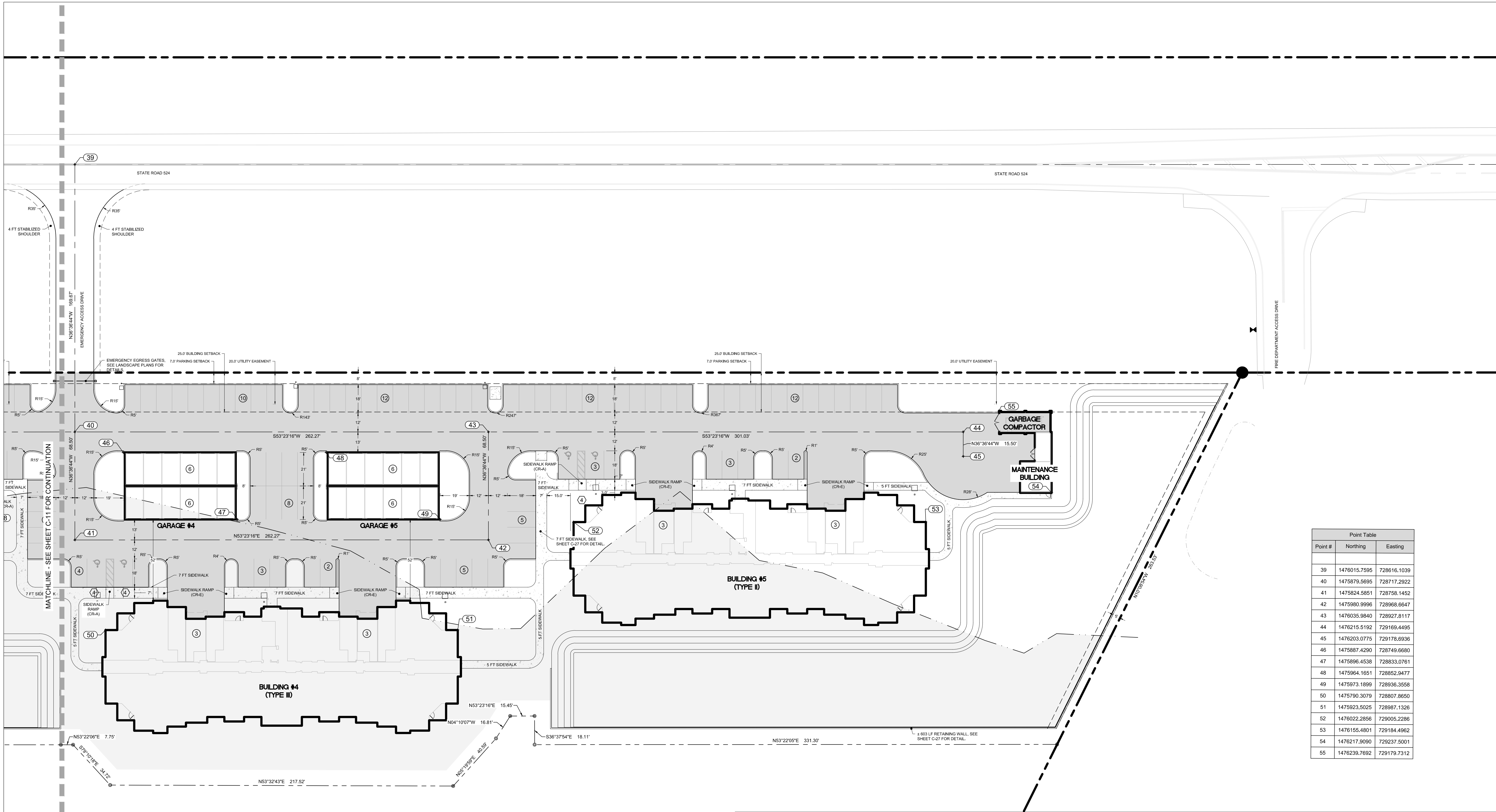
BRUCE A. MOIA
FL. P.E. #47529

SHEE

C-11

19-1002

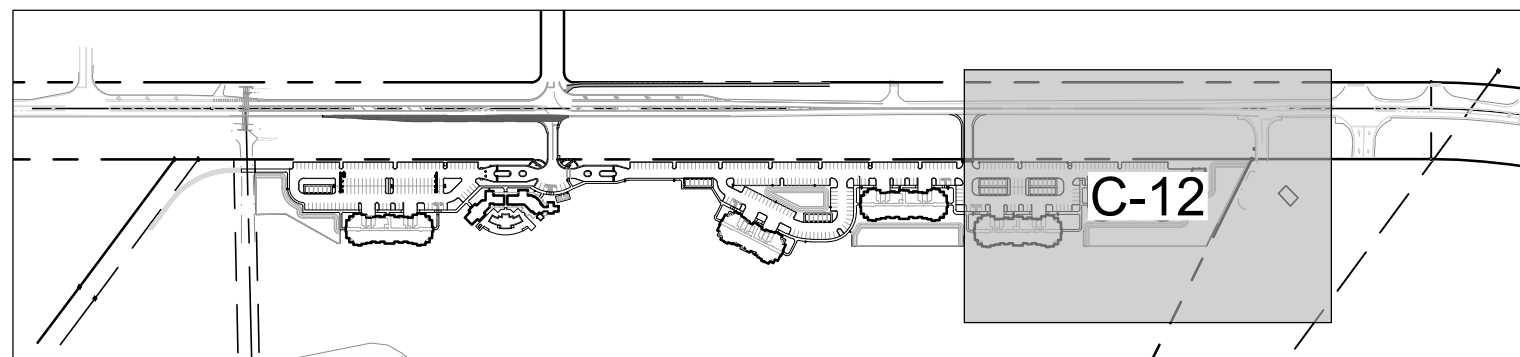
PERMITTING SET



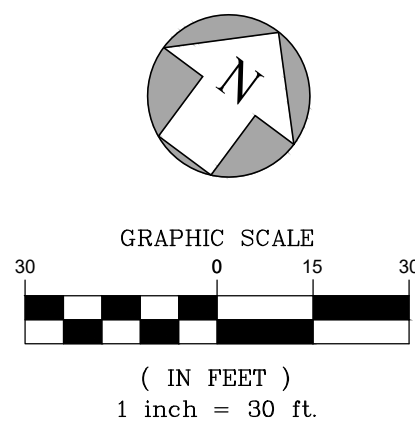
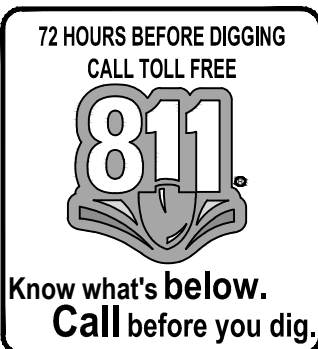
Point Table		
Point #	Northing	Easting
39	1476015.7595	728616.1039
40	1475879.5695	728717.2922
41	1475824.5851	728758.1452
42	1475980.9996	728968.6647
43	1476035.9840	728927.8117
44	1476215.5192	729169.4495
45	1476203.0775	729178.6936
46	1475887.4290	728749.6680
47	1475896.4538	728833.0761
48	1475964.1651	728852.9477
49	1475973.1899	728936.3558
50	1475790.3079	728807.8650
51	1475923.5025	728967.1326
52	1476022.2856	729005.2286
53	1476155.4801	729184.4962
54	1476217.9090	729237.5001
55	1476239.7692	729179.7312

- LEGEND**
- | | | | |
|--|--------------------|--|------------------------------------|
| | PROPOSED ASPHALT | | BUILDING COLUMNS |
| | WETLAND IMPACTS | | CONCRETE AC PADS |
| | PROPOSED CONCRETE | | EXISTING TREE TO BE PRESERVED |
| | HEAVY DUTY ASPHALT | | REGULAR/GARAGE PARKING SPACE COUNT |
| | | | GEOMETRY POINT |

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SIGNAGE, STRIPING AND RAMPS LEGEND	
	(R1-1) 36" STOP SIGN AND 24" THERMOPLASTIC SOLID WHITE STOP BAR
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	6" THERMOPLASTIC SOLID WHITE
	HANDICAP PARKING SPACE & SIGN (SEE DETAIL SHEET C-27)
	LEFT TURN ARROW
	RIGHT TURN ARROW
	MONUMENT SIGN (BY OTHERS)
	CURB FLARE. SEE SHEET C-27 FOR DETAIL.
	6" DOUBLE YELLOW (20 FT MIN.)



REVISIONS		DATE
9	CITY OF COCOA COMMENTS	04-29-2020
8	WATERREUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	PDOT COMMENTS	01-09-2020
5	CITY OF COCOA COMMENTS	12-09-2019
4	PDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURVIMD COMMENTS	09-06-2019

JOB NO.	DESIGNED	DRAWN	CHECKED	DATE
19-1002	DWB	DCM	BAM	5/20/2020

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P: 321-255-1111
F: 321-255-1111
VERO 772-686-0035, FT PIERCE 772-686-0065

SITE PLAN 04

INTEGRA TRAILS

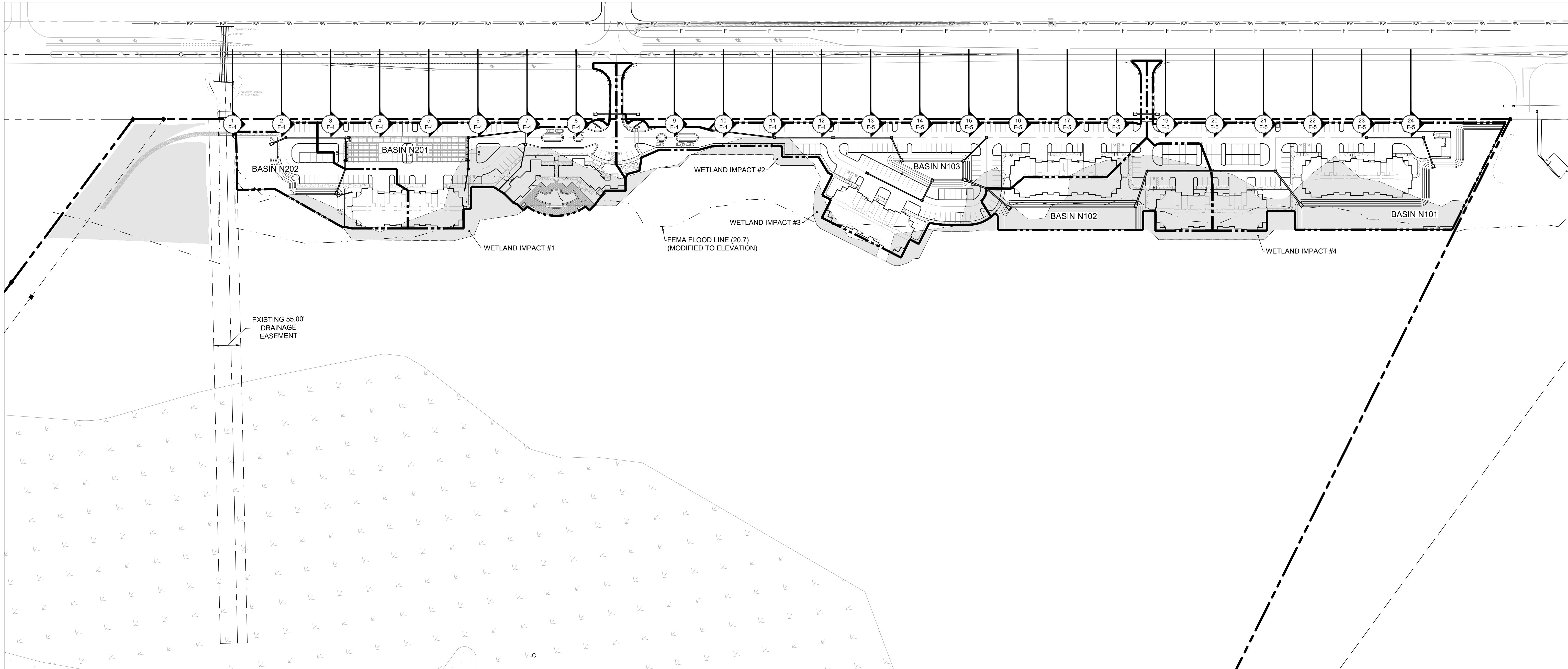
FLORIDA

CITY OF COCOA

BRUCE A. MOIA
P.E. #47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 5/20/2020

C-12

19-1002
PERMITTING SET



DRAINAGE AND GRADING NOTES:

- SEE SHEETS C-18 TO C-20 FOR SECTIONS.
- SEE SHEET C-27 FOR RETAINING WALL AND WEIR DETAILS.
- FULLY DEMUCK AND REMOVE HARDBAN SOILS FROM ALL RETENTION AREAS TO THE LIMITS OF DEVELOPMENT, AND PROVIDE CLEAN BACKFILL TO CONSTRUCT CONTAINMENT BERMS, THEN SOD TO LIMITS OF DEVELOPMENT.
- AFTER DEMUCKING AND HARDBAN REMOVAL, REPLACE WITH CLEAN SAND TO GRADES SHOWN. ONE USE SAND WITH A MINIMUM PERMEABILITY RATE OF 40 FT/DAY.
- ALL GARAGES SHALL BE SET BACK A MINIMUM OF 1 FOOT FROM EDGE OF TRAVEL LANE.
- ALL GARAGES SHALL HAVE A 2" (0.04 FT) LIP AT OUTER EDGE OF BUILDING.
- PARKING GARAGES #4 AND #5 SHALL HAVE A SPLIT-LEVEL FLOORS WITH 1% MINIMUM SLOPE TO EDGE OF PAVEMENT. WALL DESIGN (IF NECESSARY) BY OTHERS.
- FLOOD ELEVATION (20.7) BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 12009 C 0320 G, DATED MARCH 17, 2014.
- ALL ROOF DRAINS SHALL BE DIRECTLY CONNECTED TO PRIMARY STORMWATER STRUCTURES AND SHALL NOT BE DIRECTLY CONNECTED TO PONDS OR DRAIN TO WETLANDS.

MINIMUM FINISHED FLOOR ELEVATION (F.F.E.):

25 YEAR, 24 HOUR STORM PEAK STAGE + 12" = 26.29
100 YEAR FLOOD PLANE ELEVATION + 12" = 21.64

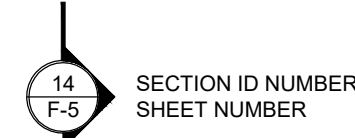
MINIMUM ALLOWABLE F.F.E. = 26.29
MINIMUM PROPOSED F.F.E. = 26.90

FILL NOTE:

THE EXISTING SITE IN ITS NATURAL STATE IS RELATIVELY LOW AND MOSTLY IN THE 100 YEAR FLOOD PLAIN. THE DEVELOPMENT IS DESIGNED TO BE LIMITED TO THE UPLAND PORTION CLOSEST TO THE ROAD ROW, AND MOSTLY OUT OF THE 100 YEAR FLOOD PLAIN. IT IS NOT PRACTICAL TO CREATE LARGE WET PONDS AND PROVIDE THE NECESSARY FILL FOR THE SITE DEVELOPMENT. SOME ON SITE FILL WILL BE AVAILABLE BY CREATING FLOODPLAIN COMPENSATORY STORAGE. HOWEVER, MOST OF THE FILL WILL BE IMPORTED FROM OFF-SITE SOURCES. EXISTING SOIL TYPES ARE PROVIDED IN THE "SUBSURFACE EXPLORATION" REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED MARCH 14, 2019. THE FILL TO BE USED SHALL BE GOOD, CLEAN FILL AND SHALL BE USED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN THE SUBSURFACE EXPLORATION REPORT, SPECIFICALLY SECTIONS 13.2 FOR PAVEMENTS AND 15.0 FOR STRUCTURAL FILL.

THE APPROXIMATE AMOUNT OF FILL REQUIRED TO CONSTRUCT THE PROPOSED SITE DEVELOPMENT IN ACCORDANCE WITH THESE DESIGN DRAWINGS IS 84,043 CUBIC YARDS.

LEGEND

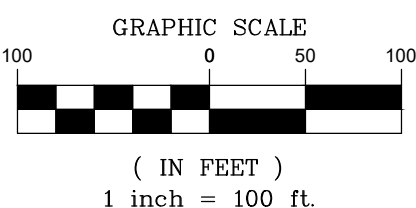
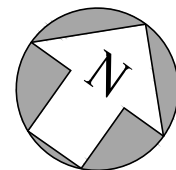


PIPE TABLE				
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
DP-01	18"	30.46'	0.00%	HDPE
DP-02	18"	128.13'	0.00%	HDPE
DP-03	18"	51.06'	0.00%	HDPE
DP-04	18"	17.33'	0.00%	HDPE
DP-05	12"	27.28'	2.27%	HDPE
DP-06	12"	44.79'	0.30%	HDPE
DP-07	15"	17.33'	0.35%	HDPE
DP-08	15"	117.75'	0.30%	HDPE
DP-09	15"	28.25'	0.30%	HDPE
DP-10	8"	46.62'	0.30%	HDPE
DP-11	8"	64.23'	0.15%	HDPE
DP-12	15"	131.82'	0.21%	HDPE
DP-13	15"	119.02'	0.20%	HDPE
DP-14	18"	119.00'	0.20%	HDPE
DP-15	18"	49.27'	0.20%	HDPE
DP-16	18"	45.53'	0.25%	HDPE
DP-17	15"	125.31'	0.25%	HDPE
DP-18	24"	46.22'	0.00%	HDPE
DP-19	24"	57.45'	0.00%	HDPE
DP-20	15"	66.25'	0.25%	HDPE
DP-21	24"	70.70'	0.00%	HDPE
DP-22	24"	292.27'	0.00%	HDPE
DP-23	24"	63.55'	0.00%	HDPE
DP-24	18"	60.43'	0.25%	HDPE
DP-25	15"	116.03'	0.25%	HDPE
DP-DOT-01	18"	84.14'	0.20%	RCP
DP-DOT-02	18"	42.51'	0.28%	RCP

MITERED END STRUCTURE TABLE		
STRUCTURE ID	DESCRIPTION	STRUCTURE DATA
MES-01	M.E.S. (4-1) FDOT Index 430-021	NE INV: 22.50
MES-02	M.E.S. (4-1) FDOT Index 430-021	N INV: 22.50
MES-04	M.E.S. (4-1) FDOT Index 430-021	NW INV: 22.50
MES-05	M.E.S. (4-1) FDOT Index 430-021	S INV: 22.50
MES-06	M.E.S. (4-1) FDOT Index 430-021	E INV: 22.50
MES-07	M.E.S. (4-1) FDOT Index 430-021	W INV: 22.50
MES-08	M.E.S. (4-1) FDOT Index 430-021	N INV: 22.50
MES-09	M.E.S. (4-1) FDOT Index 430-021	N INV: 22.50
MES-10	M.E.S. (4-1) FDOT Index 430-021	W INV: 22.50
MES-11	M.E.S. (4-1) FDOT Index 430-021	NW INV: 22.50
MES-DOT-01	M.E.S. (4-1) FDOT Index 430-021	NE INV: 22.19
MES-DOT-02	M.E.S. (4-1) FDOT Index 430-021	SW INV: 22.40
MES-DOT-03	M.E.S. (4-1) FDOT Index 430-021	NE INV: 24.49
MES-DOT-04	M.E.S. (4-1) FDOT Index 430-021	SW INV: 24.61

STORM STRUCTURE TABLE		
STRUCTURE NAME	DESCRIPTION	STRUCTURE DATA
DS-01	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-01 SW 18" INV: 22.50 DP-02 NE 18" INV: 22.50
DS-02	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-02 SW 18" INV: 22.50
DS-03	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.08 DP-03 S 18" INV: 22.50 DP-04 NW 18" INV: 22.50
DS-04	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.81 DP-04 SE 18" INV: 22.50
DS-05	12" YARD DRAIN	TOP: 25.70 DP-05 SW 12" INV: 20.64
DS-06	12" YARD DRAIN	TOP: 25.70 DP-06 NW 12" INV: 22.95
DS-07	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-06 SE 12" INV: 22.81 DP-07 NW 15" INV: 22.56
DS-08	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.76 DP-07 SE 15" INV: 22.50
DS-09	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-08 NE 15" INV: 22.50
DS-10	TYPE 'V' GUTTER INLET FDOT Index 425-041	TOP: 26.13 DP-08 SE 15" INV: 22.85 DP-08 SW 15" INV: 22.85
DS-11	TYPE 'V' GUTTER INLET FDOT Index 425-041	TOP: 26.18 DP-10 SE 8" INV: 23.52 DP-09 NW 15" INV: 22.94
DS-12	12" YARD DRAIN	TOP: 26.80 DP-11 S 8" INV: 23.62 DP-10 NW 8" INV: 23.66
DS-13	12" YARD DRAIN	TOP: 26.80 DP-11 N 8" INV: 23.71
DS-14	TYPE 'V' GUTTER INLET FDOT Index 425-041	TOP: 26.34 DP-12 NE 15" INV: 23.60
DS-15	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 26.50 DP-12 SW 15" INV: 22.85 DP-13 NE 15" INV: 23.33
DS-16	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 26.86 DP-13 SW 15" INV: 23.92 DP-14 NE 18" INV: 22.84
DS-17	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 26.50 DP-14 SW 18" INV: 22.60 DP-15 SE 18" INV: 22.60
DS-18	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.53 DP-16 N 18" INV: 22.81 DP-17 W 15" INV: 22.86
DS-19	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.53 DP-17 E 15" INV: 23.18
DS-20	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.91 DP-18 W 24" INV: 22.50 DP-19 E 24" INV: 22.50

STRUCTURE NAME	DESCRIPTION	STRUCTURE DATA
DS-21	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-20 S 15" INV: 22.67
DS-22	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-21 S 24" INV: 22.50 DP-22 NE 24" INV: 22.50
DS-23	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-22 SW 24" INV: 22.50 DP-23 E 24" INV: 22.50
DS-24	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-25 SW 15" INV: 22.80 DP-24 SE 15" INV: 22.85
DS-25	TYPE 'F' D.B.I. FDOT Index 425-053	TOP: 25.50 DP-25 NE 15" INV: 23.19



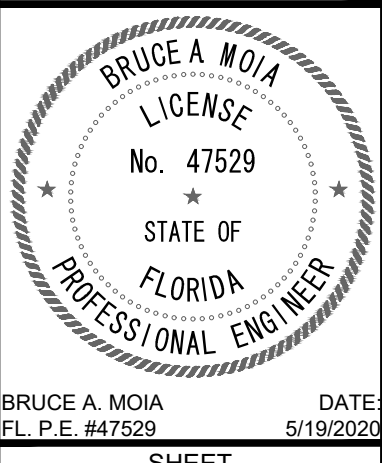
REVISIONS		DATE
9	CITY OF COCOA COMMENTS	04-29-2020
8	WATERREUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	PDOT COMMENTS	01-09-2020
5	CITY OF COCOA COMMENTS	12-09-2019
4	PDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURFWD COMMENTS	09-06-2019

DESIGNED		DATE
19-1002	DWB	5/19/2020
DRAWN		DATE
19-1002	DCM	06-07-2019
CHECKED		DATE
19-1002	BAM	06-07-2019

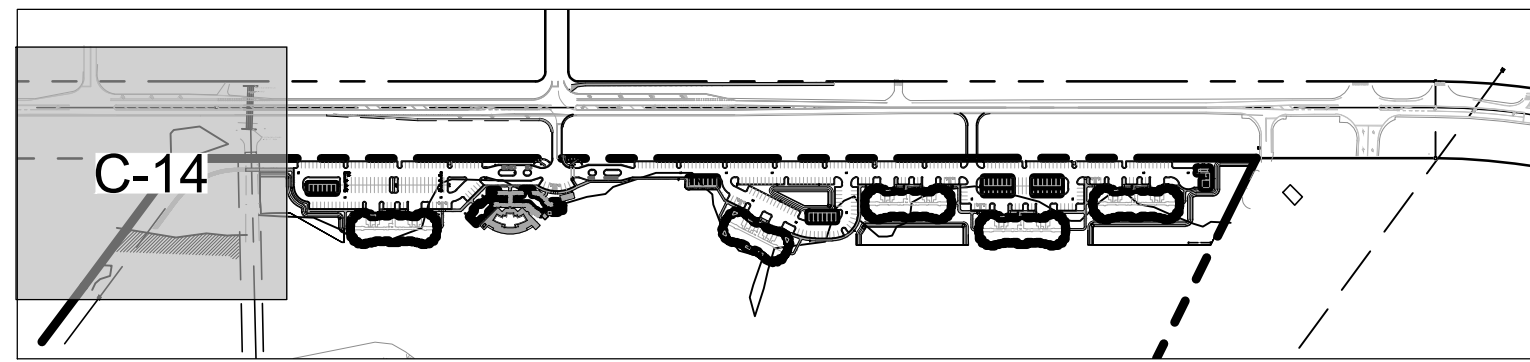
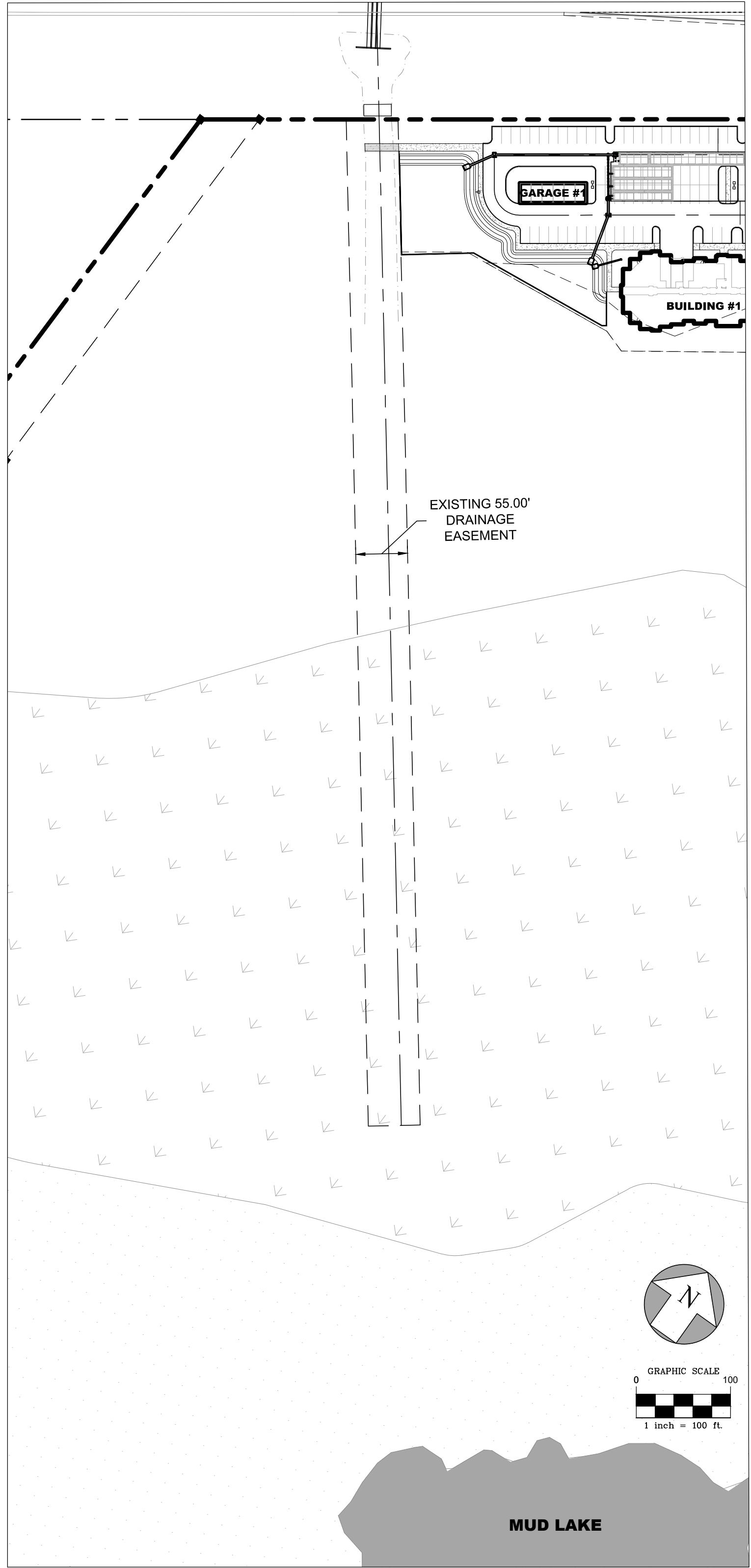
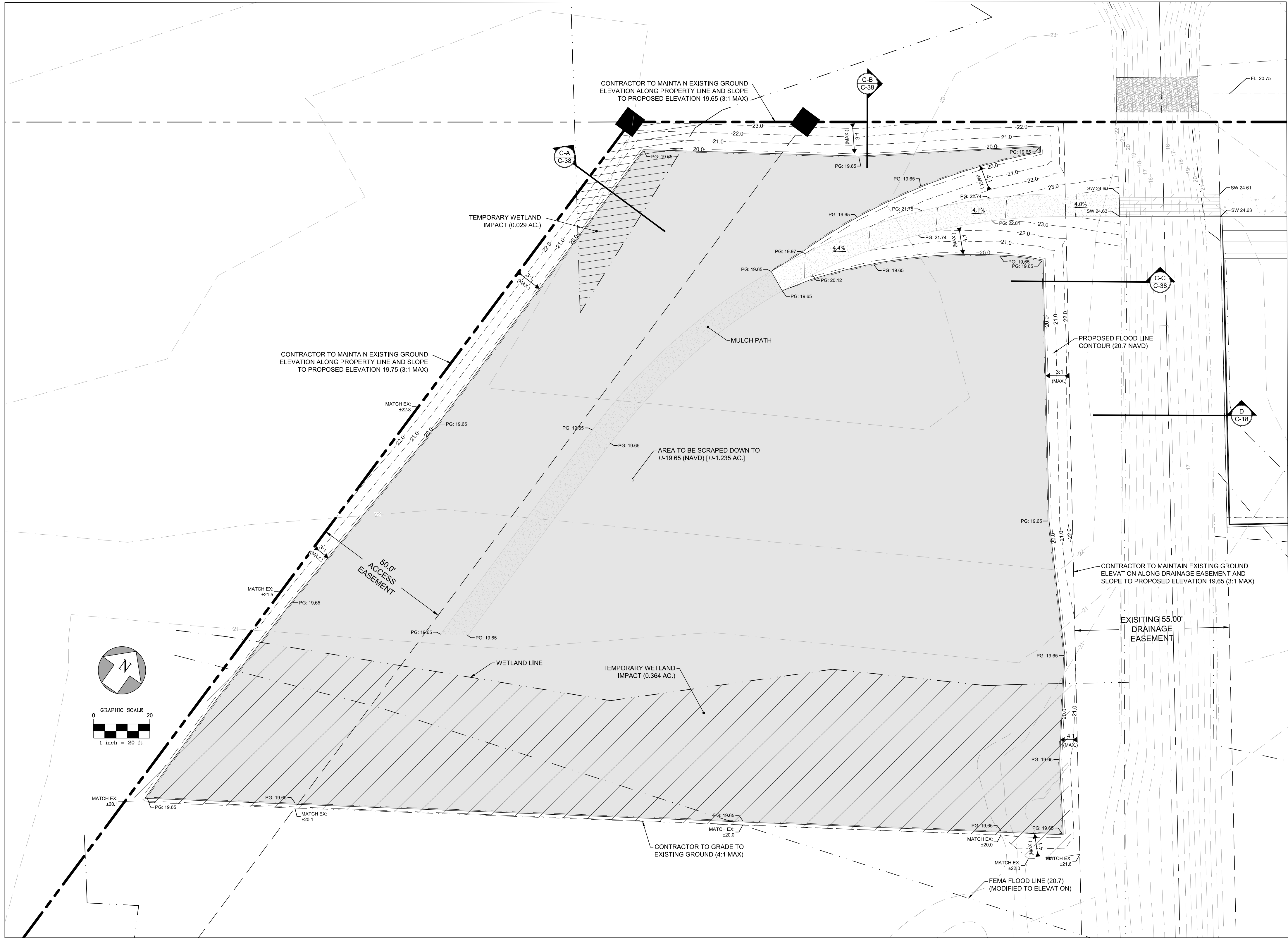


OVERALL PAVING, GRADING, & DRAINAGE PLAN

INTEGRA TRAILS



C-13



REVISIONS		DATE
9	CITY OF COCOA COMMENTS	04-29-2020
8	WATERUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	PDOT COMMENTS	01-09-2020
5	CITY OF COCOA COMMENTS	12-09-2019
4	PDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURVMD COMMENTS	09-06-2019

19-1002

DESIGNED
DWB

DRAWN
DCM

DATE
06-07-2019

CHECKED
BAM

DATE ISSUED
5/19/2020

IMBV

ENGINEERING, INC.

PO BOX 1000 VILLAGES & ASSOCIATES

CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

PAVING, GRADING, &
DRAINAGE PLAN 01

FLORIDA

INTEGRA TRAILS

CITY OF COCOA

BRUCE A. MOIA

LICENSE

No. 47529

STATE OF

FLORIDA

PROFESSIONAL ENGINEER

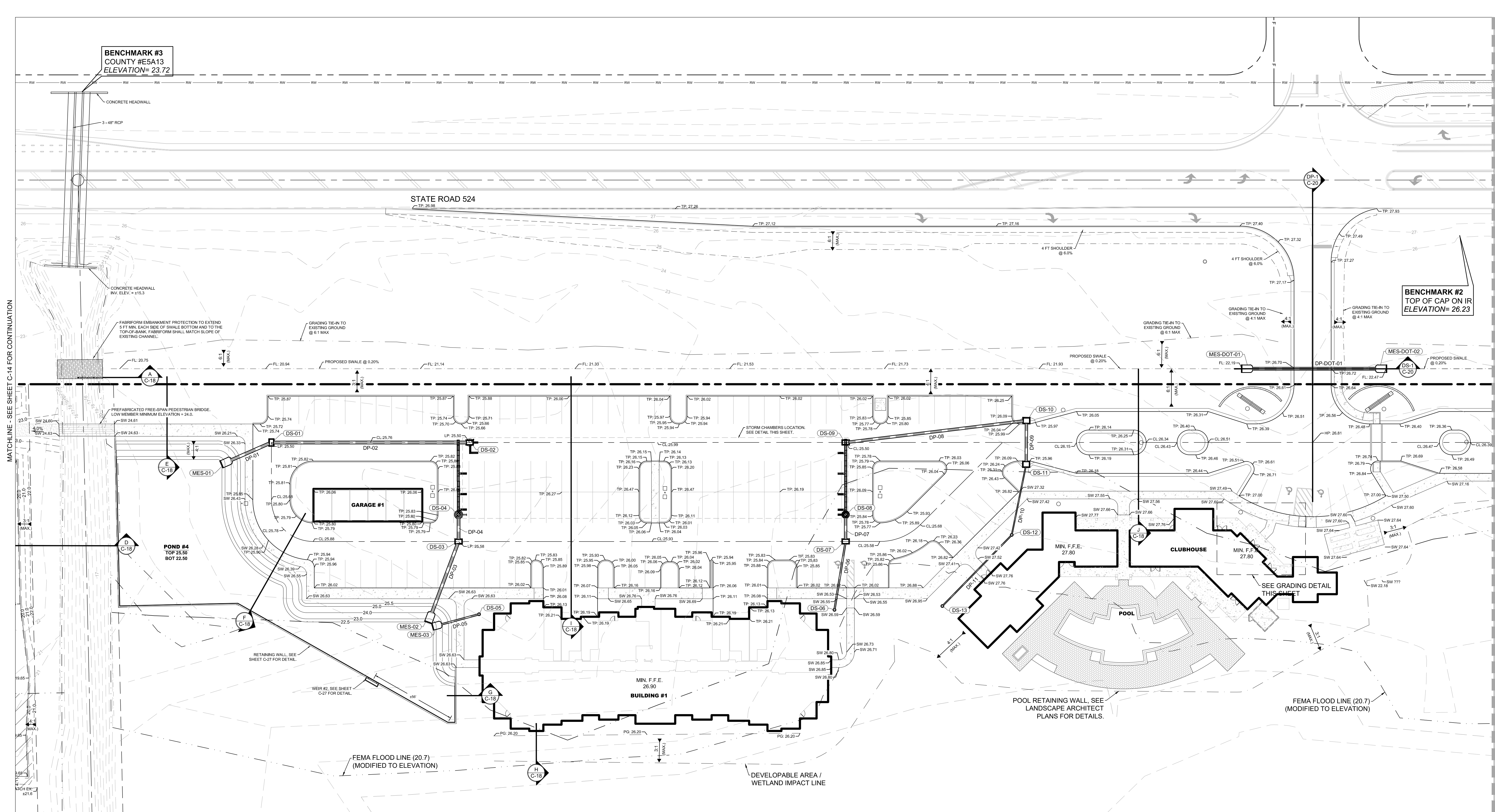
BRUCE A. MOIA
P.E. #47529

DATE
5/19/2020

SHEET

C-14

19-1002

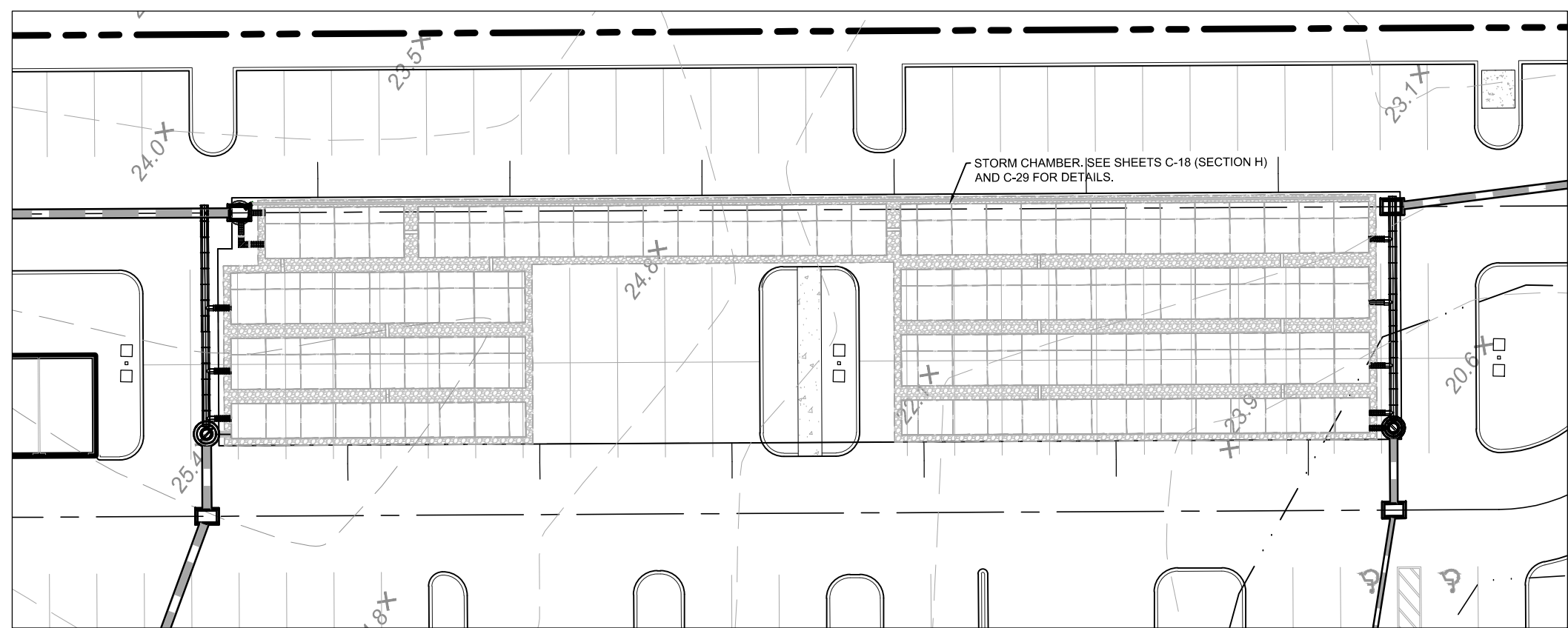


BENCHMARK #3
COUNTY #E5A13
ELEVATION= 23.72

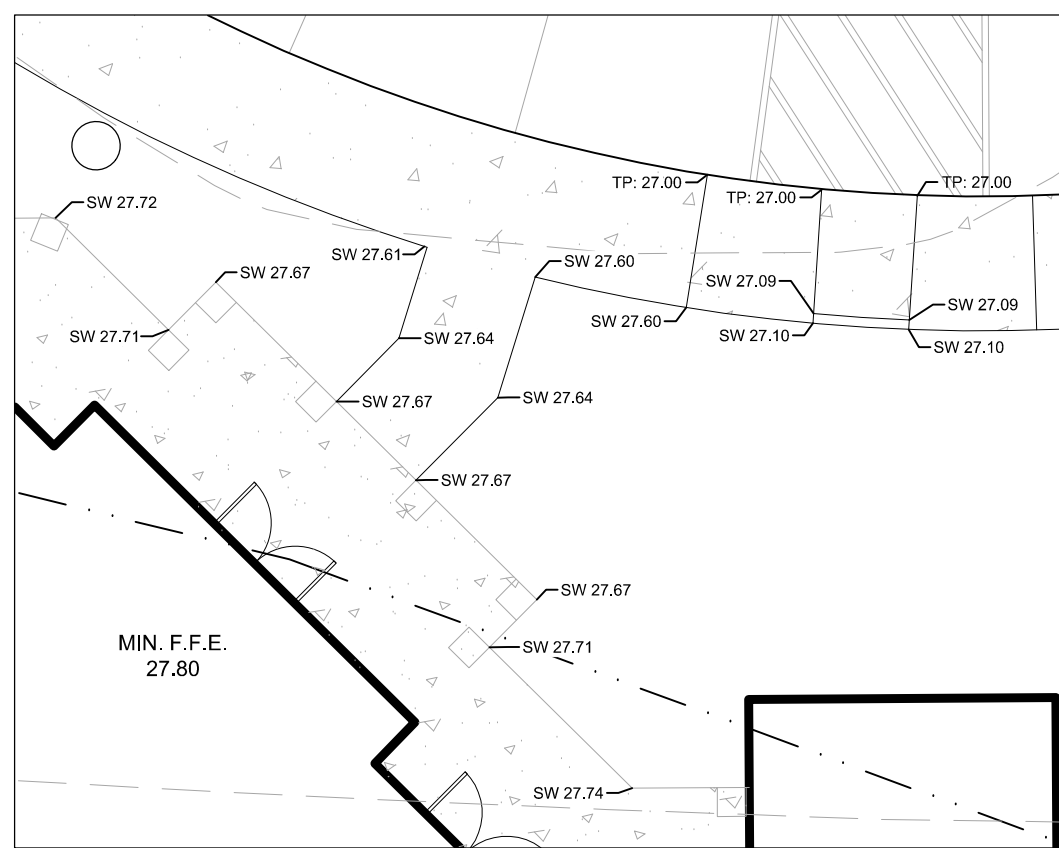
BENCHMARK #2
TOP OF CAP ON IR
ELEVATION= 26.23

MATCHLINE - SEE SHEET C-14 FOR CONTINUATION

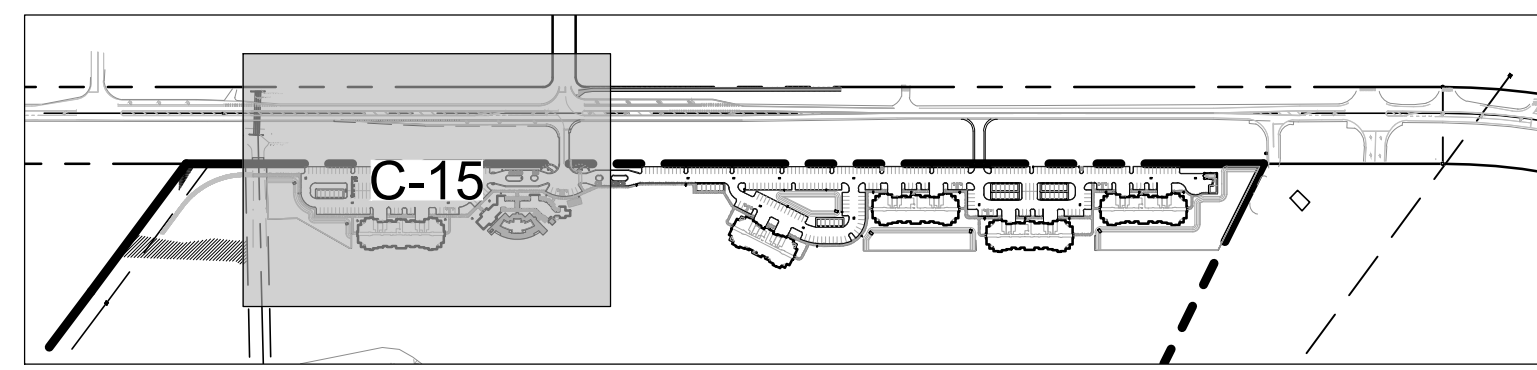
MATCHLINE - SEE SHEET C-16 FOR CONTINUATION



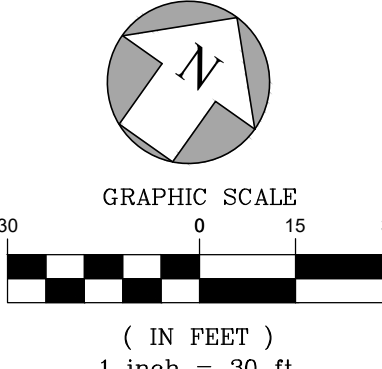
STORM CHAMBERS DETAIL



GRADING DETAIL



KEY MAP



19-1002

JOB NO.

DESIGNED

DWB

DRAWN

DCM

DATE

06-07-2019

CHECKED

BAM

DATE ISSUED

5/19/2020

04-29-2020

9

CITY OF COCOA COMMENTS

04-15-2020

8

WATER/REUSE REVISION

03-25-2020

7

COCOA / GEOSYNTEC COMMENTS

01-09-2020

6

PDOT COMMENTS

12-09-2019

5

CITY OF COCOA COMMENTS

11-22-2019

4

PDOT COMMENTS

11-10-2019

3

CITY OF COCOA COMMENTS

09-19-2019

2

COCOA UTILITIES COMMENTS

09-06-2019

1

SURVIMD COMMENTS

REVISIONS

DATE

MBV

ENGINEERING, INC.

PROFESSIONAL ENGINEER

CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

PAVING, GRADING, &
DRAINAGE PLAN 02

FLORIDA

INTEGRA TRAILS

CITY OF COCOA

BRUCE A. MOIA

LICENSE

No. 47529

STATE OF

FLORIDA

PROFESSIONAL ENGINEER

BRUCE A. MOIA

FL. P.E. #47529

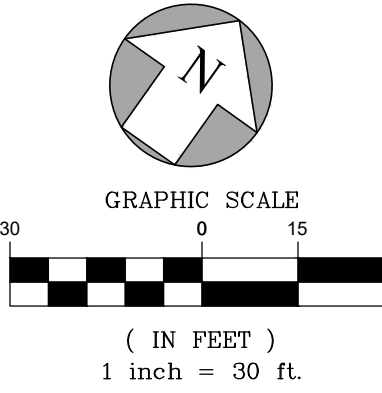
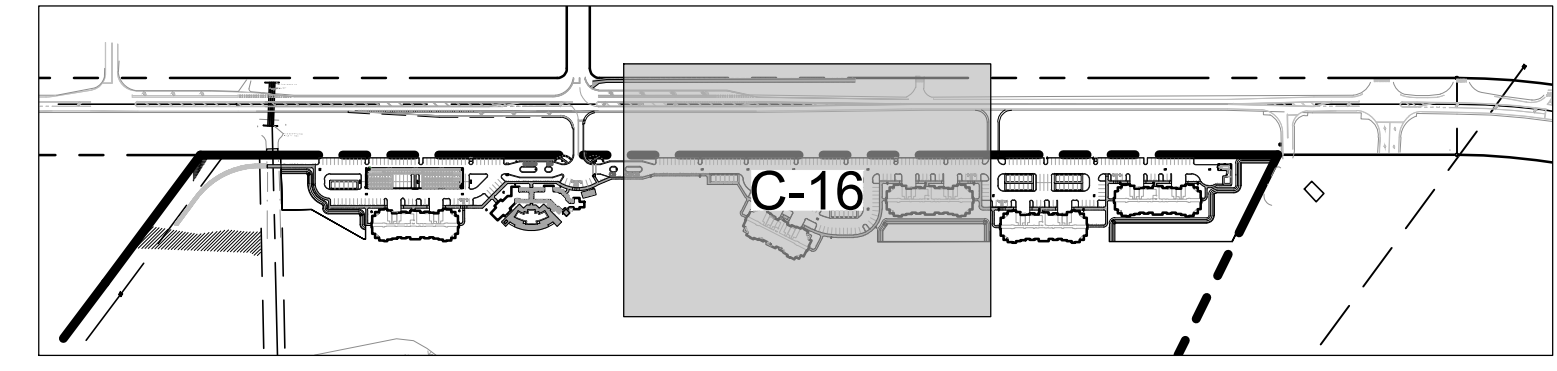
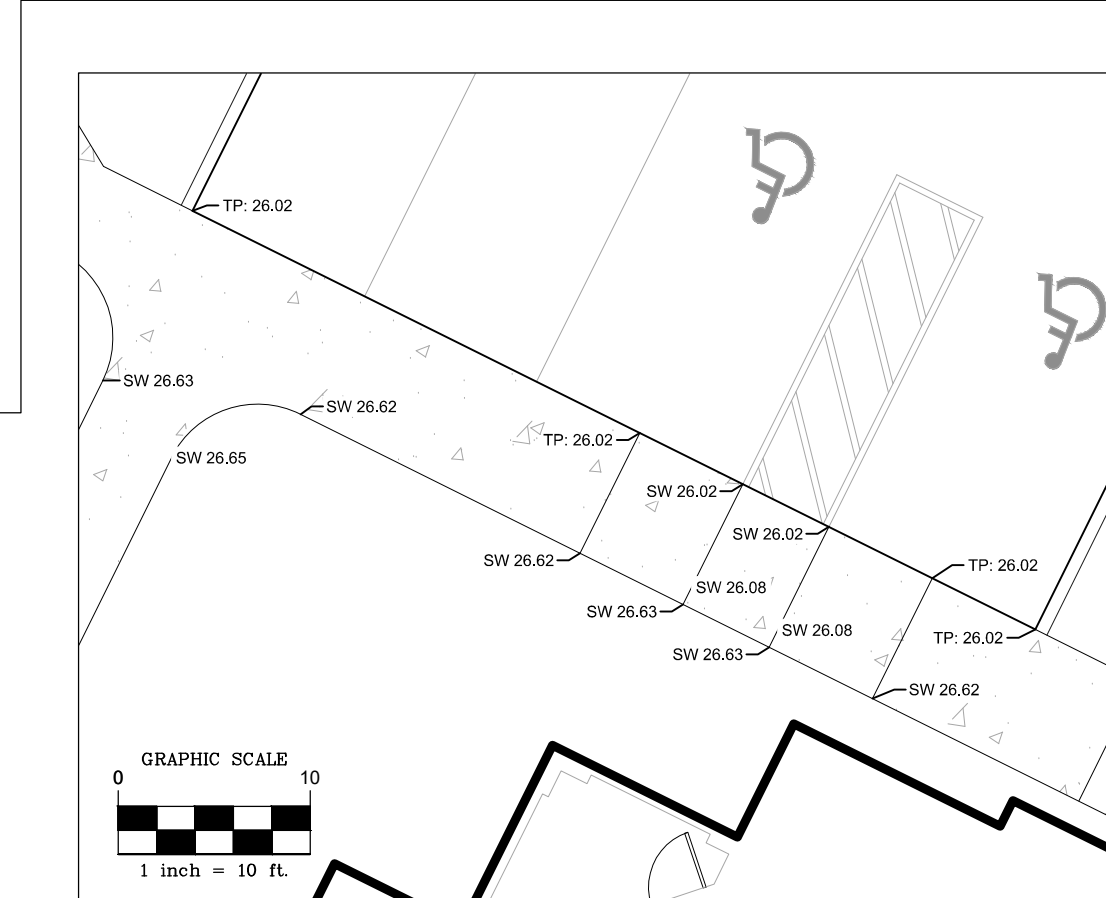
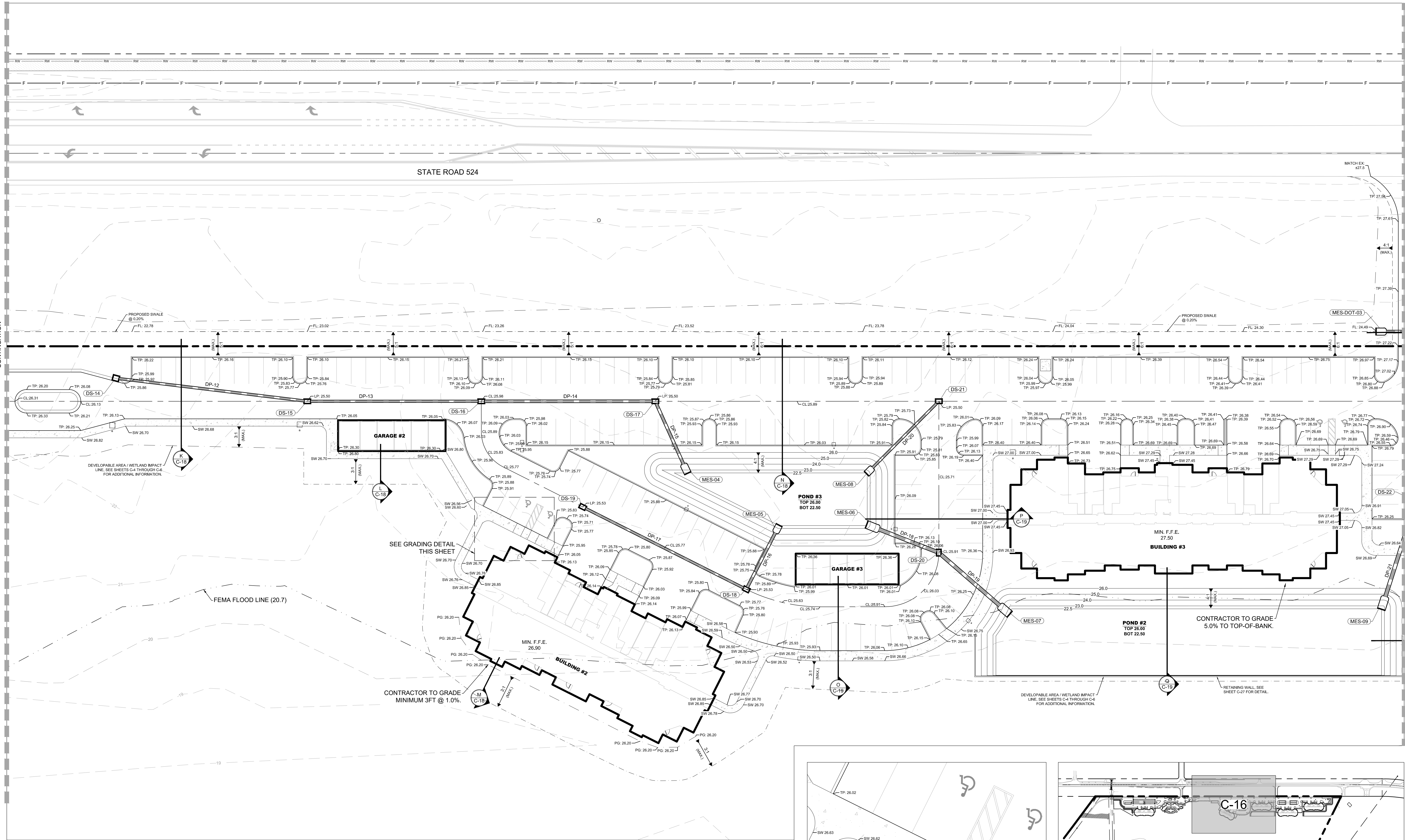
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5/19/2020

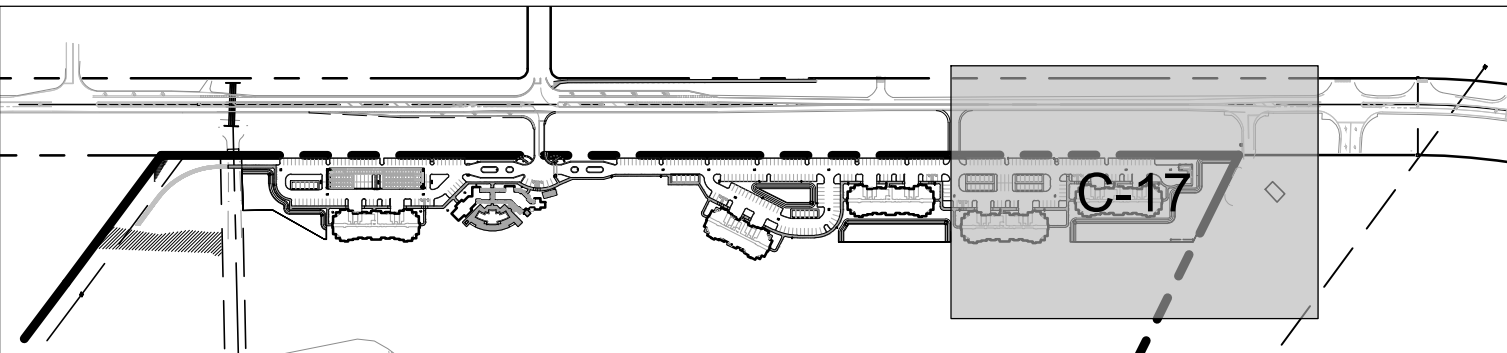
SHEET

C-15

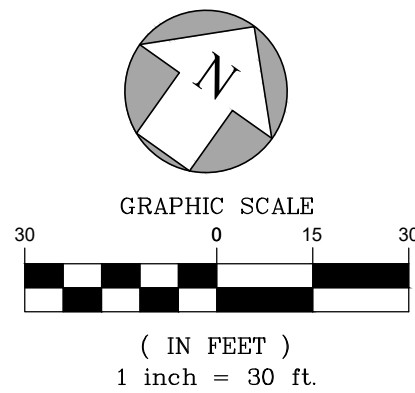
19-1002



 MBV ENGINEERING, INC. MOA BOWLES WILLIAMS & ASSOCIATES CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL	PAVING, GRADING, & DRAINAGE PLAN 03				INTEGRA TRAILS				CITY OF COCOA				FLORIDA				 BRUCE A. MOIA FL. P.E. #47529				SHEET				C-16																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
	JOB NO.		19-1002		CITY OF COCOA COMMENTS		04-29-2020		DESIGNED		DWB		7. WATER/REUSE REVISION		04-15-2020		DRAWN		DCM		6. FDOT COMMENTS		01-09-2020		DATE		06-07-2019		5. CITY OF COCOA COMMENTS		12-09-2019		4. FDOT COMMENTS		11-22-2019		3. CITY OF COCOA COMMENTS		11-10-2019		2. COCOA UTILITIES COMMENTS		09-19-2019		1. SURVIMD COMMENTS		09-06-2019		REVISIONS		DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.



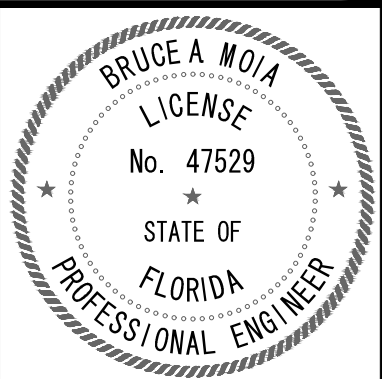
JOB NO.	19-1002
DESIGNED	DWB
DRAWN	DCM
DATE	06-07-2019
CHECKED	BAM
DATE ISSUED	5/19/2020

PAVING, GRADING, &
DRAINAGE PLAN 04

INTEGRA TRAILS

FLORIDA

CITY OF COCOA



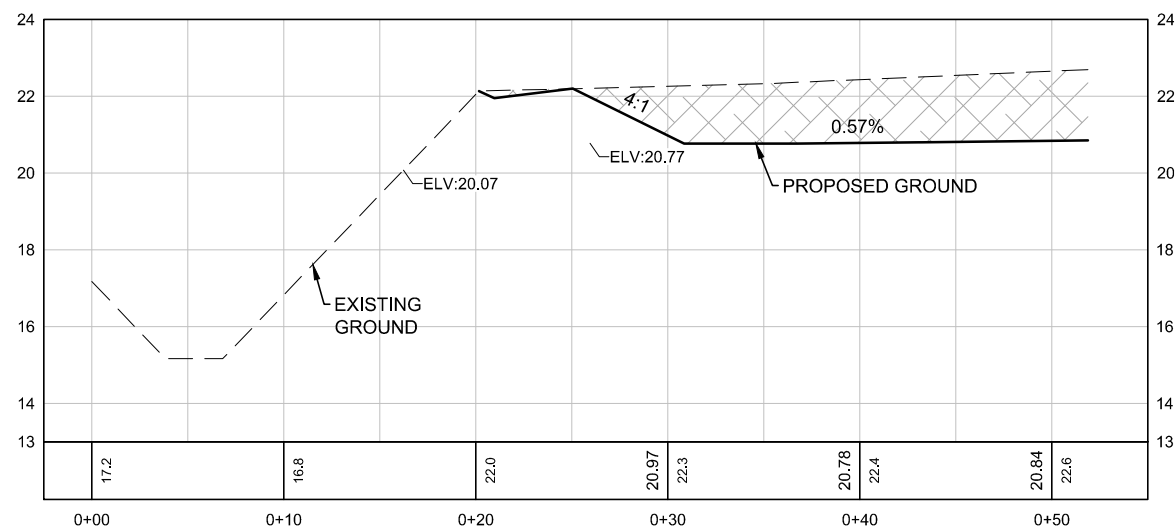
BRUCE A. MOIA
FL. P.E. #47529

DATE:
5/19/2020

SHEET

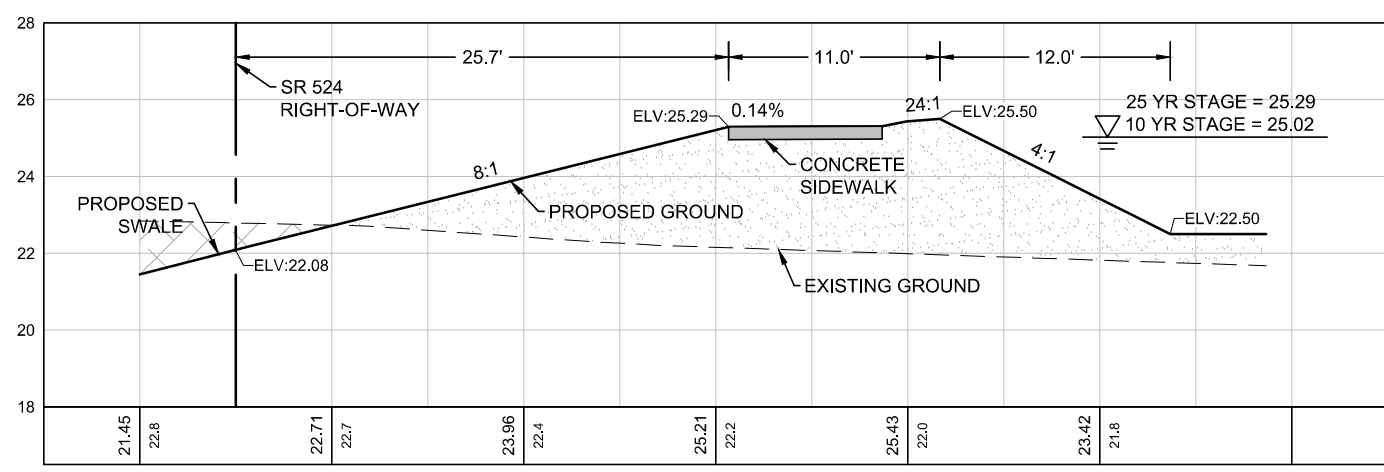
C-17

19-1002

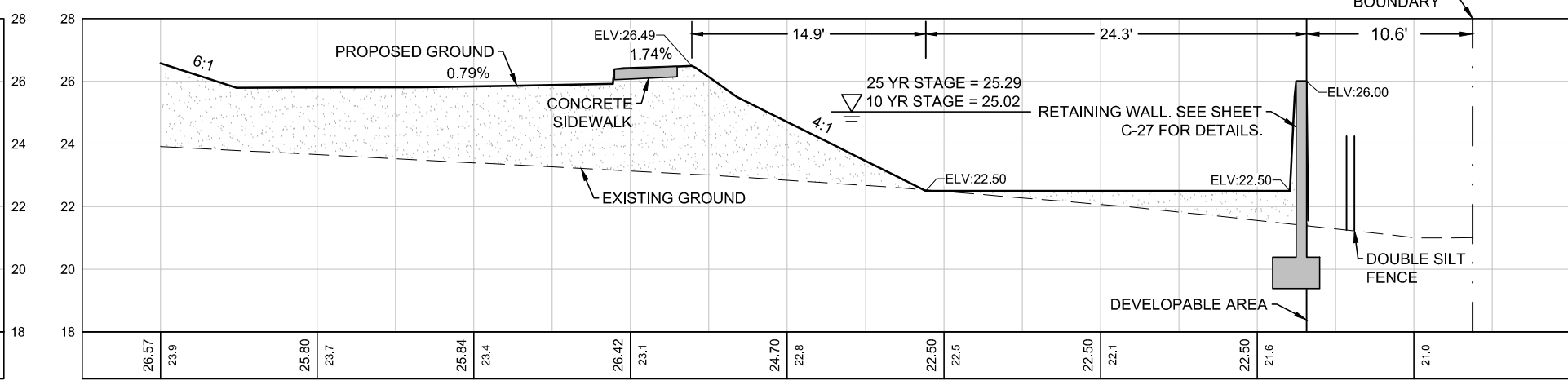


SECTION A-A
H: 1"=10'
V: 1"=5'

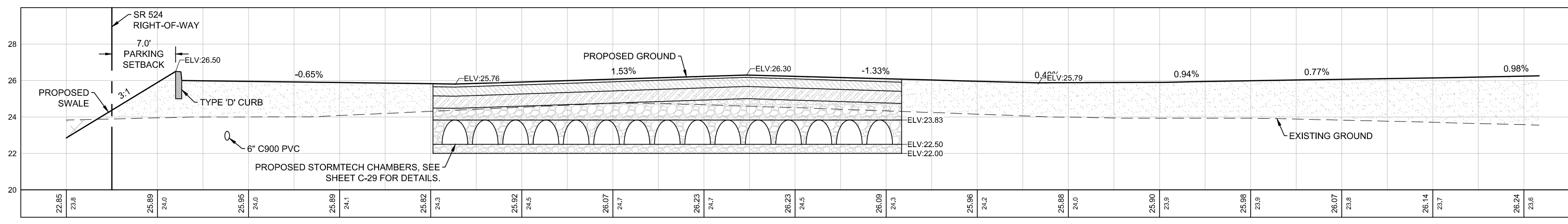
SECTION B-B AND C-C REMOVED
DUE TO REVISED DESIGN.



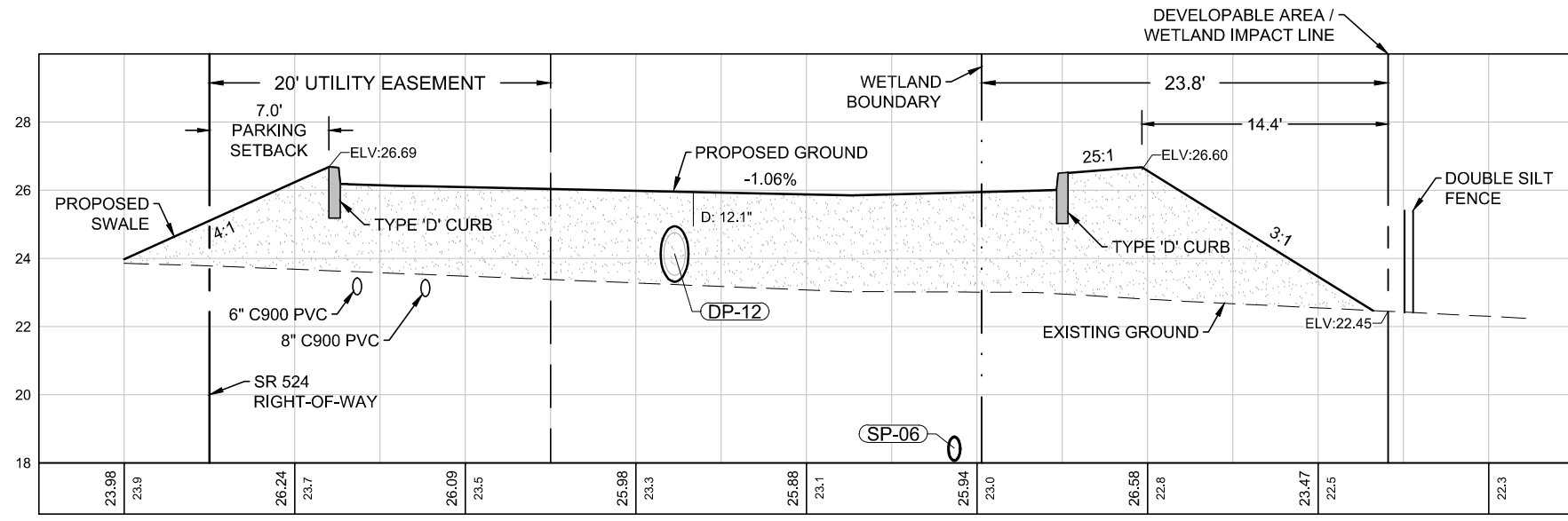
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V: 1"=5'



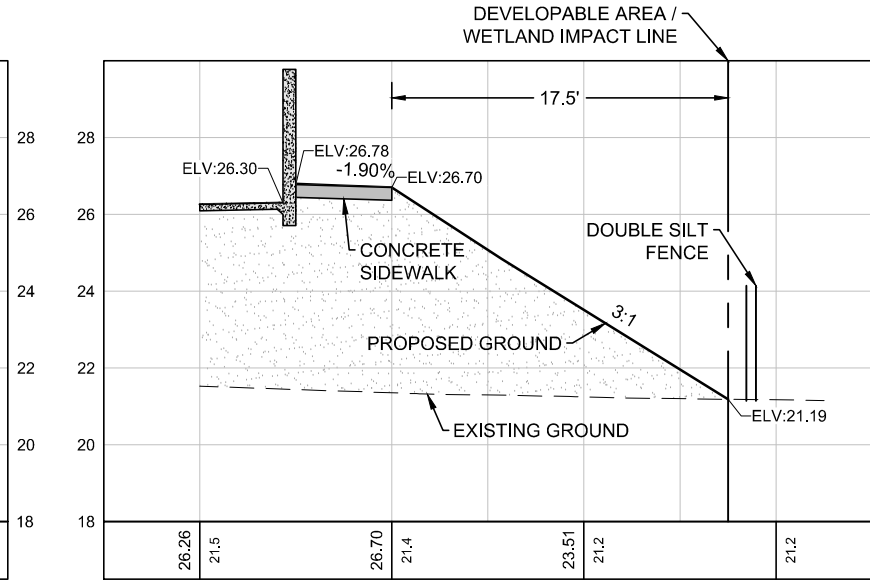
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V: 1"=5'



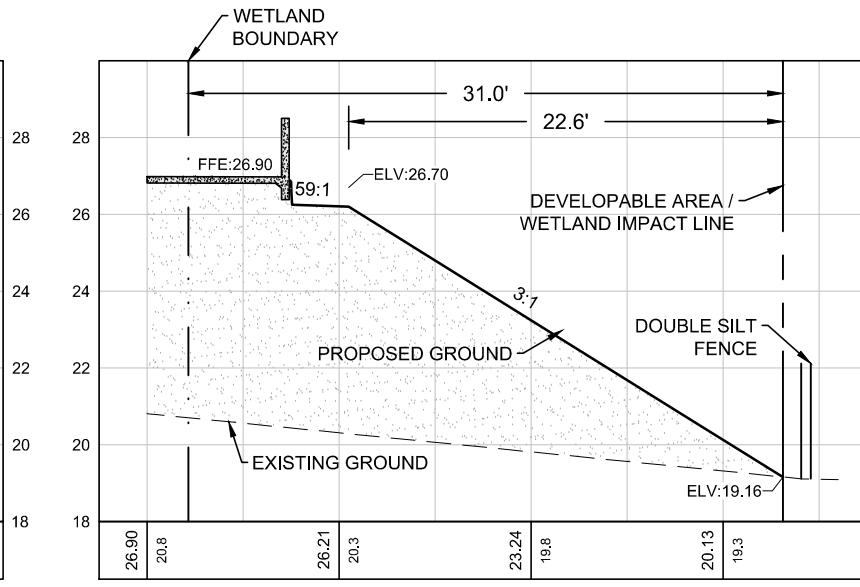
SECTION I-I
H: 1"=10'
V: 1"=5'



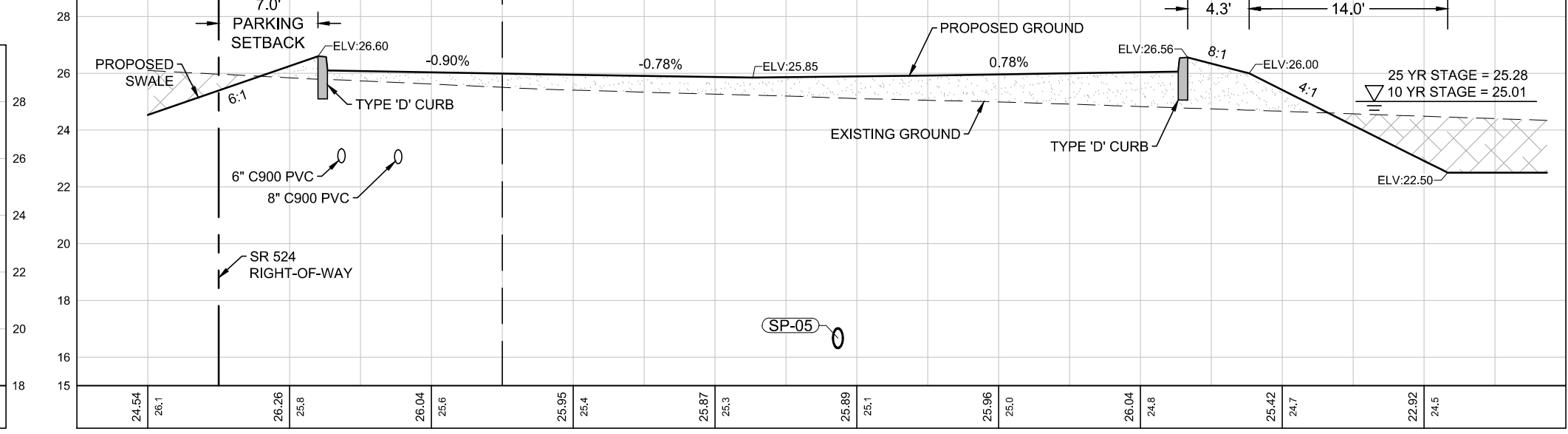
SECTION K-K
H: 1"=10'
V: 1"=5'



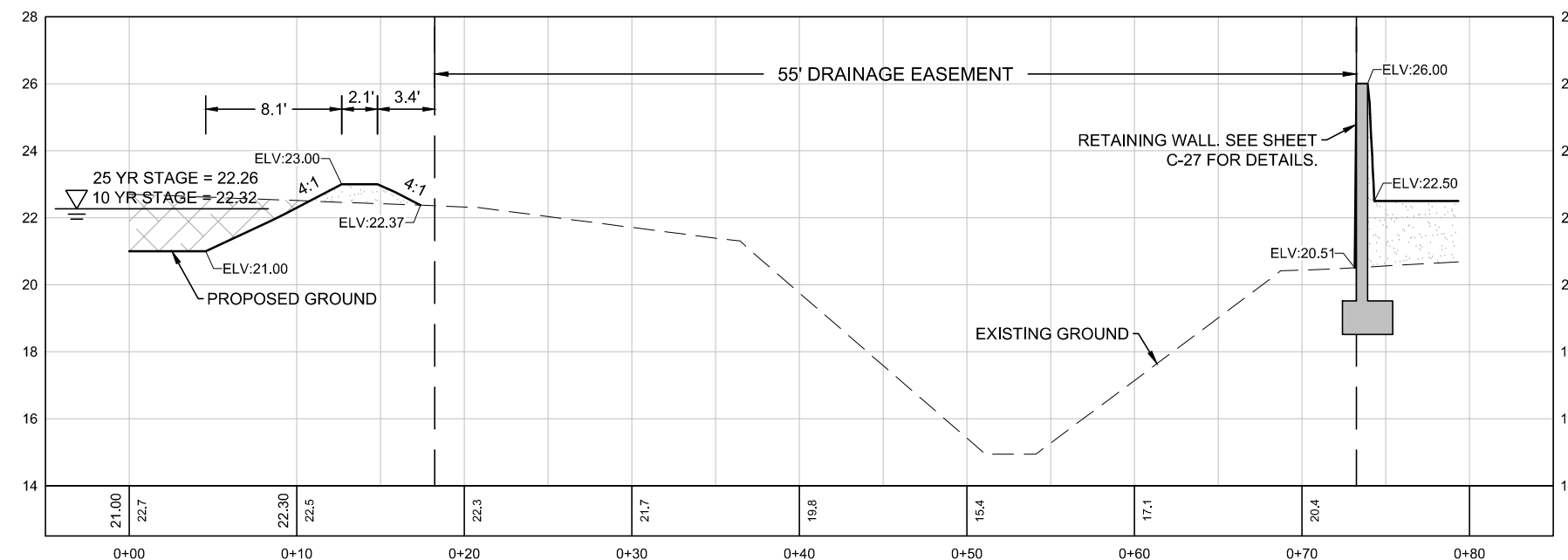
SECTION L-L
H: 1"=10'
V: 1"=5'



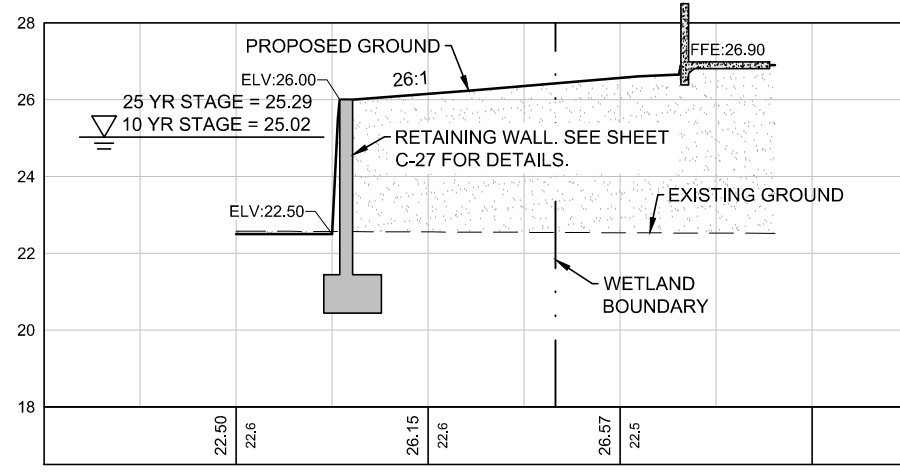
SECTION M-M
H: 1"=10'
V: 1"=5'



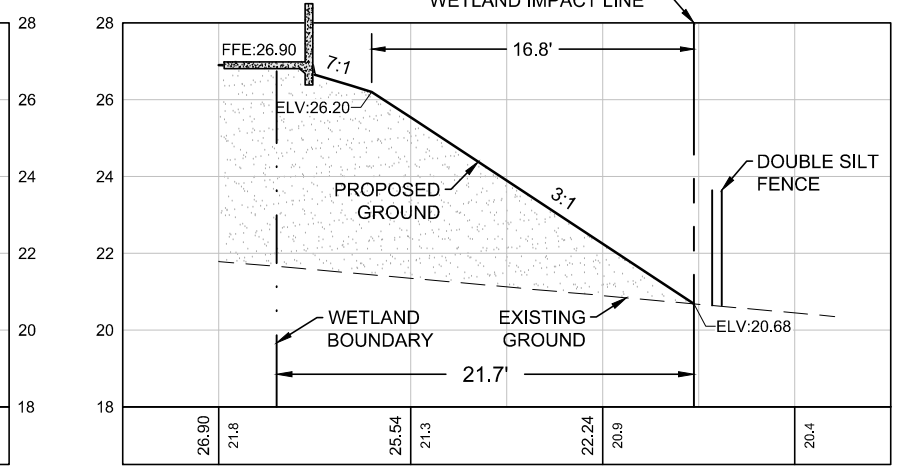
SECTION N-N
H: 1"=10'
V: 1"=5'



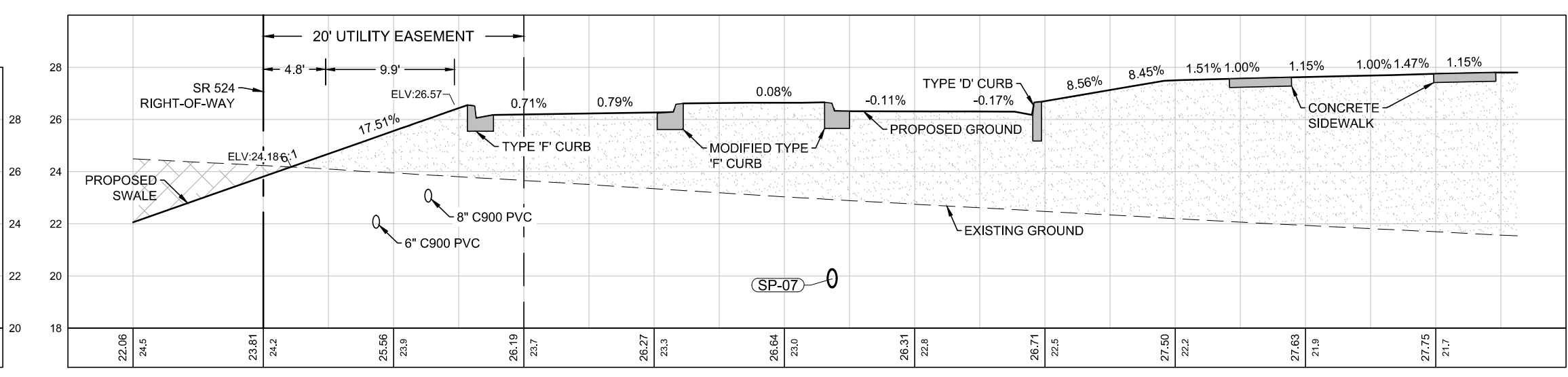
SECTION D-D
H: 1"=10'
V: 1"=5'



SECTION G-G
H: 1"=10'
V: 1"=5'



SECTION H-H
H: 1"=10'
V: 1"=5'



SECTION J-J
H: 1"=10'
V: 1"=5'

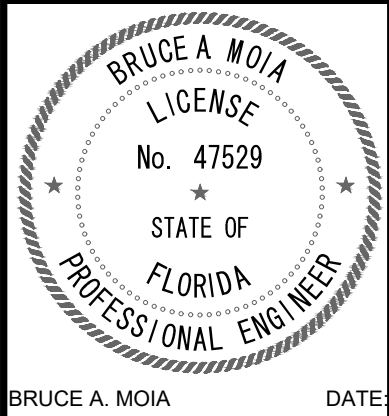
REVISIONS	DATE
9. CITY OF COCOA COMMENTS	04-29-2020
8. WATERREUSE REVISION	04-15-2020
7. COCOA / GEOSYNTEC COMMENTS	03-25-2020
6. FDOT COMMENTS	01-09-2019
5. CITY OF COCOA COMMENTS	12-09-2019
4. FDOT COMMENTS	11-22-2019
3. CITY OF COCOA COMMENTS	11-10-2019
2. COCOA UTILITIES COMMENTS	09-19-2019
1. SURFWD COMMENTS	09-06-2019

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
19-1002	DWB	DCM	06-07-2019	BAM	5/19/2020

MBV ENGINEERING, INC.
P. J. BOWEN, VILLALBA & ASSOCIATES
Civil • Structural • Surveying • Environmental
1250 W. EAU GALLE BLVD
MELBOURNE, FLORIDA 32935
P: 321-255-4400
F: 321-255-4401
ALSO WITH OFFICES IN:
VERO 772-686-0035, FT PIERCE 772-686-0045

CROSS SECTIONS
SHEET 01

INTEGRA TRAILS



BRUCE A. MOIA
P.E. 847529

DATE
5/19/2020

SHEET

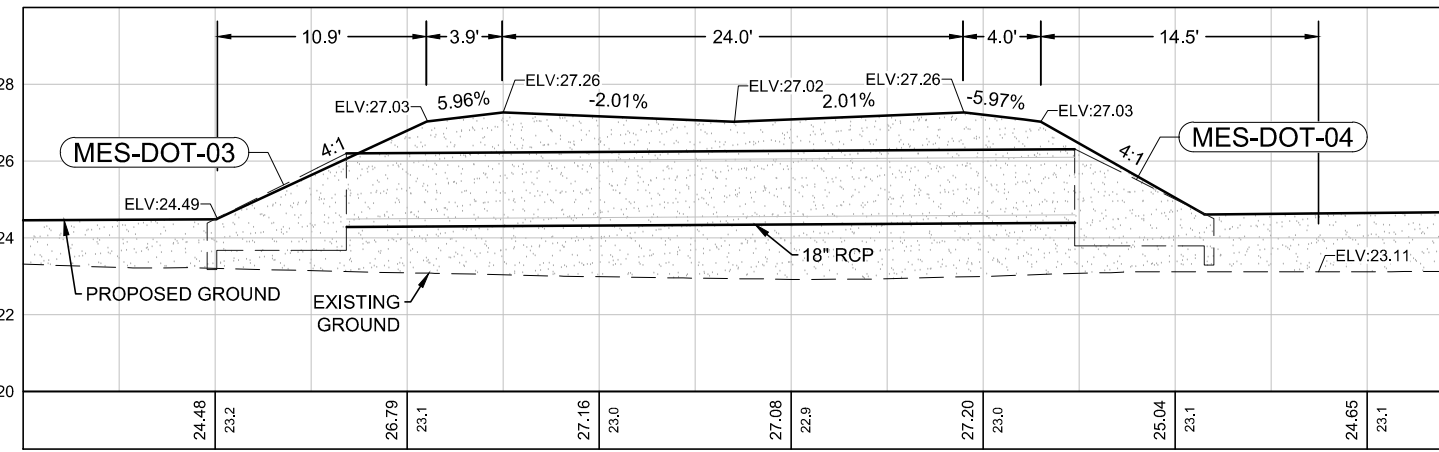
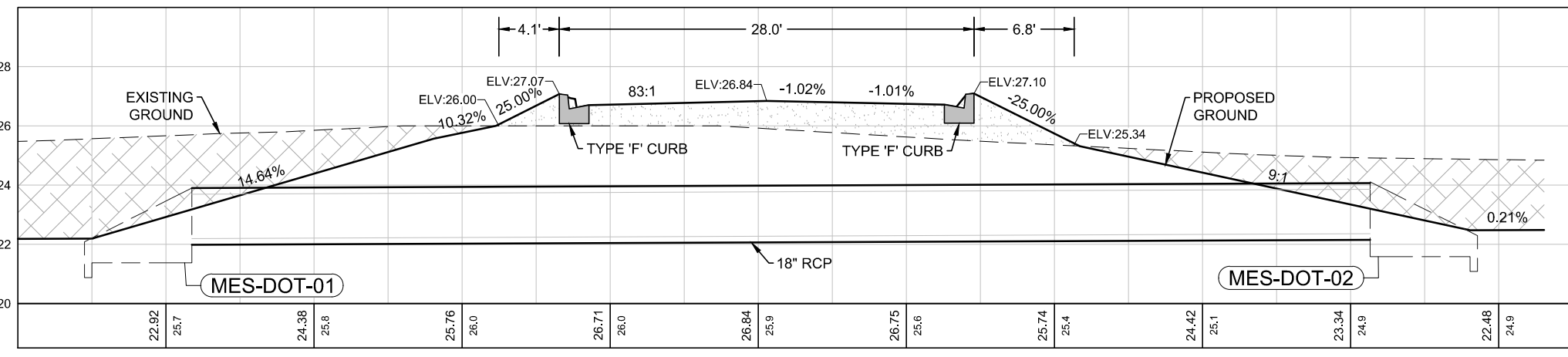
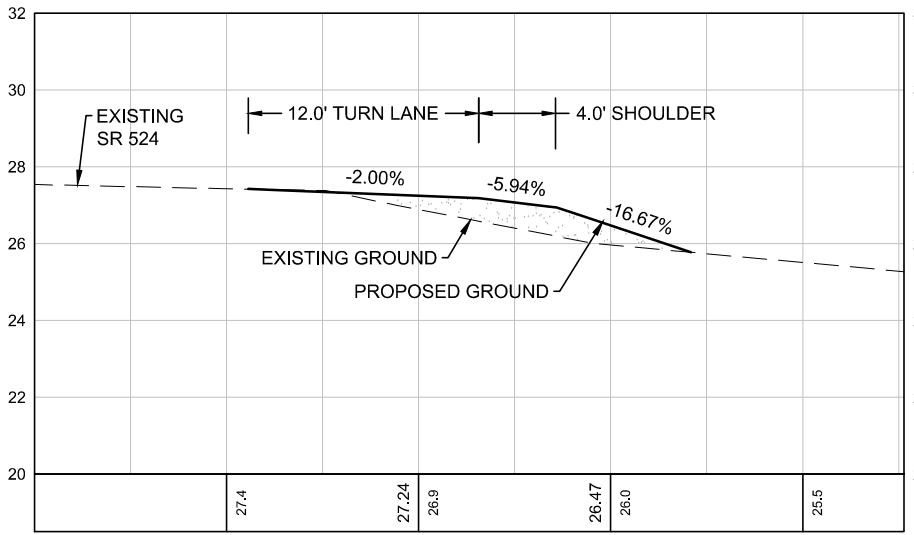
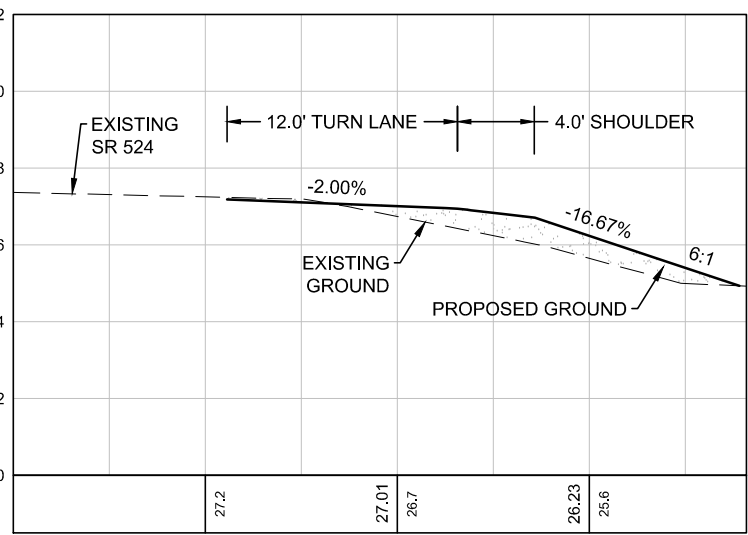
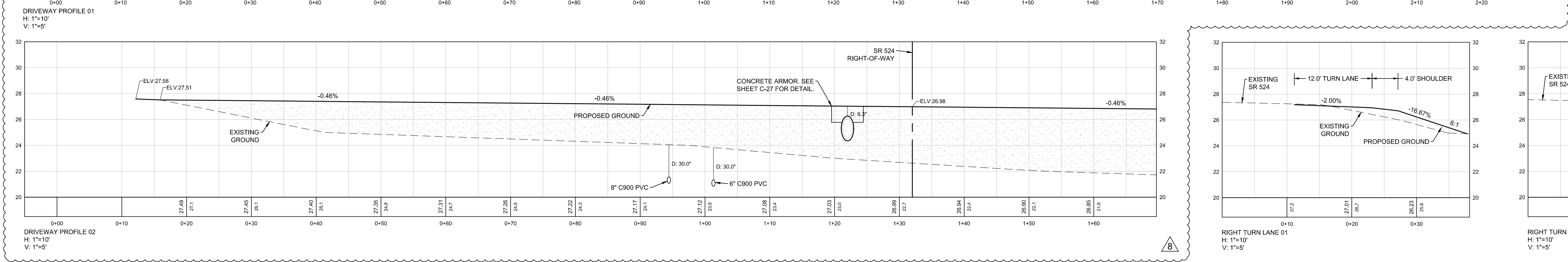
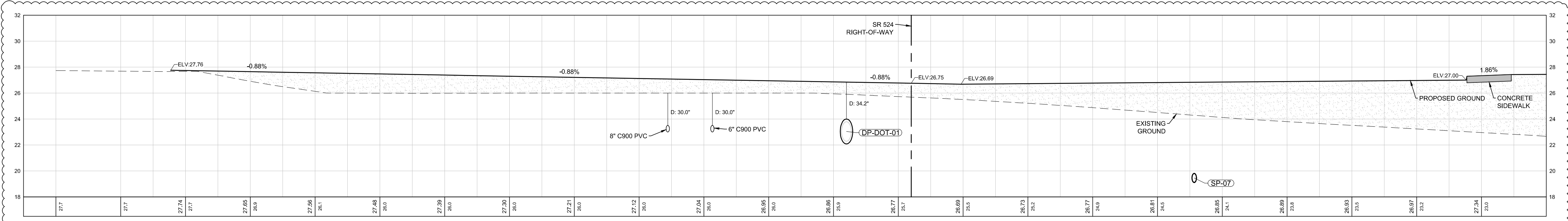
C-18

19-1002

PERMITTING SET

CITY OF COCOA

FLORIDA



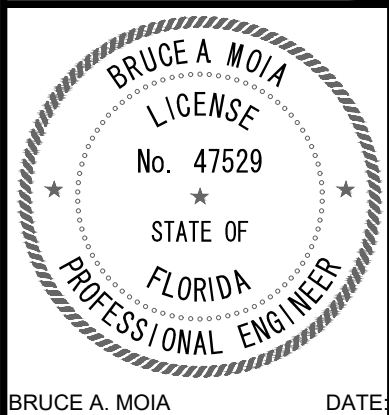
REVISIONS	DATE
9. CITY OF COCOA COMMENTS	04-29-2020
8. WATERREUSE REVISION	04-15-2020
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3. CITY OF COCOA COMMENTS	09-19-2019
2. COCOA UTILITIES COMMENTS	09-06-2019
1. SURVMD COMMENTS	

JOB NO.	DESIGNED	DRAWN	CHECKED	DATE ISSUED
19-1002	DWB	DCM	BAM	5/19/2020

MBV ENGINEERING, INC.
P.O. BOX 151111
MELBOURNE, FLORIDA 32935
P: 321-255-1111
F: 321-255-1111
ALSO WITH OFFICES IN:
VERO 772-686-0035, FT. PIERCE 772-686-0045

CROSS SECTIONS
SHEET 03

INTEGRA TRAILS

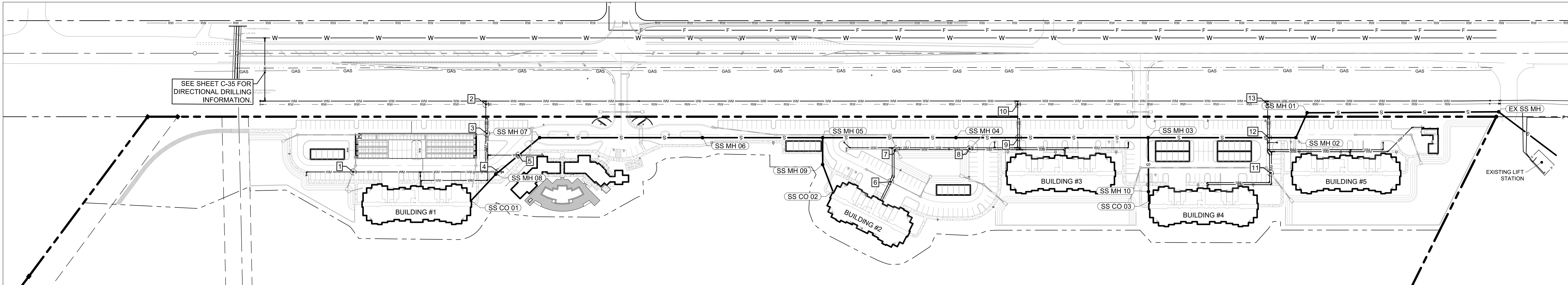


BRUCE A. MOIA
P.E. 47529
DATE
5/19/2020

SHEET

C-20

19-1002
PERMITTING SET



BUILDING DESCRIPTION	FLOOR AREA (Sq.Ft)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	HAZARD CLASSIF. %	FIRE FLOW SUBTOTAL (GPM)	EXPOSURE %	REQUIRED FIRE FLOW (GPM)	AUTOMATED SPRINKLER (-50%)	SEPERATION >30' (-25%)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
524 COCOA APARTMENTS	63,296	4,500	1.0	4,500	0%	4,500	30%	5,850	1462.5		2.0	2"
* Analysis for Building #1, 4 stories, 15,824 square feet per floor.												
Construction Type :		Type VA IBC (111 NFPA)					Flow Duration (in Hours) :	4 Hours				
Hazard Classification :		Ordinary										
Structure Occupancy :		Multi-Family Residential		in accordance with NFPA 1, Section 3.3.170 Occupancy (2015 Edition)								

- NOTE:
- HDPE PIPE IS NOT PERMITTED FOR THE HORIZONTAL DIRECTIONAL DRILL (HDD). CONTRACTOR SHALL FOR THE PURPOSES OF BIDDING AND INSTALLATION OF HDD REPLACE ALL OCCURRENCES OF HDPE WITH FUSIBLE PVC AND IT'S APPLICABLE SPECIFICATIONS. CONTRACTOR TO PROVIDE AND INSTALL ONLY FUSIBLE PVC FOR THE PURPOSES OF HDD.
 - THIS IS A PRIVATE SEWER SYSTEM. THE CITY'S POINT OF ACCEPTANCE SHALL BE THE NEW MANHOLE "SS MH 01". "SS MH 01" SHALL HAVE CITY OF COCOA STAMPED ON THE COVER.
 - PROPOSED MANHOLES SHALL HAVE RESIDENTIAL MANHOLE RING AND COVERS. CITY OF COCOA SHALL NOT BE STAMPED ON THE COVERS.
 - CONTRACTOR TO CORE EXISTING MANHOLE AT ELEVATION 11.09, SEE DETAIL ON SHEET C-27.
 - ALL WATER SYSTEM IMPROVEMENTS WITHIN THE SITE BOUNDARIES ARE PRIVATE. POINT OF ACCEPTANCE SHALL BE THE PROPOSED VALVE AT THE PROPERTY LINE. ALL WATER SYSTEM IMPROVEMENTS WITHIN THE STATE RIGHTS-OF-WAY (SR 524) SHALL BE DEDICATED FOR OWNERSHIP AND MAINTENANCE BY THE CITY OF COCOA.

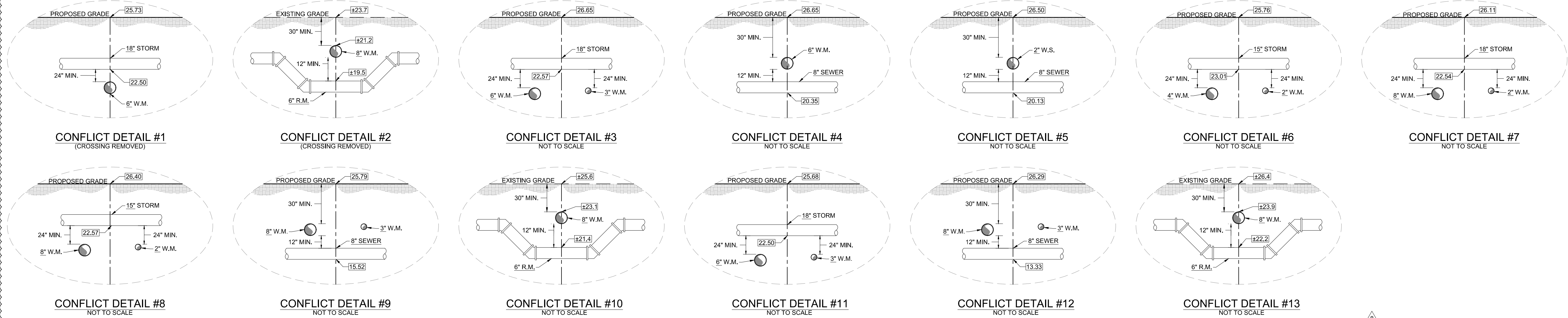
LEGEND:

8 CONFLICT DETAIL I.D.

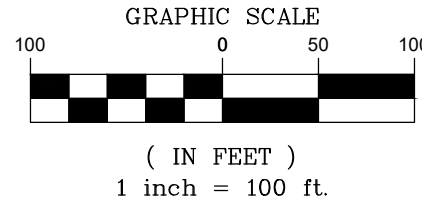
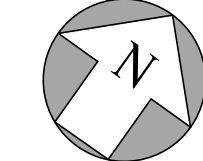
SANITARY MANHOLE SCHEDULE	
STRUCTURE ID	STRUCTURE DATA
EX SS MH	RIM: 24.89 SW INV: 11.09 (8') E INV: 10.99 (10')
SS CO 01	RIM: 26.65 N INV: 21.23 (8')
SS CO 02	RIM: 26.84 NW INV: 16.36 (8')
SS CO 03	RIM: 26.85 NW INV: 15.19 (8')
SS MH 01	RIM: 26.34 NE INV: 12.68 (8') S INV: 12.78 (8')
SS MH 02	RIM: 26.03 N INV: 13.01 (8') SW INV: 13.11 (8')
SS MH 03	RIM: 26.75 NE INV: 14.34 (8') SW INV: 14.44 (8') SE INV: 14.44 (8')
SS MH 04	RIM: 25.77 NE INV: 16.04 (8') SW INV: 16.14 (8')
SS MH 05	RIM: 25.97 NE INV: 17.25 (8') SW INV: 17.35 (8') SE INV: 17.35 (8')
SS MH 06	RIM: 26.16 NE INV: 18.35 (8') SW INV: 18.45 (8')
SS MH 07	RIM: 26.05 NE INV: 19.80 (8') S INV: 19.90 (8')
SS MH 08	RIM: 26.60 N INV: 20.38 (8') S INV: 20.48 (8')
SS MH 09	RIM: 25.38 NW INV: 17.57 (8') SE INV: 17.67 (8')
SS MH 10	RIM: 26.55 NW INV: 14.89 (8') SE INV: 14.99 (8')

SANITARY PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
SP-01	8"	398.3'	0.40%
SP-02	8"	56.9'	0.40%
SP-03	8"	307.2'	0.40%
SP-04	8"	400.0'	0.40%
SP-05	8"	277.2'	0.40%
SP-06	8"	250.0'	0.40%
SP-07	8"	336.7'	0.40%
SP-08	8"	119.0'	0.40%
SP-09	8"	75.0'	1.00%
SP-10	8"	56.0'	0.40%
SP-11	8"	56.8'	1.00%
SP-12	8"	112.3'	0.40%
SP-13	8"	20.3'	1.00%
SP-14	10"	150.0'	0.25%

BUILDING DESCRIPTION	FLOOR AREA (Sq.Ft)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	HAZARD CLASSIF. %	FIRE FLOW SUBTOTAL (GPM)	EXPOSURE %	REQUIRED FIRE FLOW (GPM)	AUTOMATED SPRINKLER (-50%)	SEPERATION >30' (-25%)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
524 COCOA APARTMENTS	63,296	4,500	1.0	4,500	0%	4,500	50%	6,750	1687.5		2.0	2"
* Analysis for Building #4 (worst case scenario), 4 stories, 15,824 square feet per floor.												
Construction Type :		Type VA IBC (111 NFPA)					Flow Duration (in Hours) :	4 Hours				
Hazard Classification :		Ordinary										
Structure Occupancy :		Multi-Family Residential		in accordance with NFPA 1, Section 3.3.170 Occupancy (2015 Edition)								



- NOTE:
- FOR CONFLICTS 2, 10, AND 13, THE CONTRACTOR SHALL HAVE THE OPTIONS TO DEFLECT THE 6\"/>



19-1002

DESIGNED
DWB

DRAWN
DCM

CHECKED
BAM

DATE ISSUED
5/19/2020

04-29-2020
CITY OF COCOA COMMENTS

04-15-2020
WATERREUSE REVISION

03-25-2020
COCOA / GEOSYNTEC COMMENTS

01-09-2020
PDOT COMMENTS

12-09-2019
CITY OF COCOA COMMENTS

11-22-2019
CITY OF COCOA COMMENTS

11-10-2019
CITY OF COCOA COMMENTS

09-19-2019
COCOA UTILITIES COMMENTS

09-06-2019
SURVIMD COMMENTS

DATE

REVISIONS

19-1002

ENGINEERING, INC.

PROFESSIONAL ENGINEER

CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

OVERALL UTILITY PLAN

INTEGRA TRAILS

FLORIDA

CITY OF COCOA

BRUCE A. MOIA

FL. P.E. #47529

BRUCE A. MOIA

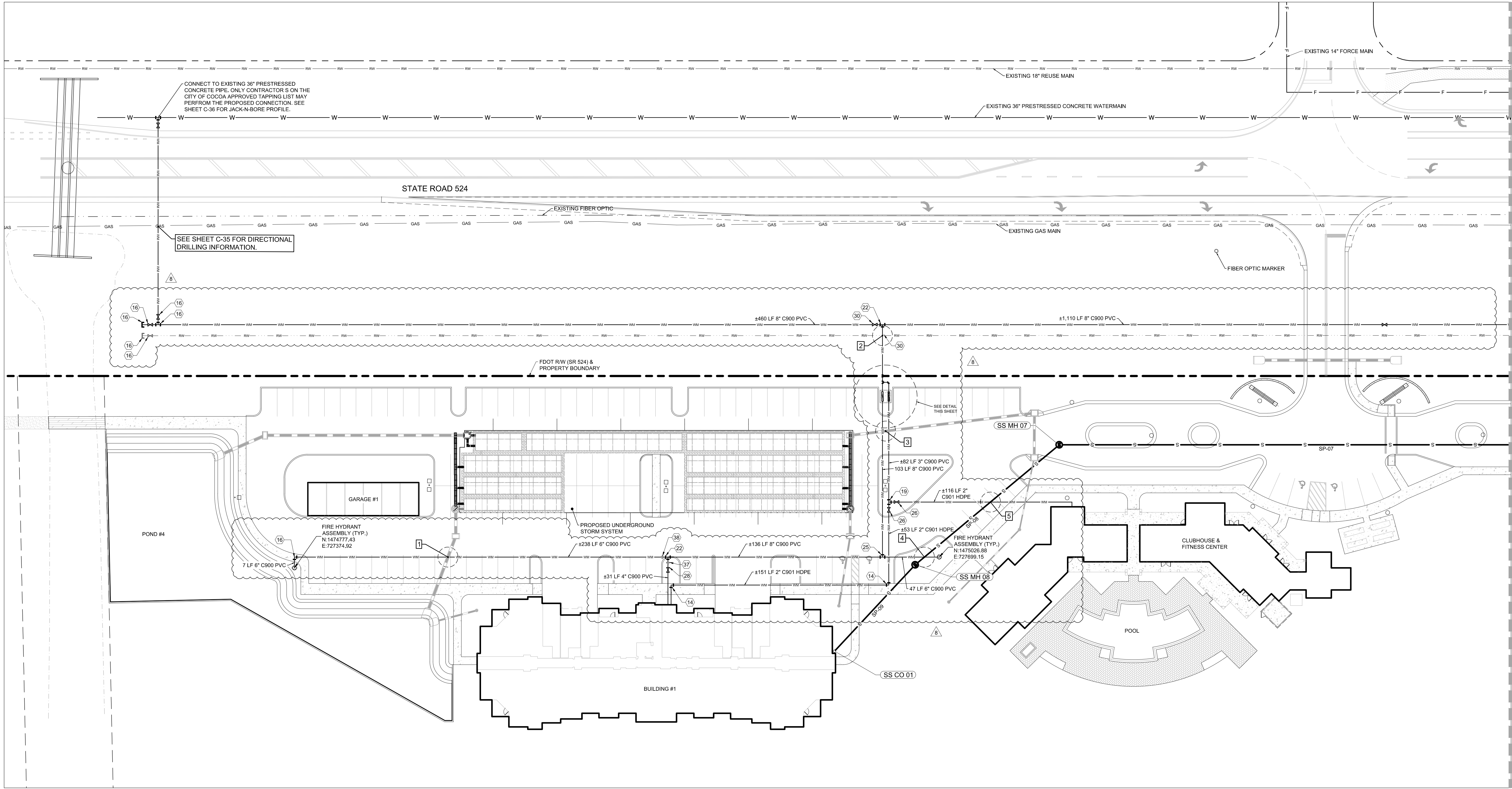
FL. P.E. #47529

DATE
5/19/2020

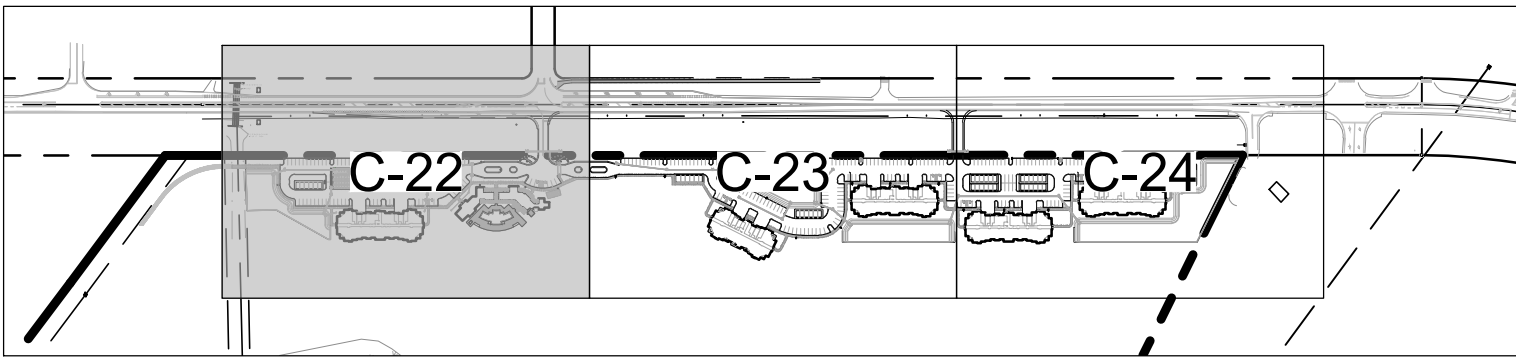
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C-21

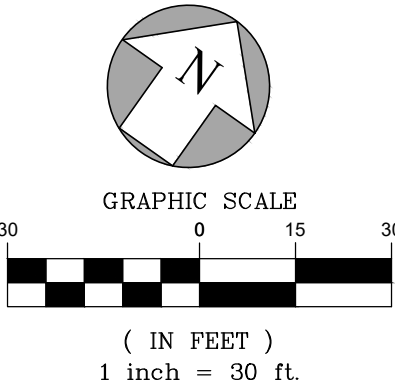
19-1002



PRESSURIZED FIXTURE TABLE							
1	2" 11.25° BEND	13	8" 45° BEND	25	8x6" TEE	37	8"x4" REDUCER
2	4" 11.25° BEND	14	2" 90° BEND	26	2" GATE VALVE	38	8"x6" REDUCER
3	6" 11.25° BEND	15	3" 90° BEND	27	3" GATE VALVE	39	3" R.P.Z. & METER
4	8" 11.25° BEND	16	6" 90° BEND	28	4" GATE VALVE	40	6" R.P.Z. & METER
5	2" 22.5° BEND	17	8" 90° BEND	29	6" GATE VALVE	41	8" FIRE D.D.C.V.
6	4" 22.5° BEND	18	6" CROSS	30	8" GATE VALVE	42	2" R.P.Z. & METER
7	6" 22.5° BEND	19	2" TEE	31	16" GATE VALVE	43	3" SHUT OFF VALVE
8	8" 22.5° BEND	20	3" TEE	32	8"x4" TEE	44	4" SHUT OFF VALVE
9	2" 45° BEND	21	6" TEE	33	2" TAPPING SADDLE	45	8" A.R.V.
10	3" 45° BEND	22	8" TEE	34	4"x3" REDUCER	46	F.D.C.
11	4" 45° BEND	23	3"x2" TEE	35	6"x4" REDUCER	47	FIRE HYDRANT
12	6" 45° BEND	24	8"x3" TEE	36	8"x2" REDUCER	48	8" CAP



KEY MAP
SCALE: 1"=50'

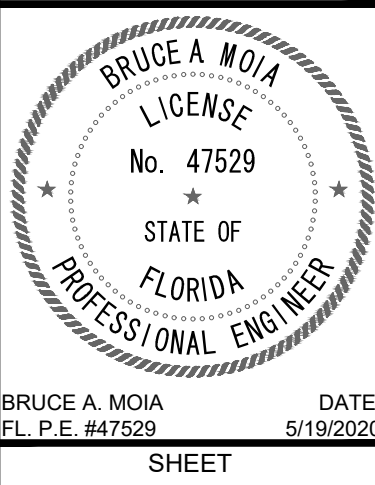


UTILITY PLAN 01

INTEGRA TRAILS

FLORIDA

CITY OF COCOA

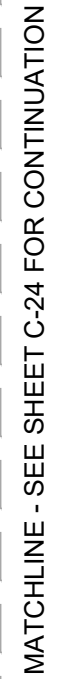


C-22

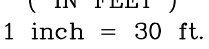
REVISIONS		DATE
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8	WATER/REUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	FDOT COMMENTS	01-09-2020
5	CITY OF COCOA COMMENTS	12-09-2019
4	FDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURVMD COMMENTS	09-06-2019

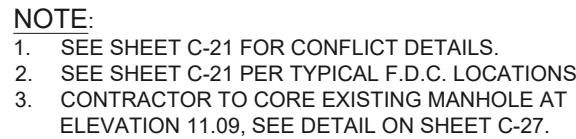
JOB NO.	DESIGNED	DRAWN	CHECKED	DATE ISSUED
19-1002	DWB	DCM	BAM	5/19/2020

MATCHLINE - SEE SHEET C-23 FOR CONTINUATION

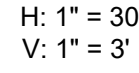
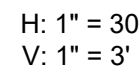
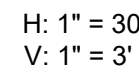


PRESSURIZED FIXTURE TABLE



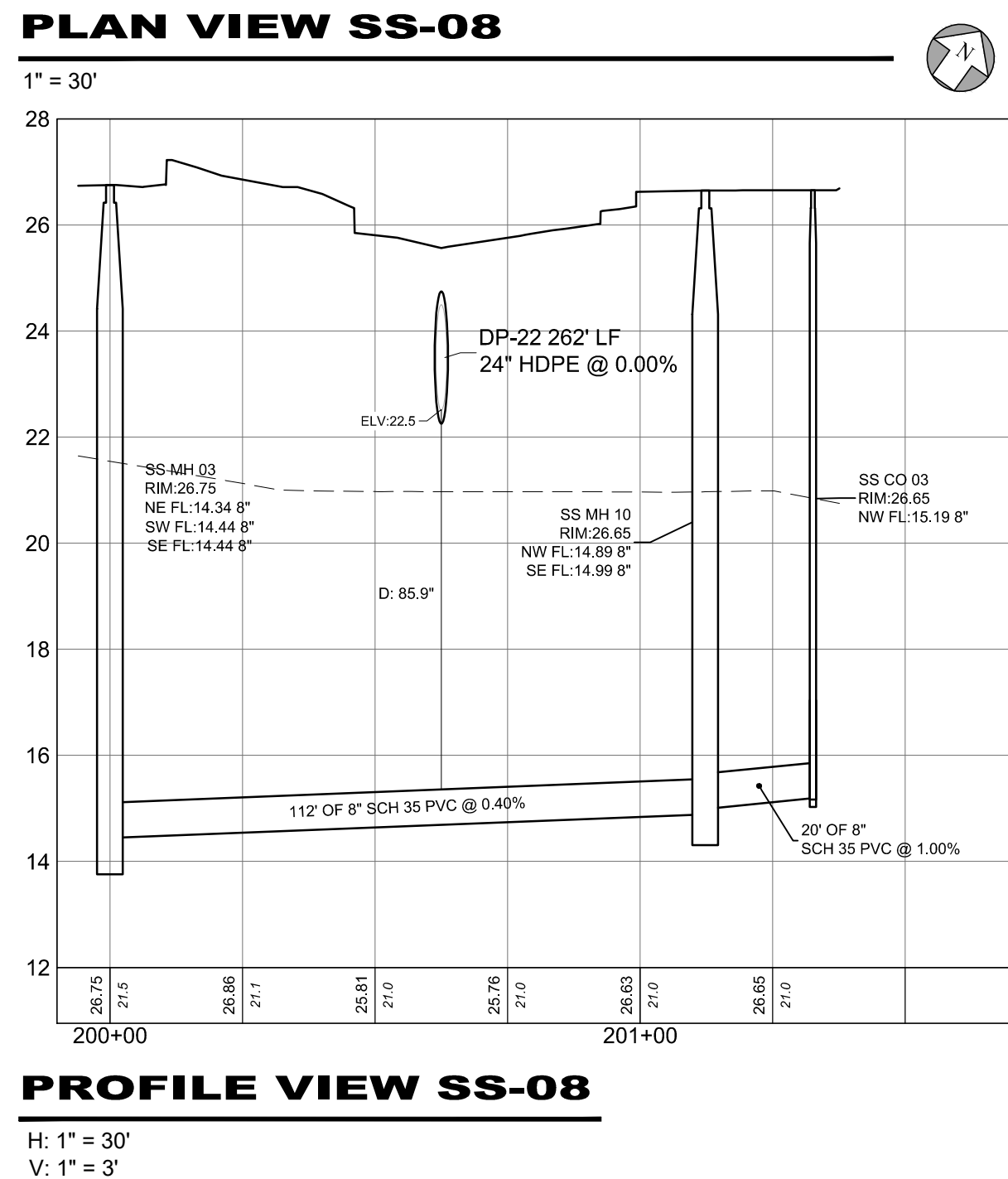
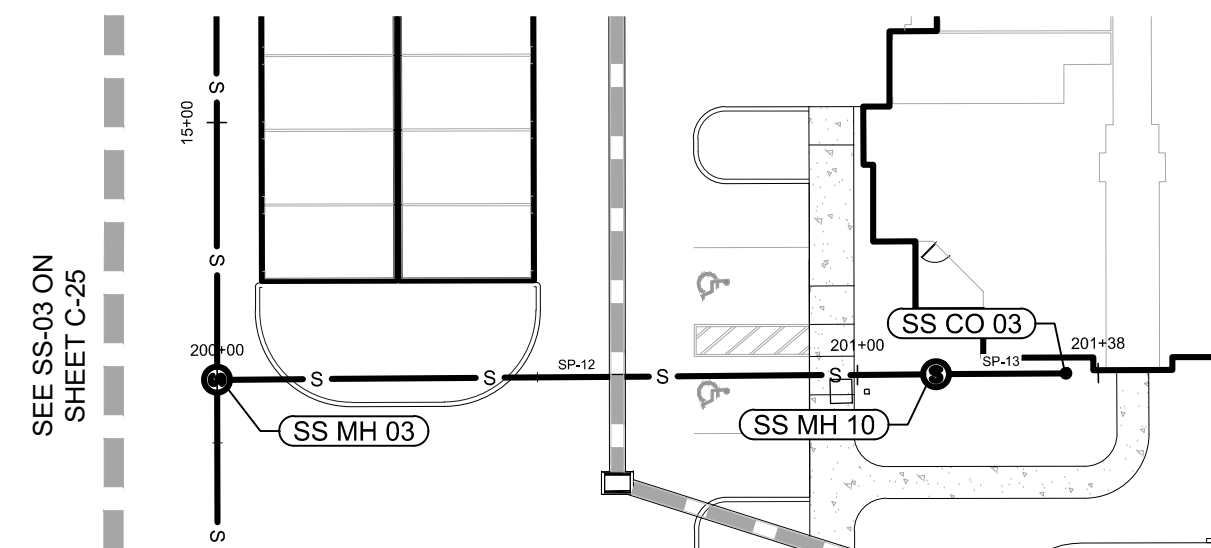
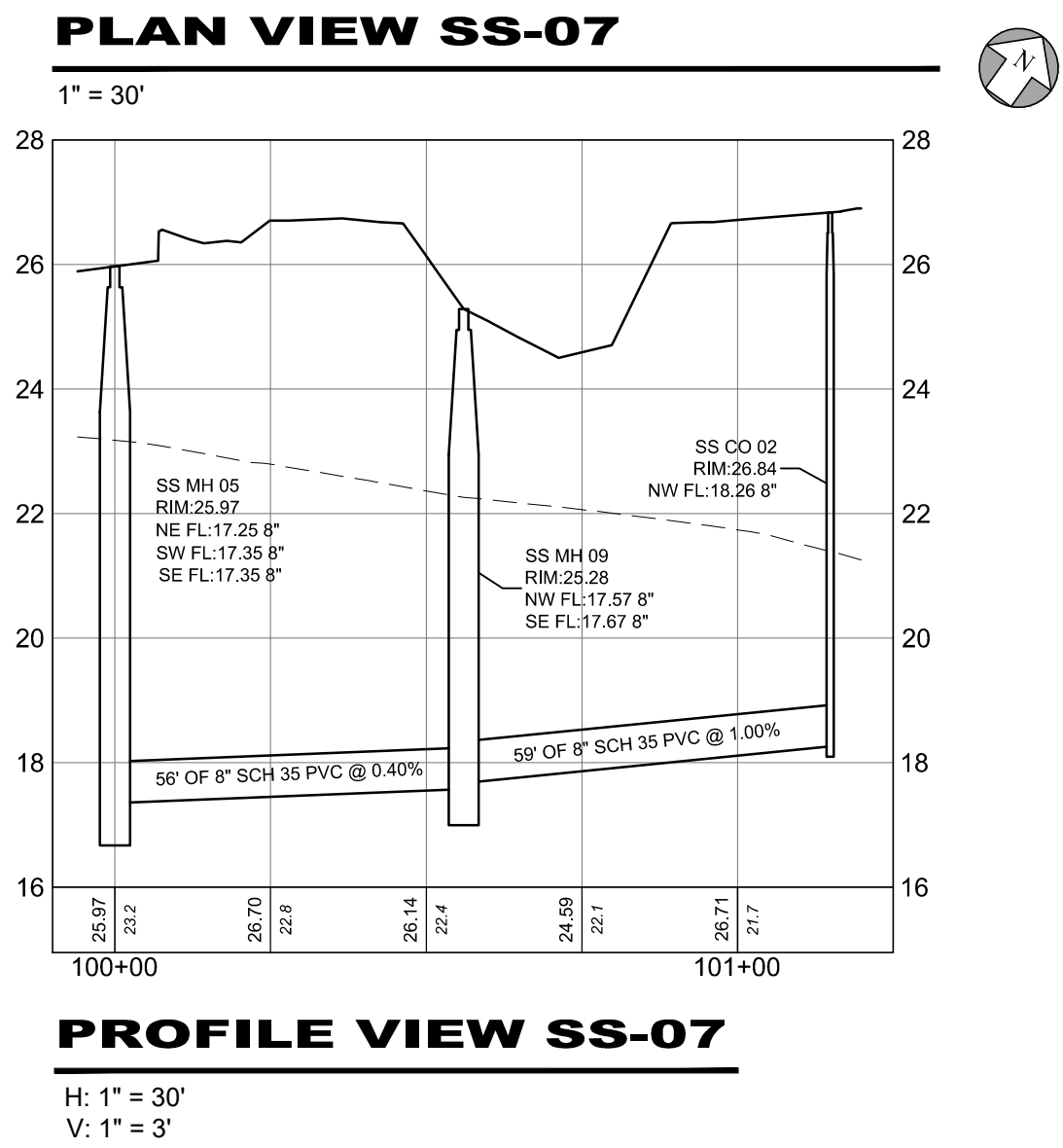
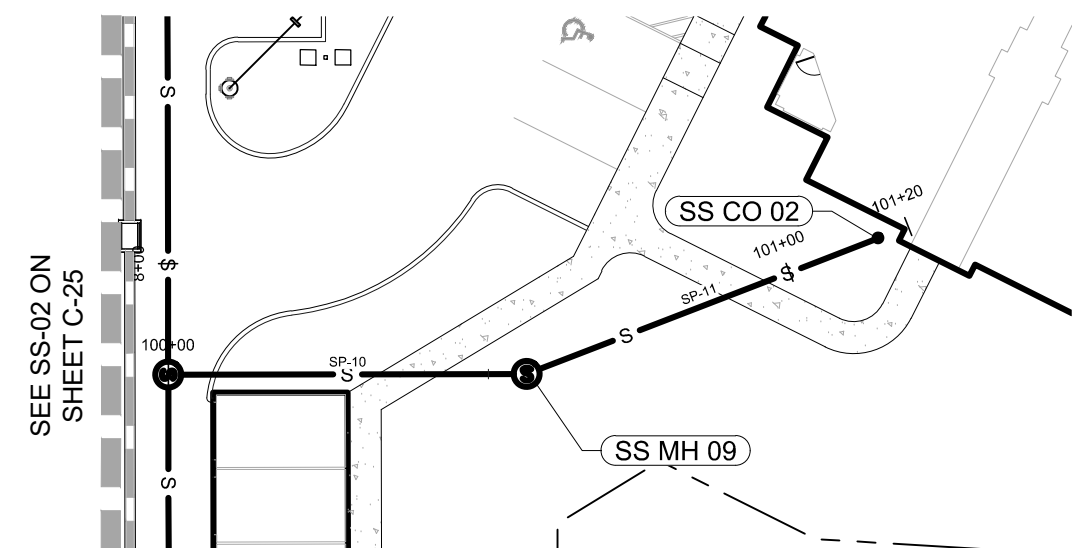
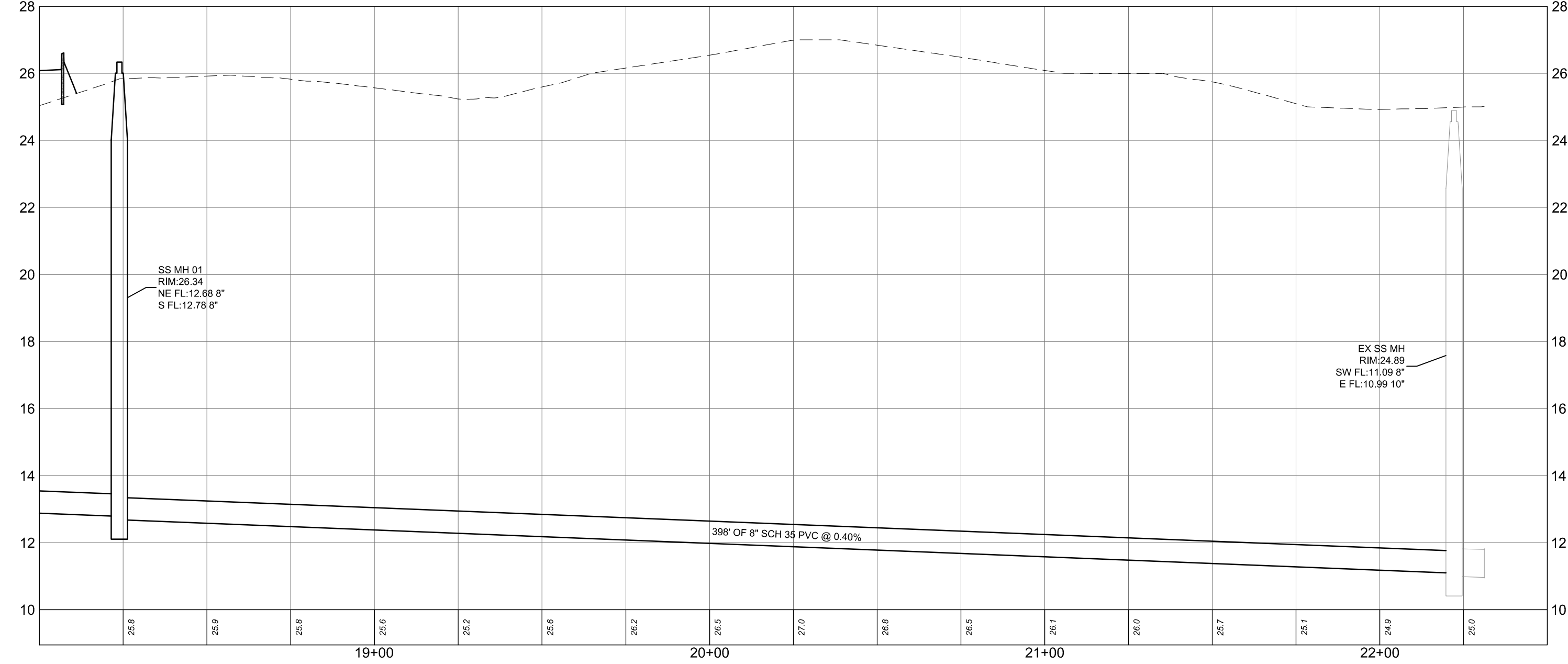
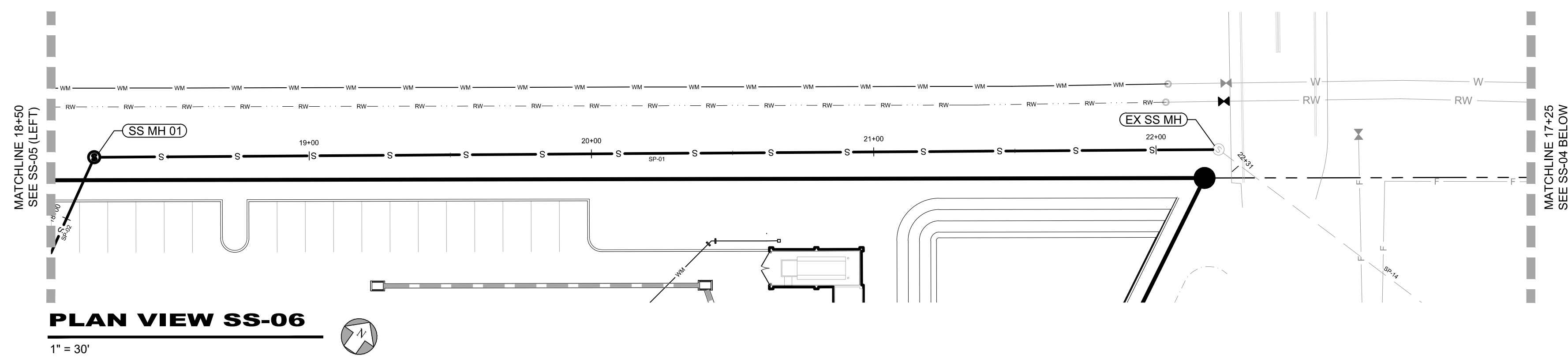
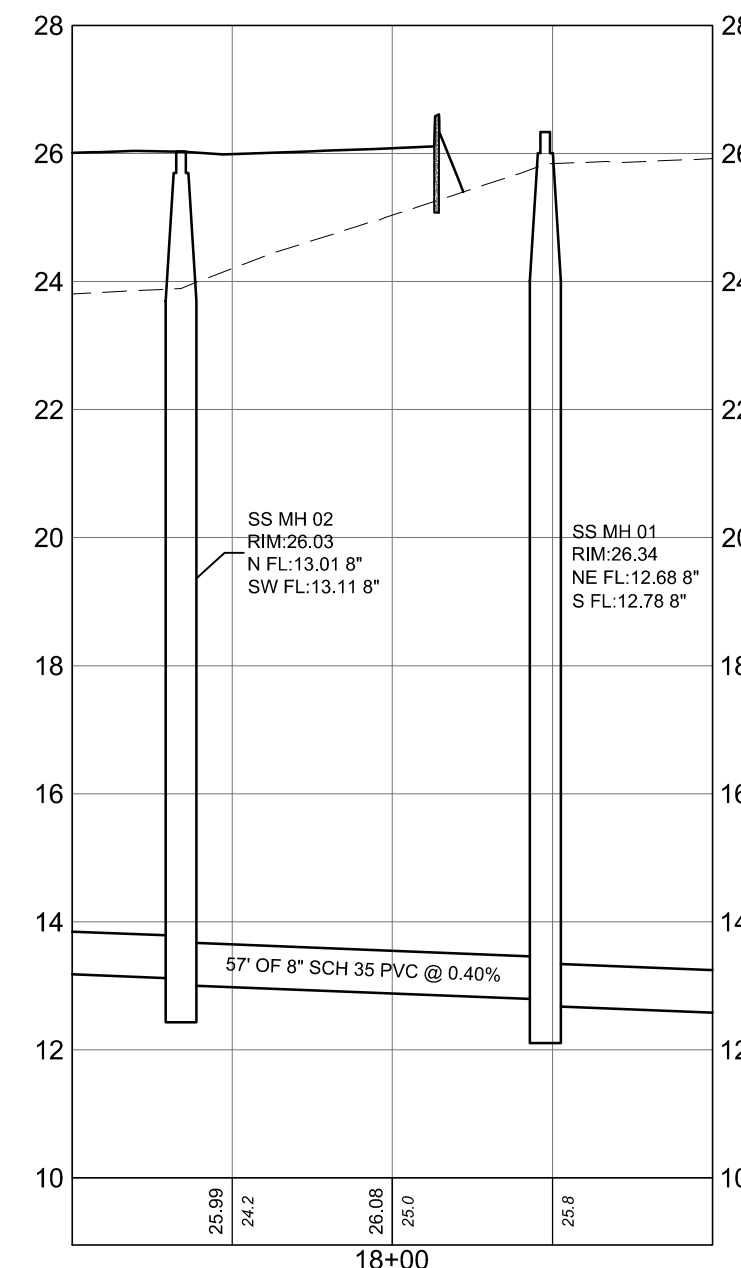
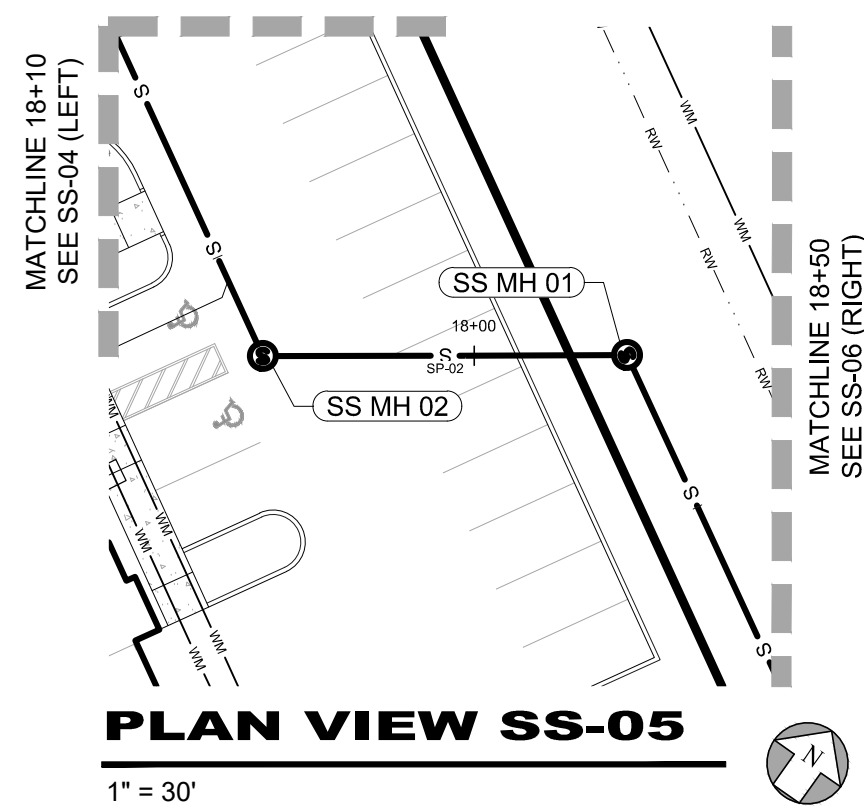
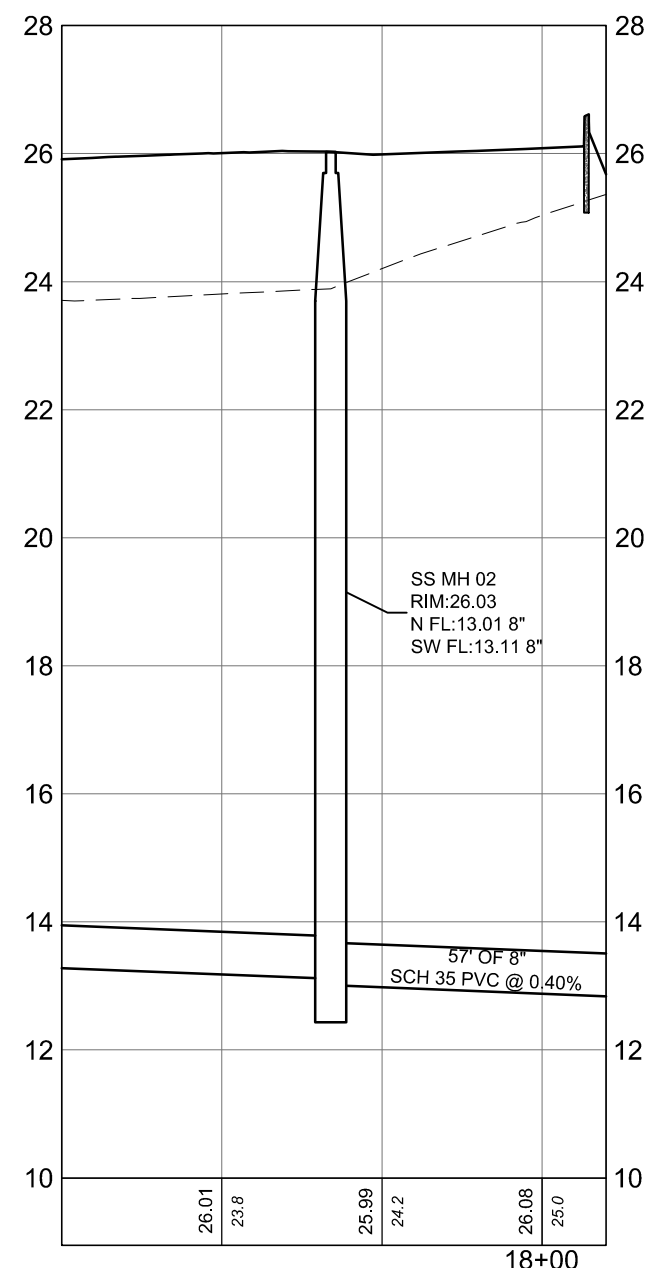
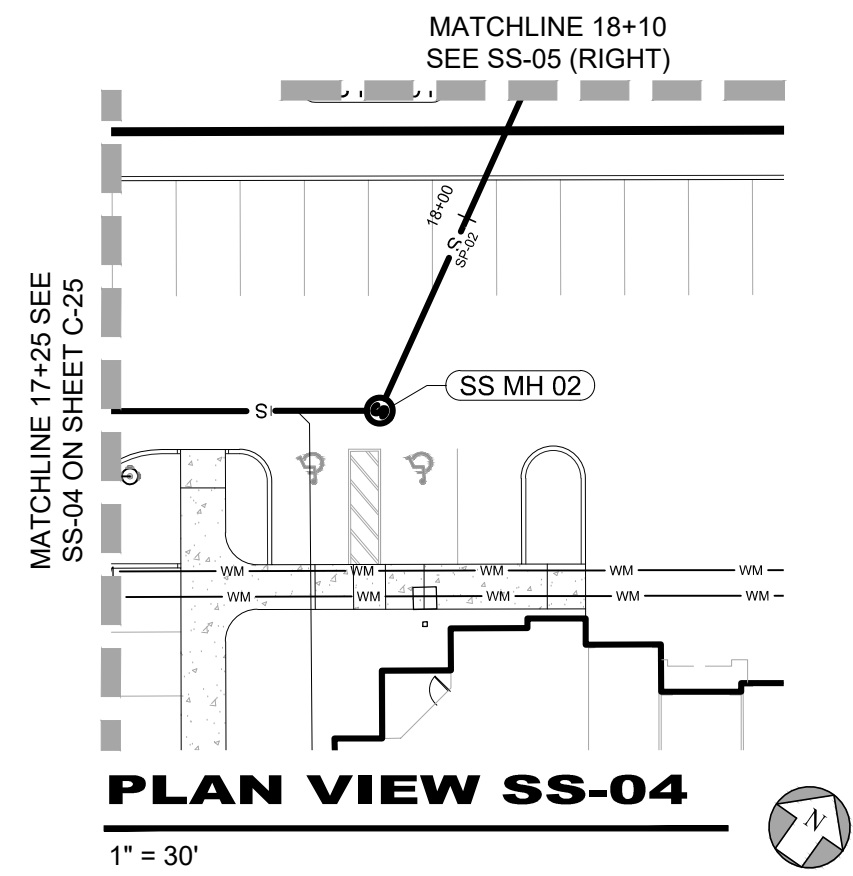


KEY MAP
SCALE: 1"=500'



19-1002
PERMITTING SET

19-1002
PERMITTING SET



CITY OF COCOA COMMENTS		REVISIONS		DATE
9	CITY OF COCOA COMMENTS	19-1002		
8	WATERREUSE REVISION	DESIGNED	DWB	
7	COCOA / GEOSYNTEC COMMENTS	DRAWN	DCM	
6	FDOT COMMENTS	DATE	06-07-2019	
5	CITY OF COCOA COMMENTS	CHECKED	BAM	
4	FDOT COMMENTS	DATE ISSUED	5/19/2020	
3	CITY OF COCOA COMMENTS			
2	COCOA UTILITIES COMMENTS			
1	SURFWD COMMENTS			

MBV ENGINEERING, INC.
PROFESSIONAL ENGINEERS & SURVEYORS
1250 W. EAU GALIE BLVD
MELBOURNE, FLORIDA 32935
P: 321-255-1111
F: 321-255-1111
VERO 772-686-0035, FT PIERCE 772-686-0065

SANITARY PLAN & PROFILES 02

INTEGRA TRAILS

FLORIDA

CITY OF COCOA

BRUCE A. MOIA
P.E. #47529

DATE
5/19/2020

SHEET

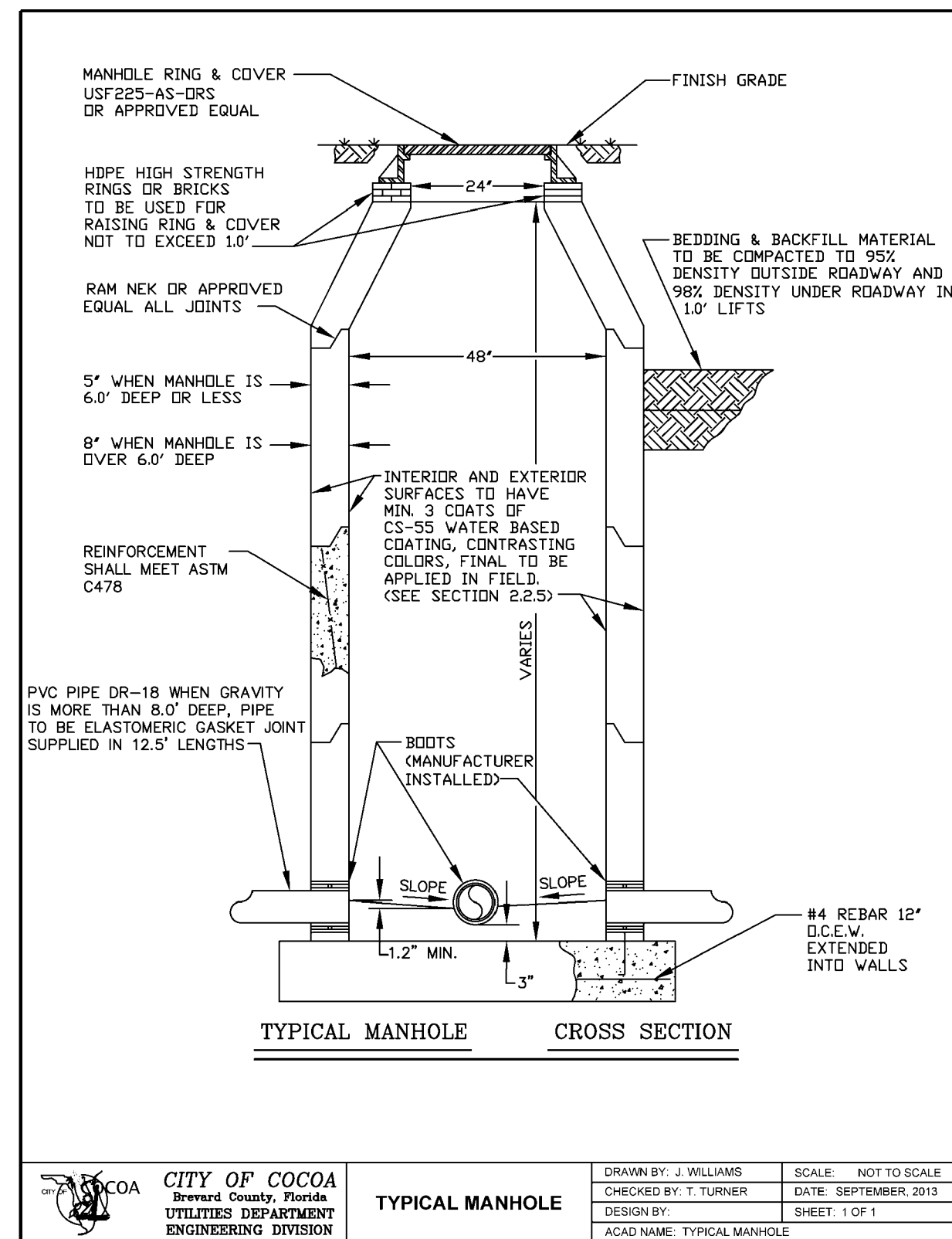
C-26

19-1002

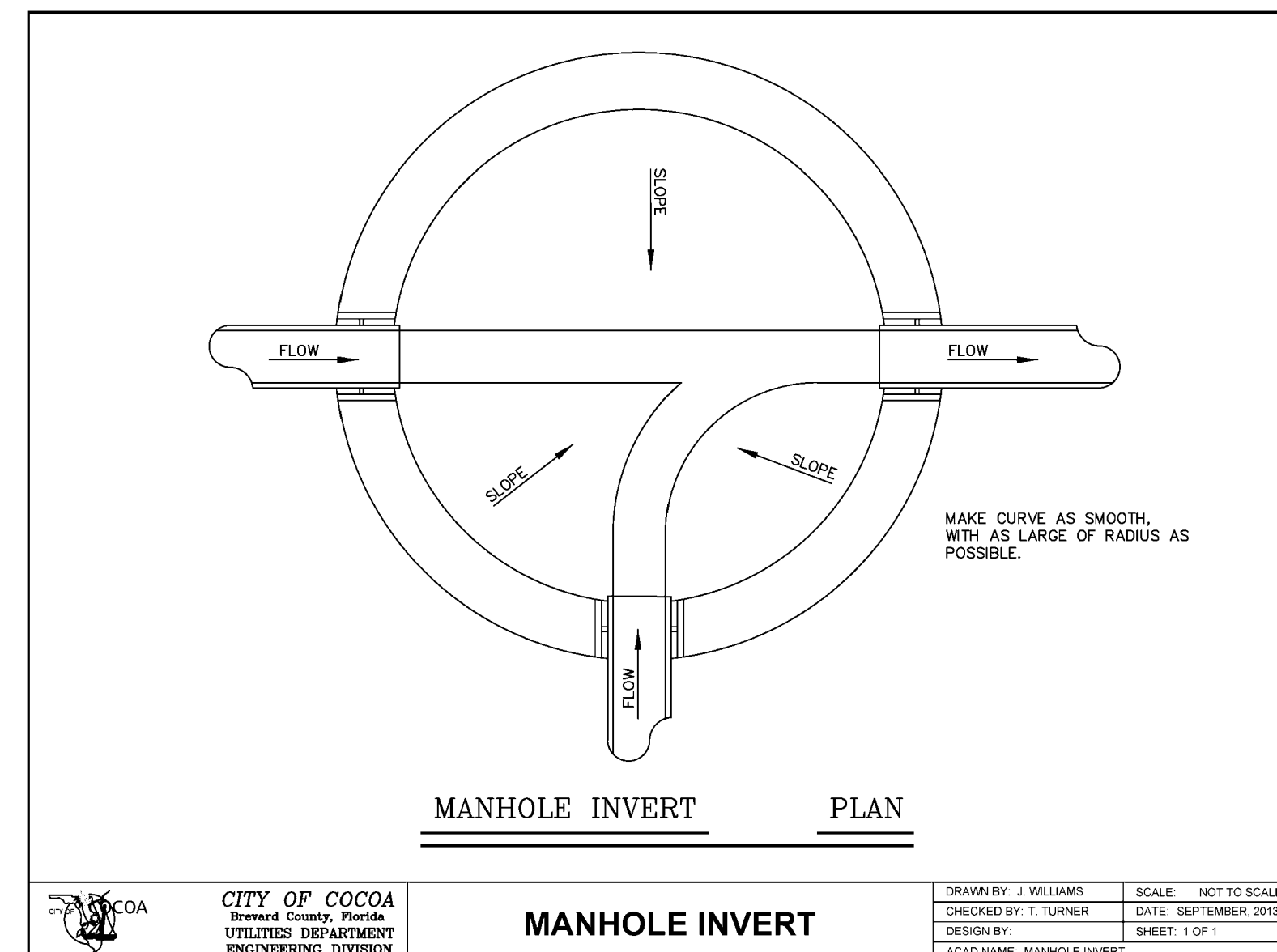
PERMITTING SET

DIMENSIONS AND QUANTITIES																									
D	X	A	B	C	E	F	G	H	M				N	3/4" CONCRETE SLAB (CY) □				SODDING (SY)				■ See General Note 3. See Sheet 5 For 3" Slab Quantities ■ Values shown for estimating pipe quantities and are for information only.			
									Single	Double	Triple	Quad.		Single	Double	Triple	Quad.	Single	Double	Triple	Quad.				
15"	2'-7"	1.92	2.18	4.10	2.06	5	1.22	2.9	4.63	7.21	9.79	12.37	1.19	0.38	0.58	0.77	0.96	21	24	27	30				
18"	2'-10"	1.97	2.74	4.71	2.50	6	1.41	3.4	4.92	7.73	10.58	13.42	1.21	0.44	0.65	0.87	1.09	22	25	28	31				
24"	3'-3"	2.06	3.85	5.91	3.56	7	1.73	3.4	5.50	8.92	12.33	15.73	1.25	0.54	0.83	1.12	1.42	24	28	32	35				
30"	4'-3"	2.15	4.95	7.10	4.56	8	2.07	3.4	6.08	10.33	14.58	18.83	1.29	0.66	1.09	1.50	1.91	26	31	35	40				
36"	5'-1"	2.25	6.08	8.33	5.59	9	2.34	3.4	6.67	11.75	16.87	21.92	1.33	0.81	1.30	1.95	2.51	28	34	39	45				
42"	6'-0"	2.34	7.21	9.55	6.50	10	2.65	3.4	7.25	13.25	19.25	25.25	1.39	0.97	1.70	2.45	3.19	30	37	43	50				
48"	6'-9"	2.43	8.33	10.76	7.50	11	2.85	3.4	7.83	14.58	21.37	28.08	1.42	1.13	2.04	2.93	3.84	32	39	47	54				
54"	7'-8"	2.52	9.44	11.96	8.50	12	3.05	3.4	8.42	16.08	23.75	31.42	1.46	1.31	2.44	3.58	4.72	34	42	51	59				
60"	8'-6"	2.62	10.56	13.18	9.50	14	3.07	4.4	9.00	17.50	26.00	34.50	1.50	1.51	2.89	4.28	5.88	36	45	55	64				
66"	9'-2"	2.71	11.68	14.39	10.36	15	3.18	4.4	9.58	18.75	27.92	37.08	1.54	1.68	3.25	4.84	6.43	38	48	58	68				
72"	10'-0"	2.80	12.80	15.60	11.36	16	3.30	4.4	10.16	20.16	30.16	40.16	1.58	1.89	3.74	5.59	7.45	40	51	62	73				
78"	10'-7"	2.87	14.09	16.86	12.43	17	3.42	4.9	10.74	21.66	32.66	43.66	1.62	2.07	4.00	6.00	8.00	42	54	66	78				
84"	11'-4"	2.94	15.38	18.03	13.50	18	3.54	4.9	11.32	23.16	34.66	46.16	1.66	2.18	4.28	6.48	8.68	44	57	70	83				
90"	12'-1"	3.01	16.67	19.20	14.57	19	3.66	4.9	11.90	24.66	36.66	48.66	1.70	2.36	4.58	6.98	9.38	46	59	72	85				
96"	12'-8"	3.08	17.96	20.37	15.64	20	3.78	4.9	12.48	26.16	38.66	50.66	1.74	2.54	4.78	7.18	9.58	48	61	74	87				
102"	13'-5"	3.15	19.25	21.54	16.71	21	3.90	4.9	13.06	27.66	40.66	52.66	1.78	2.72	4.98	7.38	9.78	50	63	76	89				
108"	14'-2"	3.22	20.54	22.71	17.78	22	4.02	4.9	13.64	29.16	42.66	54.66	1.82	2.90	5.18	7.58	9.98	52	65	78	91				
114"	14'-9"	3.29	21.83	23.88	18.85	23	4.14	4.9	14.22	30.66	44.66	56.66	1.86	3.08	5.38	7.78	10.18	54	67	80	93				
120"	15'-6"	3.36	23.12	25.05	19.92	24	4.26	4.9	14.80	32.16	46.66	58.66	1.90	3.26	5.58	7.98	10.38	56	69	82	95				
126"	16'-3"	3.43	24.41	26.22	21.00	25	4.38	4.9	15.38	33.66	48.66	60.66	1.94	3.44	5.78	8.18	10.58	58	71	84	97				
132"	17'-0"	3.50	25.70	27.39	22.07	26	4.50	4.9	15.96	35.16	50.66	62.66	1.98	3.62	5.98	8.38	10.78	60	73	86	99				
138"	17'-7"	3.57	26.99	28.56	23.14	27	4.62	4.9	16.54	36.66	52.66	64.66	2.02	3.80	6.18	8.58	10.98	62	75	88	101				
144"	18'-4"	3.64	28.28	29.73	24.21	28	4.74	4.9	17.12	38.16	54.66	66.66	2.06	3.98	6.38	8.78	11.18	64	77	90	103				
150"	19'-1"	3.71	29.57	30.90	25.28	29	4.86	4.9	17.70	39.66	56.66	68.66	2.10	4.16	6.58	8.98	11.38	66	79	92	105				
156"	19'-8"	3.78	30.86	32.07	26.35	30	4.98	4.9	18.28	41.16	58.66	70.66	2.14	4.34	6.78	9.18	11.58	68	81	94	107				
162"	20'-5"	3.85	32.15	33.24	27.42	31	5.10	4.9	18.86	42.66	60.66	72.66	2.18	4.52	6.98	9.38	11.78	70	83	96	109				
168"	21'-2"	3.92	33.44	34.41	28.49	32	5.22	4.9	19.44	44.16	62.66	74.66	2.22	4.70	7.18	9.58	11.98	72	85	98	111				
174"	21'-9"	3.99	34.73	35.58	29.56	33	5.34	4.9	19.96	45.66	64.66	76.66	2.26	4.88	7.38	9.78	12.18	74	87	100	113				
180"	22'-6"	4.06	36.02	36.75	30.63	34	5.46	4.9	20.54	47.16	66.66	78.66	2.30	5.06	7.58	9.98	12.38	76	89	102	115				
186"	23'-3"	4.13	37.31	37.92	31.70	35	5.58	4.9	21.12	48.66	68.66	80.66	2.34	5.24	7.78	10.18	12.58	78	91	104	117				
192"	24'-0"	4.20	38.60	39.09	32.77	36	5.70	4.9	21.70	50.16	70.66	82.66	2.38	5.42	7.98	10.38	12.78	80	93	106	119				
198"	24'-7"	4.27	39.89	40.26	33.84	37	5.82	4.9	22.28	51.66	72.66	84.66	2.42	5.60	8.18	10.58	12.98	82	95	108	121				
204"	25'-4"	4.34	41.18	41.43	34.91	38	5.94	4.9	22.86	53.16	74.66	86.66	2.46	5.78	8.38	10.78	13.18	84	97	110	123				
210"	26'-1"	4.41	42.47	42.60	35.98	39	6.06	4.9	23.44	54.66	76.66	88.66	2.50	5.96	8.58	10.98	13.38	86	99	112	125				
216"	26'-8"	4.48	43.76	43.77	37.05	40	6.18	4.9	24.02	56.16	78.66	90.66	2.54	6.14	8.78	11.18	13.58	88	101	114	127				
222"	27'-5"	4.55	45.05	44.88	38.12	41	6.30	4.9	24.60	57.66	80.66	92.66	2.58	6.32	8.98	11.38	13.78	90	103	116	129				
228"	28'-2"	4.62	46.34	45.99	39.19	42	6.42	4.9	25.18	59.16	82.66	94.66	2.62	6.50	9.18	11.58	13.98	92	105	118	131				
234"	28'-9"	4.69	47.63	47.10	40.26	43	6.54	4.9	25.76	60.66	84.66	96.66	2.66	6.68	9.38	11.78	14.18	94	107	120	133				
240"	29'-6"	4.76	48.92	48.21	41.33	44	6.66	4.9	26.34	62.16	86.66	98.66	2.70	6.86	9.58	11.98	14.38	96	109	122	135				
246"	30'-3"	4.83	50.21	49.32	42.40	45	6.78	4.9	26.92	63.66	88.66	100.66	2.74	7.04	9.78	12.18	14.58	98	111	124	137				
252"	31'-0"	4.90	51.50	50.43	43.47	46	6.90	4.9	27.50	65.16	90.66	102.66	2.78	7.22	9.98	12.38	14.78	100	113	126	139				
258"	31'-7"	4.97	52.79	51.54	44.54	47	7.02	4.9	28.08	66.66	92.66	104.66	2.82	7.40	10.18	12.58	14.98	102	115	128	141				
264"	32'-4"	5.04	54.08	52.61	45.61	48	7.14	4.9	28.66	68.16	94.66	106.66	2.86	7.58	10.38	12.78	15.18	104	117	130	143				
270"	33'-1"	5.11	55.37	53.64	46.68	49	7.26	4.9	29.24	69.66	96.66	108.66	2.90	7.76	10.58	12.98	15.38	106	119	132	145				
276"	33'-8"	5.18	56.66	54.61	47.75	50	7.38	4.9	29.82	71.16	98.66	110.66	2.94	7.94	10.78	13.18	15.58	108	121	134	147				
282"	34'-5"	5.25	57.95	55.68	48.82	51	7.50	4.9	30.40	72.66	100.66	112.66	2.98	8.12	10.98	13.38	15.78	110	123	136	149				
288"	35'-2"	5.32	59.24	56.75	49.89	52	7.62	4.9	30.98	74.16	102.66	114.66	3.02	8.30	11.18	13.58	15.98	112	125	138	151				
294"	35'-9"	5.39	60.53	57.82	50.96	53	7.74	4.9	31.56	75.66	104.66	116.66	3.06	8.48	11.38	13.78	16.18	114	127	140	153				
300"	36'-6"	5.46	61.82	58.89	52.03	54	7.86	4.9	32.14	77.16	106.66	118.66	3.10	8.66	11.58	13.98	16.38	116	129	142	155				
306"	37'-3"	5.53	63.11	59.96	53.10	55	7.98	4.9	32.72	78.66	108.66	120.66	3.14	8.84	11.78	14.18	16.58	118	131	144	157				
312"	38'-0"	5.60	64.40	61.03	54.17	56	8.10	4.9	33.30	80.16	110.66	122.66	3.18	9.02	11.98	14.38	16.78	120	133	146	159				
318"	38'-7"	5.67	65.69	62.10	55.24	57	8.22	4.9	33.88	81.66	112.66	124.66	3.22	9.20	12.18	14.58	16.98	122	135	148	161				
324"	39'-4"	5.74	66.98	63.17	56.31	58	8.34	4.9	34.46	83.16	114.66	126.66	3.26	9.38	12.38	14.78	17.18	124	137	150	163				
330"	40'-1"	5.81	68.27	64.24	57.38	59	8.46	4.9	35.04	84.66	116.66	128.66	3.30	9.56	12.58	14.98	17.38	126	139	152	165				
336"	40'-8"	5.88	69.56	65.31	58.45	60	8.58	4.9	35.62	86.16	118.66	130.66	3.34	9.74	12.78	15.18	17.58	128	141	154	167				
342"	41'-50'-																								

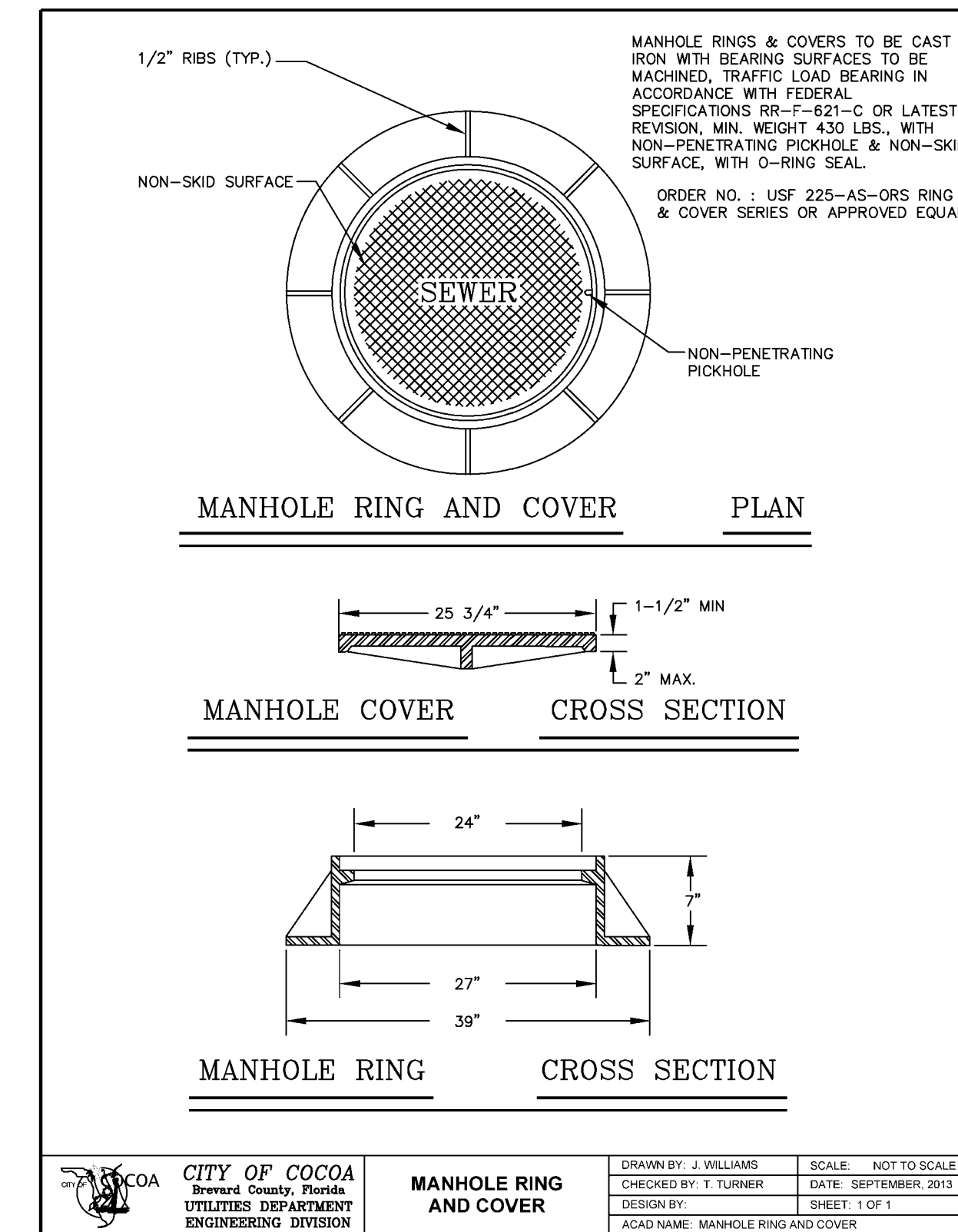
APPENDIX B APPROVED DRAWINGS AND DETAILS



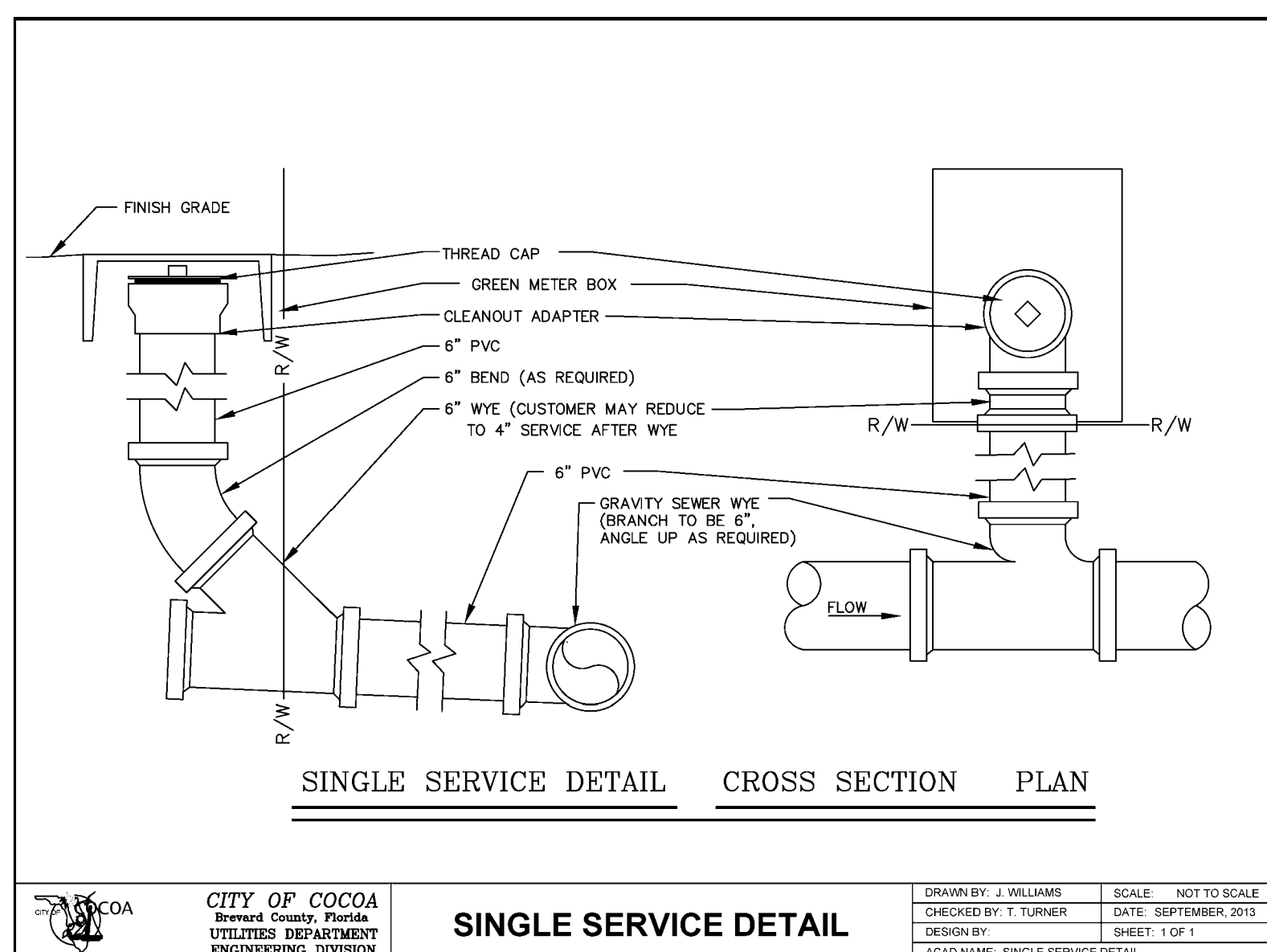
APPENDIX B APPROVED DRAWINGS AND DETAILS



APPENDIX B APPROVED DRAWINGS AND DETAILS



APPENDIX B APPROVED DRAWINGS AND DETAILS



9	CITY OF COCOA COMMENTS	04-29-2020
8	WATER/REUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	FDOT COMMENTS	03-09-2020
5	CITY OF COCOA COMMENTS	12-09-2019
4	FDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SIRWARD COMMENTS	09-06-2019
△	REVISIONS	

JOB NO.	19-1002
DESIGNED	DWB
DRAWN	DCM
DATE	06-07-2019
CHECKED	BAM
DATE ISSUED	5/19/2020

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MOA BOWLES VILLANAR & ASSOCIATES

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MELBOURNE FLORIDA 32935
P 321-253-1510 F 321-253-0911

ALSO WITH OFFICES IN:
VERO 772-690-0035 FT PIERCE 772-468-9055

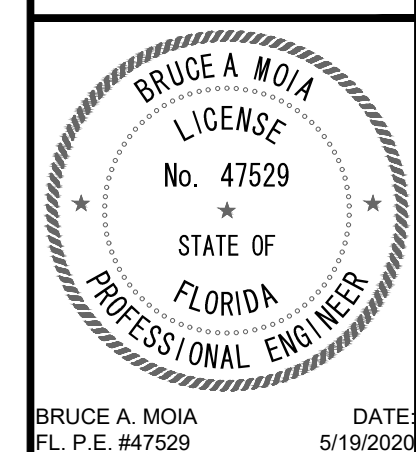
CA#8728

SEWER DETAILS

INTEGRA TRAILS

FLORIDA

CITY OF COCOA



BRUCE A. MOIA
FL. P.E. #47529

DATE:
5/19/2020

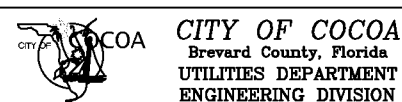
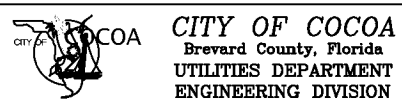
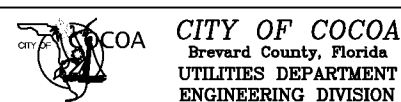
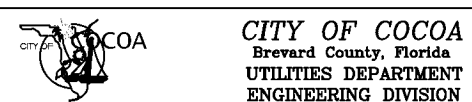
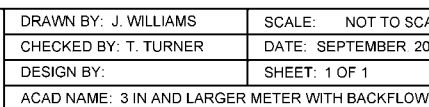
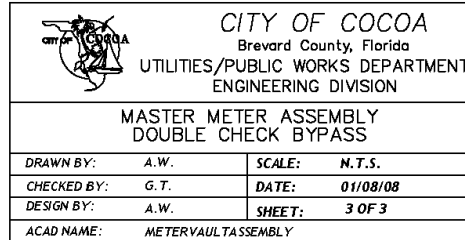
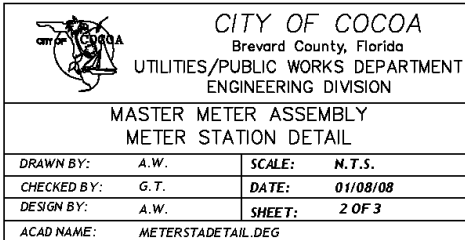
SHEET

C-30

19-1002

PERMITTING SET

H:\19\19-1002 SR524 MULTI-FAMILY\CAD\Site\19-1002 COVER-DET.dwg 5/19/2020 8:39 AM DANIEL MYER



 CITY OF COCOA Brevard County, Florida UTILITIES DEPARTMENT ENGINEERING DIVISION	RESTRAINED PIPE TABLE WATER & RECLAIMED WATER MAINS	DRAWN BY: J. WILLIAMS	SCALE: NO" TO SCALE
		CHECKED BY: T. TURNER	DATE: SEPTEMBER, 2013
		DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: RESTRAINED PIPE TABLE WATER AND RECLAIMED			



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P. 321-253-1510 F. 321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-668-0035, FT. PIERCE: 772-468-9055

CA0872

FLORIDA

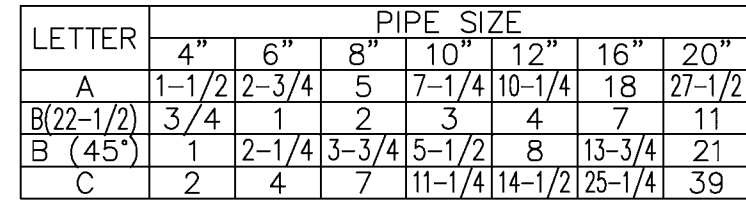
CITY OF COCOA



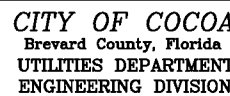
19-1002

PERMITTING SET

- 1.) WRAP ALL FITTINGS WITH POLYETHYLENE FILM BEFORE POURING THURST BLOCK, MAKING CERTAIN TO COMPLETELY COVER AWAY FROM ALL BOLTS, GLANDS, AND FLANGES.
- 2.) THRUST BLOCKS TO BE POURED AGAINST UNDISTURBED EARTH.
- 3.) REQUIRED VOLUMES OF BEARING AREAS TO BE AS SHOWN IN CHART. ADJUSTMENTS, IF NEEDED, WILL BE ALLOWED TO CONFORM TO TEST PRESSURE AND ALLOWABLE SOIL BEARING STRESS AS SHOWN IN SPECIFICATIONS.
- 4.) BEARING AREA FOR TRANSIT BLOCKS ON HORIZONTAL BENDS IS BASED ON A TEST PRESSURE OF 150 P.S.F. AND SOIL BEARING STRESS OF 2,000 P.S.F. THE DEPTH TO THE THRUST BLOCK BASE TO BE EQUAL TO OR GREATER THAN TWO TIMES THE THICKNESS. (IF BLOCK IS 2" THICK, THE BASE IS TO BE NO GREATER THAN 4" BELOW GRADE.)
- 5.) VERTICAL BEND THRUST BLOCKS TO BE THE SAME AS HORIZONTAL BENDS.
- 6.) BEARING AREA OF THRUST BLOCK TO BE NOT LESS THAN ONE SQUARE FOOT.

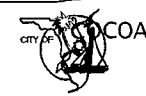


THE FIGURES IN THIS TABLE REPRESENT AREA OF CONCRETE BLOCKING AGAINST THE VERTICAL TRENCH WALL OF UNDISTURBED EARTH IN SQUARE FEET AT 2000 P.S.F. SOIL BEARING CAPACITY



THRUST BLOCK NOTES & DETAILS

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: T. TURNER	DATE: SEPTEMBER, 2013
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: THRUST BLOCK NOTES & DETAILS	



CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

**THRUST COLLAR
WATER AND RECLAIMED**

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: T. TURNER	DATE: SEPTEMBER, 2013
DESIGN BY:	SHEET: 1 OF 2
ACAD NAME: THRUST COLLAR WATER AND RECLAIMED 1 OF 2	

NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.
7. TIE RODS TO BE 3/4" SS 18-8 TIE ROD 304.

* TO BE DESIGNED BY ENGINEER OF RECORD

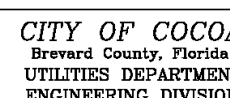
SEE SHEET 1 OF 2 FOR
ADDITIONAL
INFORMATION



CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

**THRUST COLLAR
WATER AND RECLAIMED**

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: T. TURNER	DATE: SEPTEMBER, 2013
DESIGN BY:	SHEET: 2 OF 2
AC44 NAME: THRUST COLLAR WATER AND RECLAIMED 2 OF 2	



TYPICAL REQUIRED SEPARATION

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: T. TURNER	DATE: SEPTEMBER, 2013
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL REQUIRED CEMENTATION	

[illegible]

JOB NO.	19-1002
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DRAWN	DCM
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CHECKED	BAM
DATE ISSUED	5/19/2020



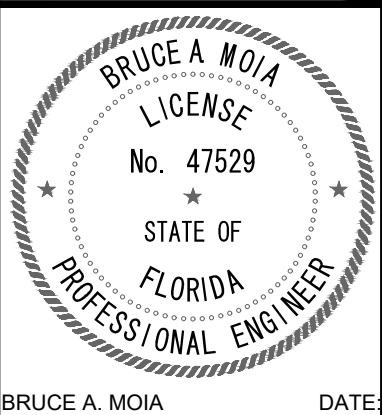
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1250 W. EAU GALLEE BLVD
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-668-0035, FT PIERCE: 772-468-9055

VERO: 772-569-0035, FT PIERCE: 772-468-9055

WATER DETAIL SHEET 02

INTEGRA TRAILS

CITY OF COCOA



BRUCE A. MOIA
FL. P.E. #47529

SHEET

C-32

19-1002

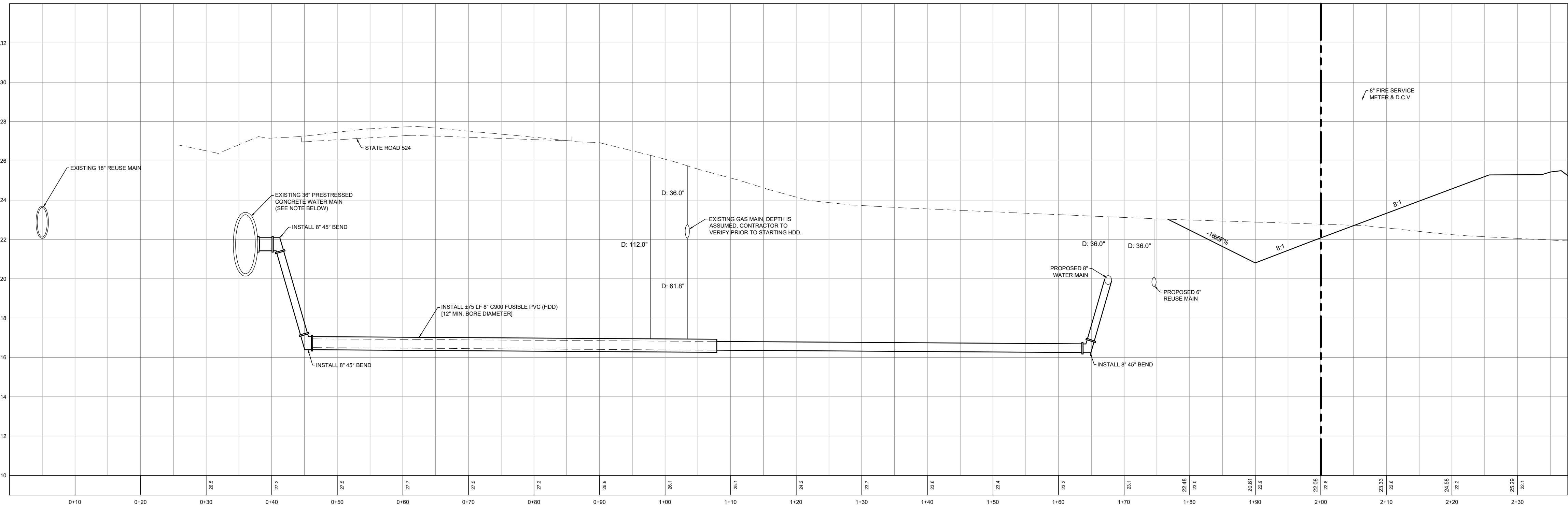
PERMITTING SET

\\w:\19\19-1002 SR524 MULTI-FAMILY\CAD\Site\19-1002 COVER-DET.dwg 5/19/2020 8:39 AM DANIEL MYER

[illegible]

PLAN VIEW HDD-01

1" = 10'

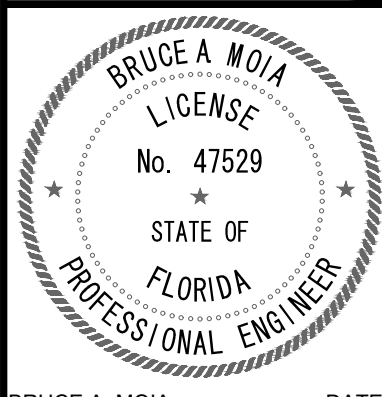


PROFILE VIEW HDD-01

H: 1" = 10'
V: 1" = 3'

HORIZONTAL DIRECTIONAL DRILL
H: 1" = 10'
V: 1" = 3'

NOTE:
HDPE PIPE IS NOT PERMITTED FOR THE HORIZONTAL DIRECTIONAL DRILL (HDD). CONTRACTOR SHALL FOR THE PURPOSES OF BIDDING AND INSTALLATION OF HDD REPLACE ALL OCCURRENCES OF HDPE WITH FUSIBLE PVC AND ITS APPLICABLE SPECIFICATIONS. CONTRACTOR TO PROVIDE AND INSTALL ONLY FUSIBLE PVC FOR THE PURPOSES OF HDD.



BRUCE A. MOIA
P.E. #47529
DATE
5/19/2020

SHEET

C-35

19-1002

HORIZONTAL DIRECTIONAL
DRILLING

INTEGRA TRAILS

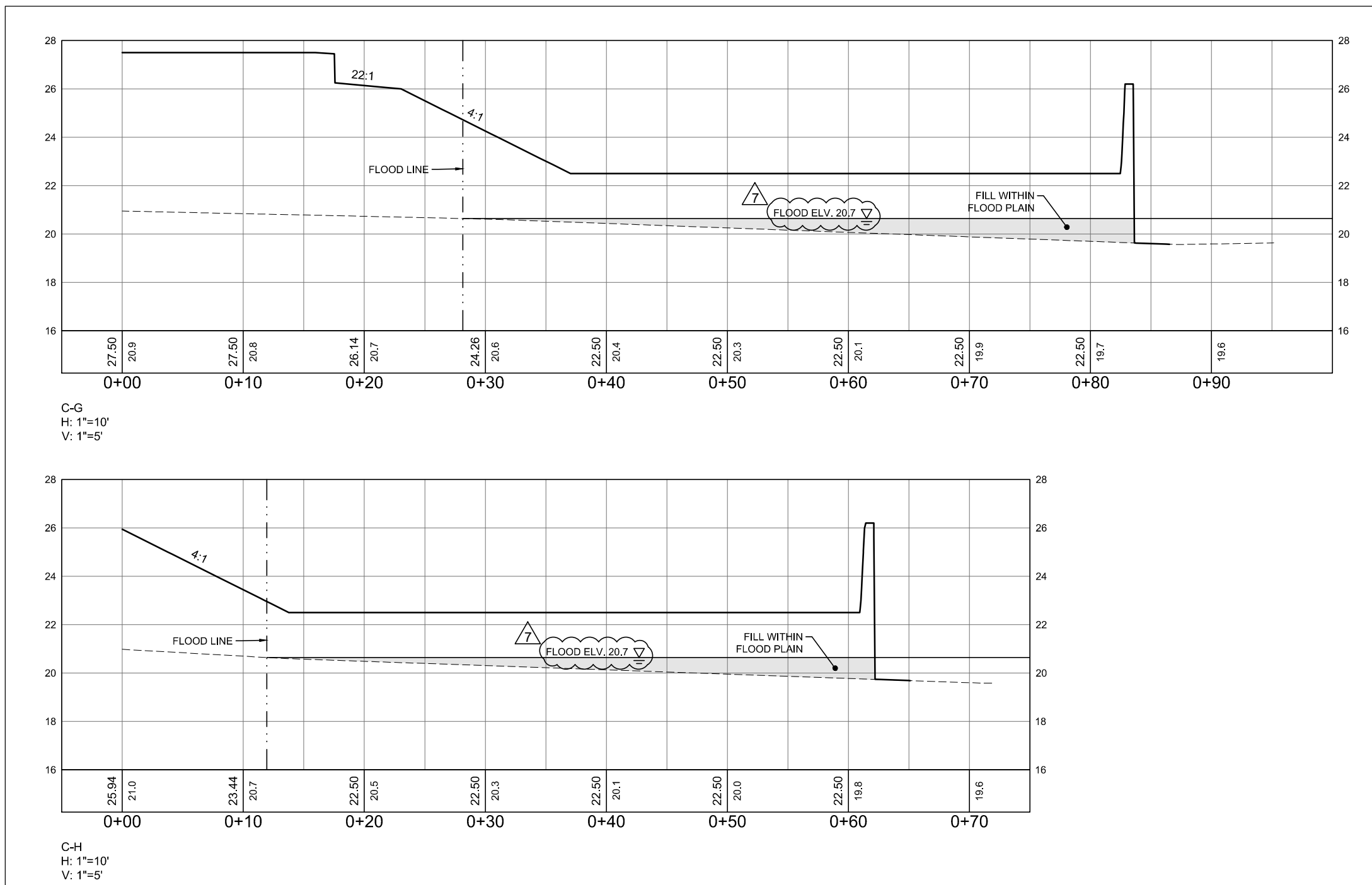
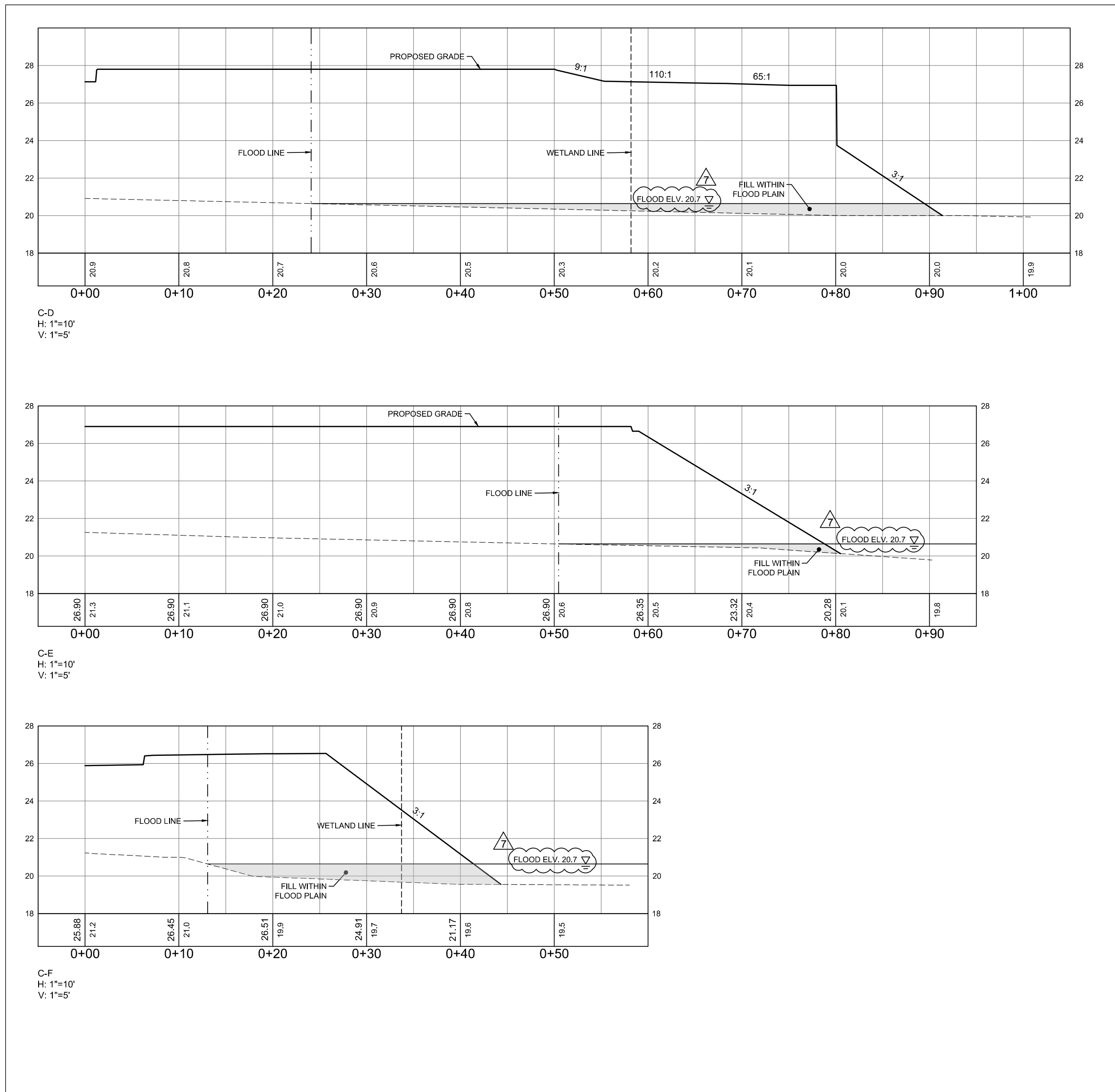
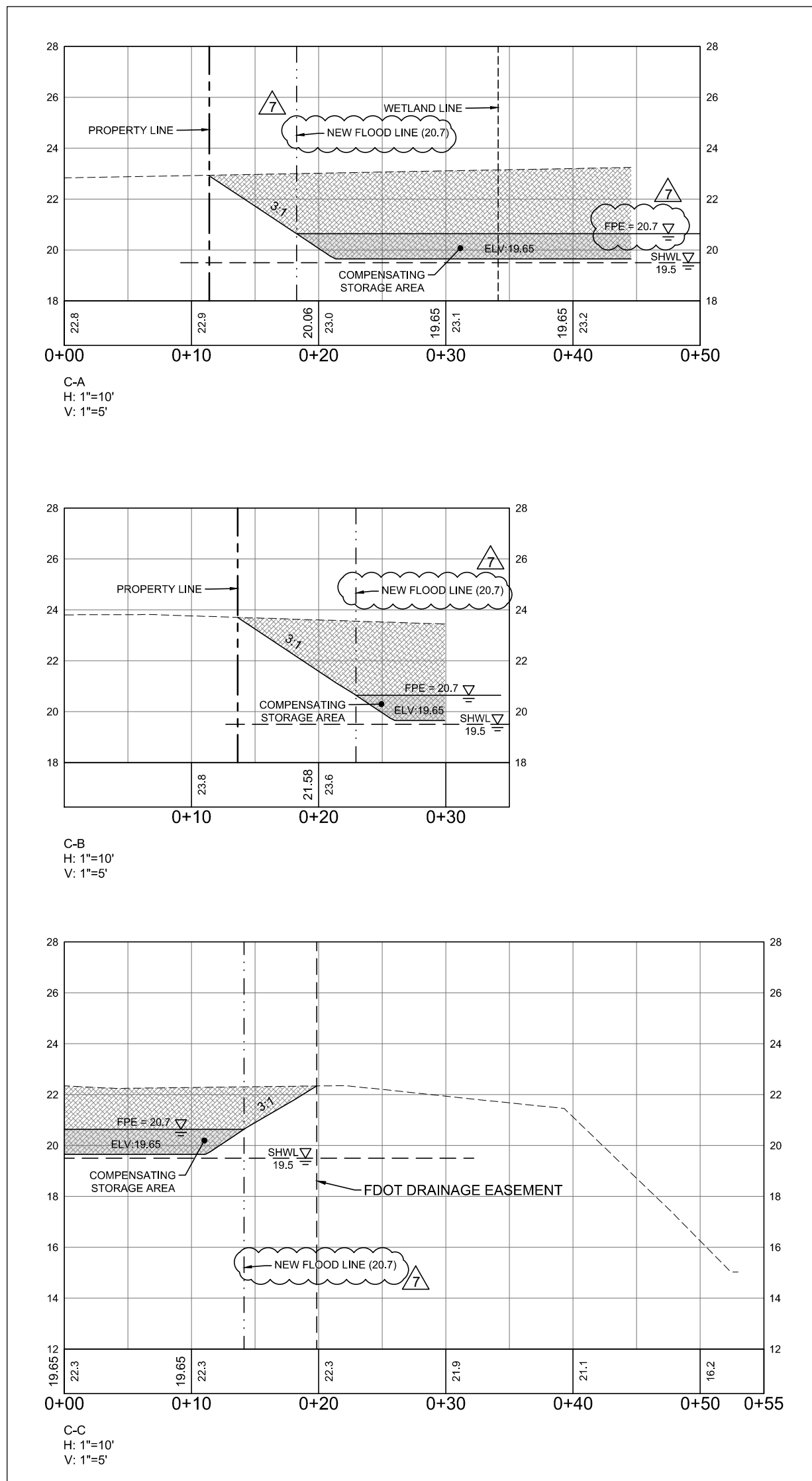
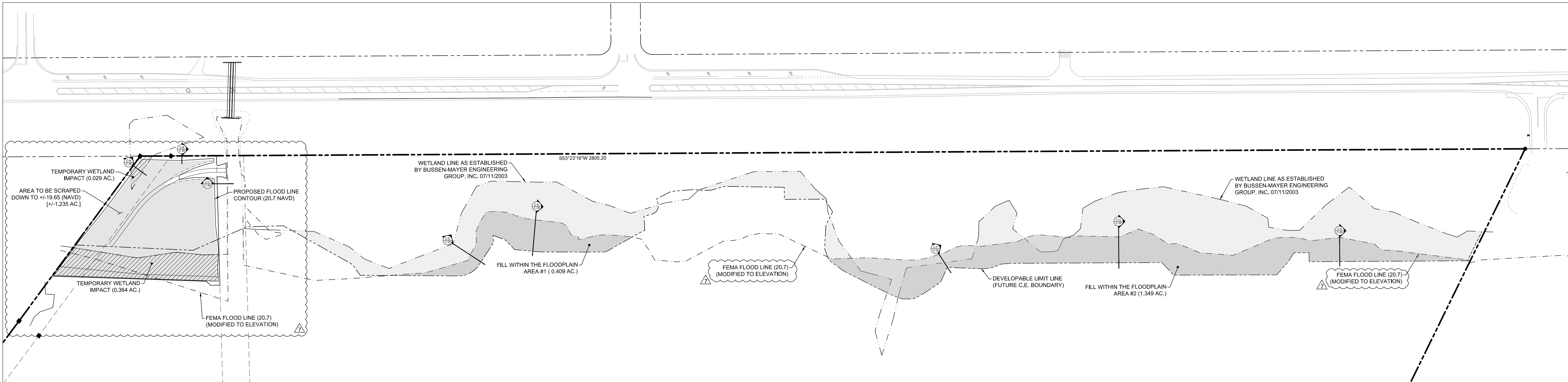
CITY OF COCOA

FLORIDA



JOB NO.	19-1002
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DRAWN	DCM
DATE	06-07-2019
CHECKED	BAM
DATE ISSUED	5/19/2020

REVISIONS	DATE
9. CITY OF COCOA COMMENTS	04-29-2020
8. WATER/REUSE REVISION	04-15-2020
7. COCOA / GEOSYNTEC COMMENTS	03-25-2020
6. FDOT COMMENTS	01-09-2020
5. CITY OF COCOA COMMENTS	12-09-2019
4. FDOT COMMENTS	11-22-2019
3. CITY OF COCOA COMMENTS	11-10-2019
2. COCOA UTILITIES COMMENTS	09-19-2019
1. SURVMD COMMENTS	09-06-2019

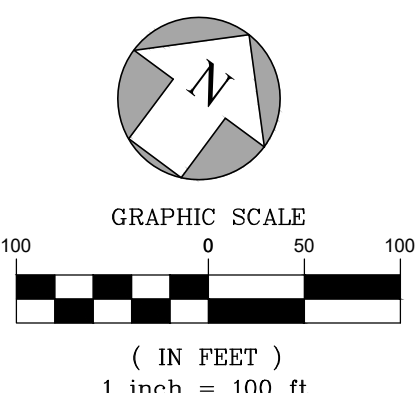


- LEGEND**
- AREA OF WETLAND IMPACT
 - AREA OF FLOOD PLAIN FILL (±1.758 AC.)
 - AREA OF BOTH WETLAND IMPACT AND FLOOD PLAIN FILL
 - TEMPORARY WETLAND IMPACTS (+/- 0.40 AC.)
 - COMPENSATING STORAGE (AREA TO BE EXCAVATED TO +/-19.65 NAVD)

FLOOD PLAIN CALCULATIONS

FILL WITHIN FLOOD PLAIN	
AREA #1	256 CY
AREA #2	1,535 CY
TOTAL	1,791 CY
EXCAVATION REQUIRED	
COMPENSATING STORAGE	= 1,857 CY
BOTTOM AREA	= 1.235 AC.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.



19-1002	DWB	DESIGNED	19-1002	5/19/2020
19-1002	DCM	DRAWN	19-1002	5/19/2020
19-1002	06-07-2019	DATE	19-1002	5/19/2020
19-1002	BAM	CHECKED	19-1002	5/19/2020
19-1002	5/19/2020	DATE ISSUED	19-1002	5/19/2020

REVISIONS

9	CITY OF COCOA COMMENTS	04-29-2020
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3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURVMD COMMENTS	09-06-2019

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PROFESSIONAL ENGINEER & ARCHITECT
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MELBOURNE, FLORIDA 32935
P: 321-255-1100
F: 321-255-1101
ALSO WITH OFFICES IN:
VERO 772-686-0035, FT PIERCE 772-686-0065

COMPENSATING STORAGE & TEMPORARY WETLAND IMPACTS

INTEGRA TRAILS

FLORIDA

CITY OF COCOA

BRUCE A. MOIA
LICENSE
No. 47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BRUCE A. MOIA
P.E. #47529

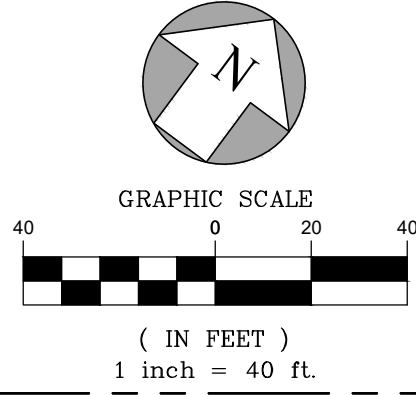
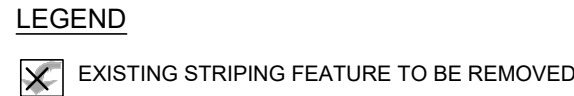
DATE
5/19/2020

SHEET

C-38

19-1002

PERMITTING SET

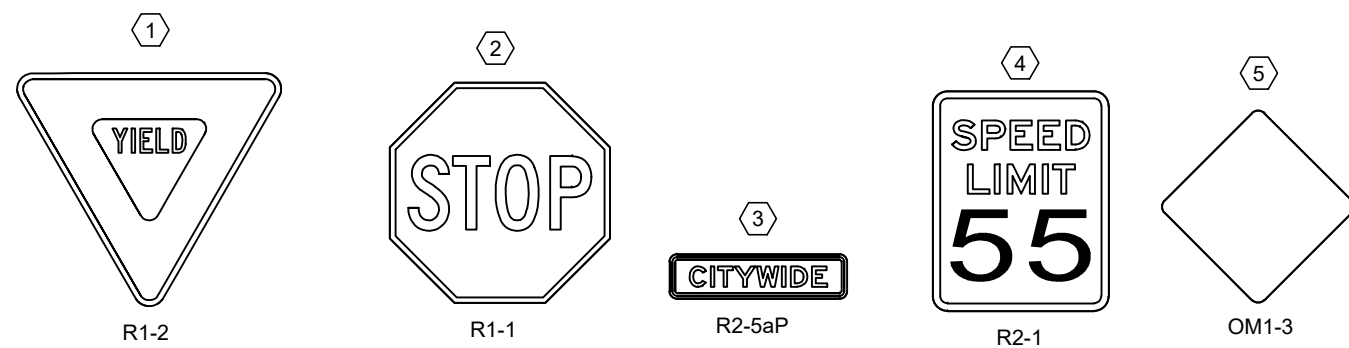


FDOT NOTE: PRIOR TO ANY WORK REQUIRING LANE CLOSURES, MOBILE OPERATIONS OR TRAFFIC PACING OPERATIONS, THE CONTRACTOR OR PERMITTEE SHALL SUBMIT A REQUEST TO THE DEPARTMENT THAT INDICATES THE TIME LOCATIONS, AND DESCRIPTION OR WORK BEING PERFORMED. THE LANE CLOSURE REQUEST SHALL BE SUBMITTED TO THE DEPARTMENT A MINIMUM OF 2 WEEKS PRIOR TO THE PROPOSED CLOSURE DATE AND MUST BE APPROVED BY THE DEPARTMENT BEFORE WORK REQUIRING THE CLOSURE MAY BEGIN WITH FDOT RIGHT OF WAY. SUBMIT LANE CLOSURE REQUEST THROUGH THE LANE CLOSURE INFORMATION SYSTEM (LCIS), FOUND AT THE FOLLOWING WEBSITE:
[HTTPS://LCIS.DOT.STATE.FL.US/](https://lcis.dot.state.fl.us/)

GENERAL NOTES:

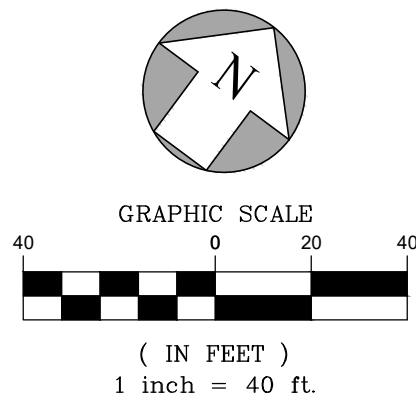
1. CONTRACTOR TO REPLACE EXISTING DOUBLE YELLOW, CROSSWALK, AND RPM'S THAT ARE REMOVED OR DAMAGED DURING RESTRIPIING AND MAINTENANCE OF TRAFFIC OPERATIONS AND BROUGHT UP TO THE LATEST FOOT STANDARDS.
2. SIGNS AND PAVEMENT MARKINGS MAY REQUIRE UPDATING AND / OR REPLACEMENT BASED ON FIELD CONDITIONS AND THOSE MODIFICATIONS SHOWN HEREON SHOULD NOT BE CONSIDERED COMPREHENSIVE.
3. CONTRACTOR SHALL REPLACE ANY SIDEWALK DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES, SEE SHEET C-27.
4. SEE SHEET F-3 FOR C.O.T. DETAILS.
5. EXISTING STRIPING SHALL BE REMOVED BY GRINDING OR OTHER FOOT APPROVED MECHANICAL PROCESSES. EXISTING STRIPING SHALL NOT BE REMOVED VIA CHEMICAL PROCESSES.

EXISTING STRIPING CONDITIONS
(INTERSECTION OF SR524 & COX ROAD)



SIGNAGE, STRIPING AND CURBING LEGEND

①	EXISTING YIELD SIGN (R1-2)	⑫	PROPOSED 2-4 WHITE SKIP
②	EXISTING STOP SIGN (R1-1)	⑬	EXISTING 24" WHITE STOP BAR
③	EXISTING STREET SIGN (R2-5aP)	⑭	EXISTING 2-4 WHITE SKIP
④	EXISTING SPEED LIMIT SIGN (R2-1)	⑮	EXISTING 6-10 WHITE SKIP
⑤	EXISTING TYPE 3 OBJECT MARKER (OM1-3)	⑯	EXISTING LEFT TURN
⑥	PROPOSED RIGHT TURN	⑰	EXISTING RIGHT TURN
⑦	PROPOSED LEFT TURN	⑱	EXISTING 6-10 WHITE SKIP
⑧	PROPOSED SOLID WHITE STRIPE	⑲	EXISTING 18" SOLID YELLOW
⑨	PROPOSED DOUBLE YELLOW	⑳	EXISTING DOUBLE YELLOW
⑩	PROPOSED 6-10 WHITE SKIP	㉑	EXISTING SOLID WHITE STRIPE
㉑	PROPOSED 24" WHITE STOP BAR	㉒	-



PROPOSED STRIPING CONDITIONS (INTERSECTION OF SR524 & COX ROAD)

[illegible]

JOB NO.	19-1002
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MOIRA BOWLES WILLAMAZAR & ASSOCIATES

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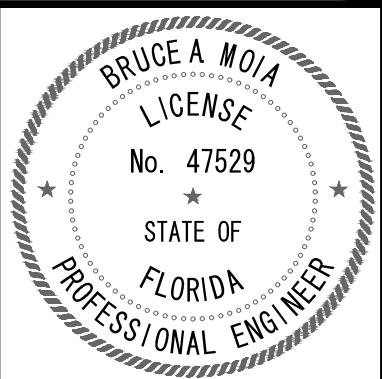
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P. 321-253-1510 F. 321-293-0911

ALSO WITH OFFICES IN:
VERO: 772-568-0035 FT. PIERCE: 772-468-9005

SIGNING & STRIPING PLAN (SR 524 & COX ROAD INTERSECTION)

INTEGRA TRAILS

CITY OF COCOA



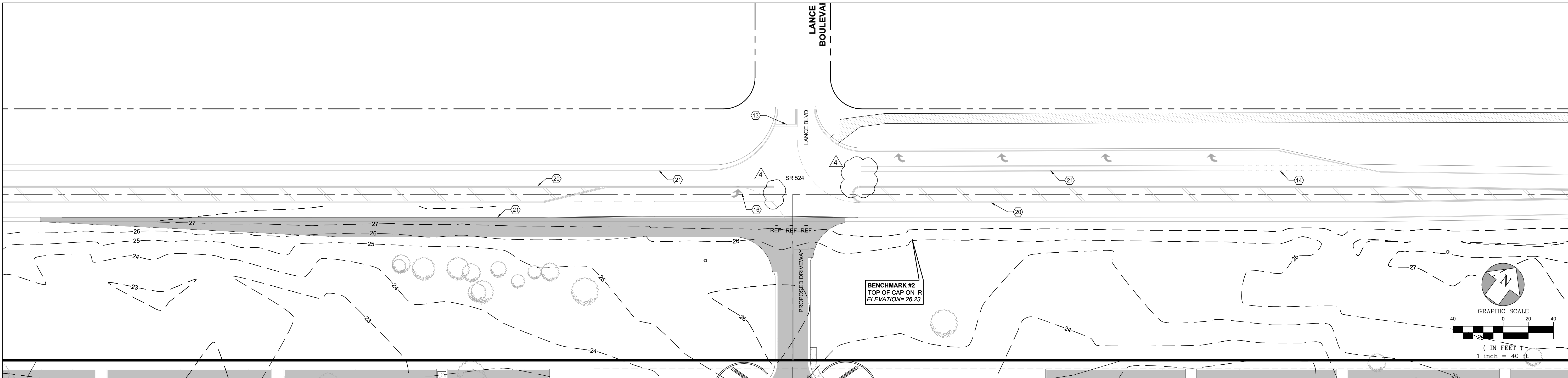
BRUCE A. MOIA
FL. P.E. #47529

SHEET

F-1

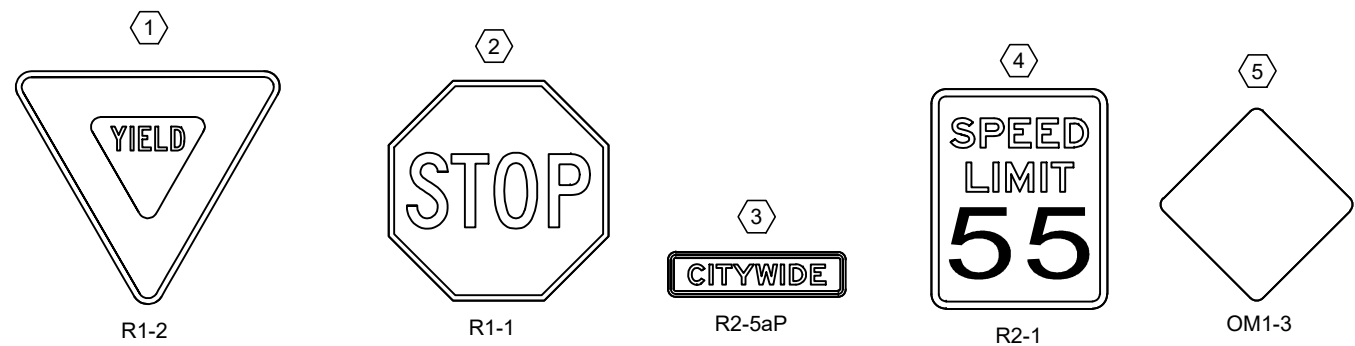
19-1002

PERMITTING SET

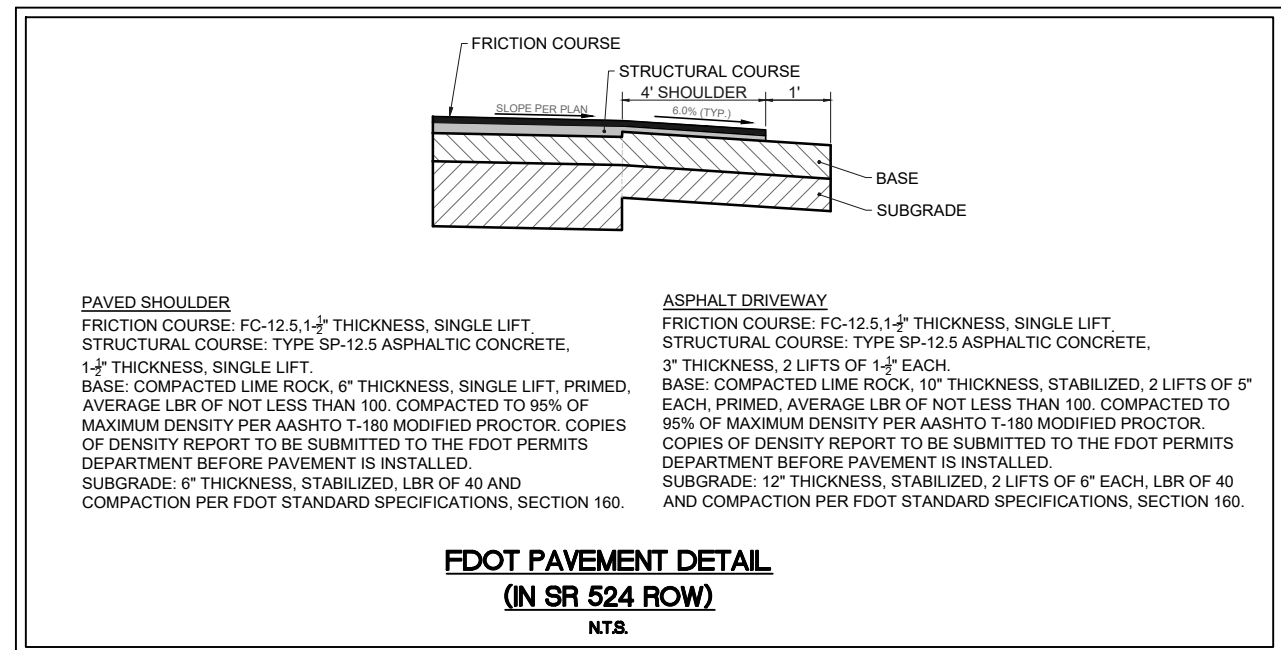


FDOT NOTE:
PRIOR TO ANY WORK REQUIRING LANE CLOSURES, MOBILE OPERATIONS OR TRAFFIC PACING OPERATIONS, THE CONTRACTOR OR PERMITTEE SHALL SUBMIT A REQUEST TO THE DEPARTMENT THAT INCLUDES THE TIME, LOCATIONS, AND DESCRIPTION OF WORK BEING PERFORMED. THE LANE CLOSURE REQUEST SHALL BE SUBMITTED TO THE DEPARTMENT A MINIMUM OF 2 WEEKS PRIOR TO THE PROPOSED CLOSURE DATE AND MUST BE APPROVED BY THE DEPARTMENT BEFORE WORK REQUIRING THE CLOSURE MAY BEGIN WITH FDOT RIGHT OF WAY. SUBMIT LANE CLOSURE REQUESTS THROUGH THE LANE CLOSURE INFORMATION SYSTEM (LCIS), FOUND AT THE FOLLOWING WEBSITE:
[HTTPS://LCIS.DOT.STATE.FL.US/](https://lcis.dot.state.fl.us/)

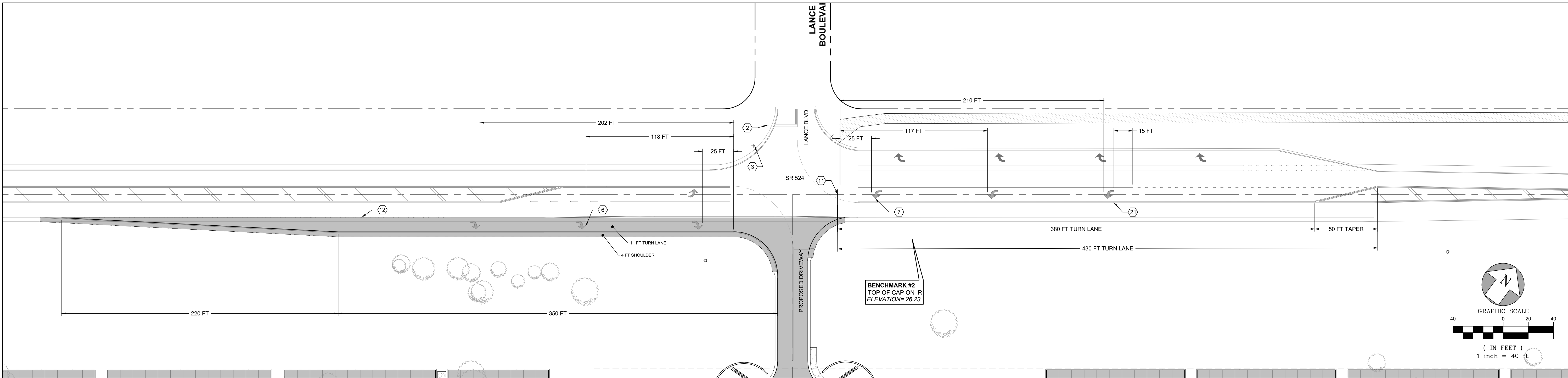
- GENERAL NOTES:
- CONTRACTOR TO REPLACE EXISTING DOUBLE YELLOW, CROSSWALK, AND RPM'S THAT ARE REMOVED OR DAMAGED DURING RESTRIPIING AND MAINTENANCE OF TRAFFIC OPERATIONS AND BROUGHT UP TO THE LATEST FDOT STANDARDS.
 - SIGNS AND PAVEMENT MARKINGS MAY REQUIRE UPDATING AND / OR REPLACEMENT BASED ON FIELD CONDITIONS AND THOSE MODIFICATIONS SHOWN HEREON SHOULD NOT BE CONSIDERED COMPREHENSIVE.
 - CONTRACTOR SHALL REPLACE ANY SIDEWALK DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. SEE SHEET C-27.
 - SEE SHEET F-3 FOR M.O.T. DETAILS.
 - EXISTING STRIPING SHALL BE REMOVED BY GRINDING OR OTHER FDOT APPROVED MECHANICAL PROCESSES. EXISTING STRIPING SHALL NOT BE REMOVED VIA CHEMICAL PROCESSES.



EXISTING STRIPING CONDITIONS (INTERSECTION OF SR524 & COX ROAD)



SIGNAGE, STRIPING AND CURBING LEGEND			
1	YIELD SIGN (R1-2)	12	PROPOSED 2-4 WHITE SKIP
2	STOP SIGN (R1-1)	13	EXISTING 24" WHITE STOP BAR
3	STREET SIGN (R2-5aP)	14	EXISTING 2-4 WHITE SKIP
4	SPEED LIMIT SIGN (R2-1)	15	EXISTING 6-10 WHITE SKIP
5	TYPE 3 OBJECT MARKER (OM1-3)	16	EXISTING LEFT TURN
6	PROPOSED RIGHT TURN	17	EXISTING RIGHT TURN
7	PROPOSED LEFT TURN	18	EXISTING 6-10 WHITE SKIP
8	PROPOSED SOLID WHITE STRIPE	19	EXISTING 18" SOLID YELLOW
9	PROPOSED DOUBLE YELLOW	20	EXISTING DOUBLE YELLOW
10	PROPOSED 6-10 WHITE SKIP	21	EXISTING SOLID WHITE STRIPE
11	PROPOSED 24" WHITE STOP BAR	22	-



PROPOSED STRIPING CONDITIONS (INTERSECTION OF SR524 & COX ROAD)

REVISIONS		DATE
9	CITY OF COCOA COMMENTS	04-29-2020
8	WATERREUSE REVISION	04-15-2020
7	COCOA / GEOSYNTEC COMMENTS	03-25-2020
6	FDOT COMMENTS	01-09-2020
5	CITY OF COCOA COMMENTS	12-09-2019
4	FDOT COMMENTS	11-22-2019
3	CITY OF COCOA COMMENTS	11-10-2019
2	COCOA UTILITIES COMMENTS	09-19-2019
1	SURVIMD COMMENTS	09-06-2019

JOB NO.	DESIGNED	DRAWN	CHECKED	DATE ISSUED
19-1002	DWB	DCM	BAM	5/19/2020

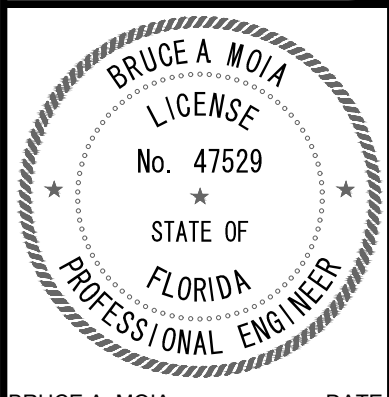
MBV
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P.O. BOX 1055 VILLAVIEJA, FL 32909
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MELBOURNE, FLORIDA 32935
P: 321-255-1111
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VERO 772-668-0035, FT PIERCE 772-668-0045

SIGNING & STRIPING PLAN (SR524 & LANCE BLVD INTERSECTION)

FLORIDA

INTEGRA TRAILS

CITY OF COCOA

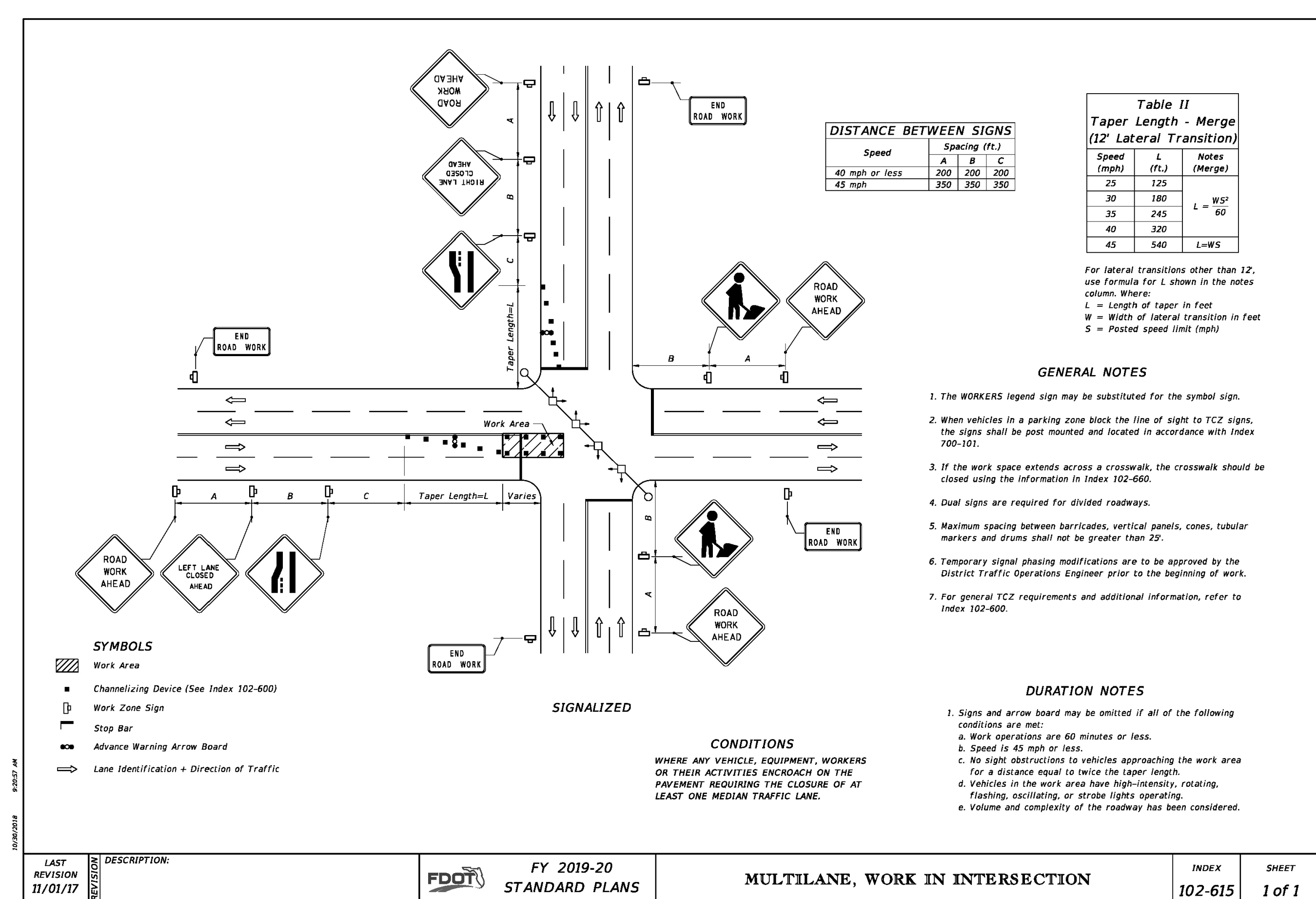
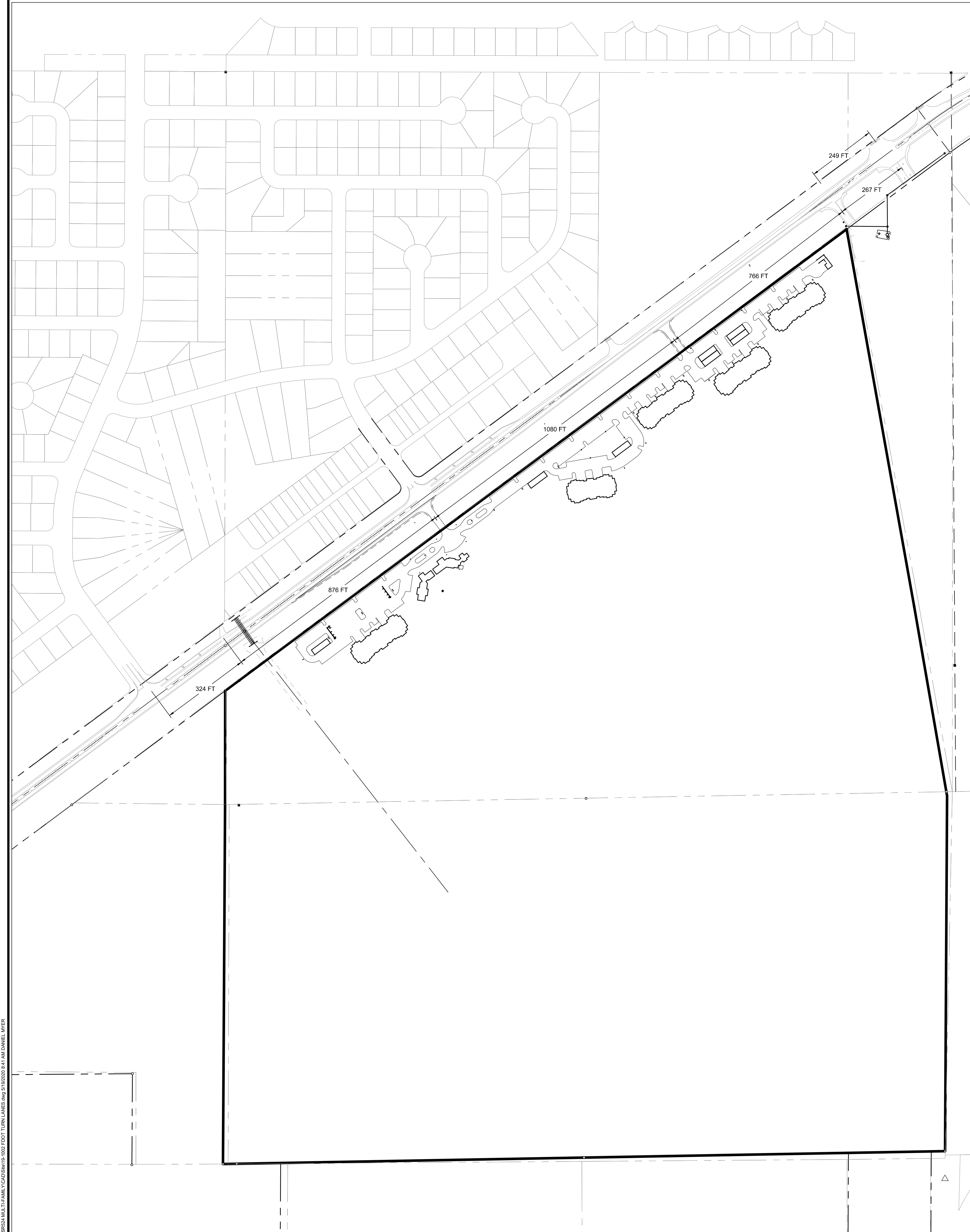


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P.E. #47529

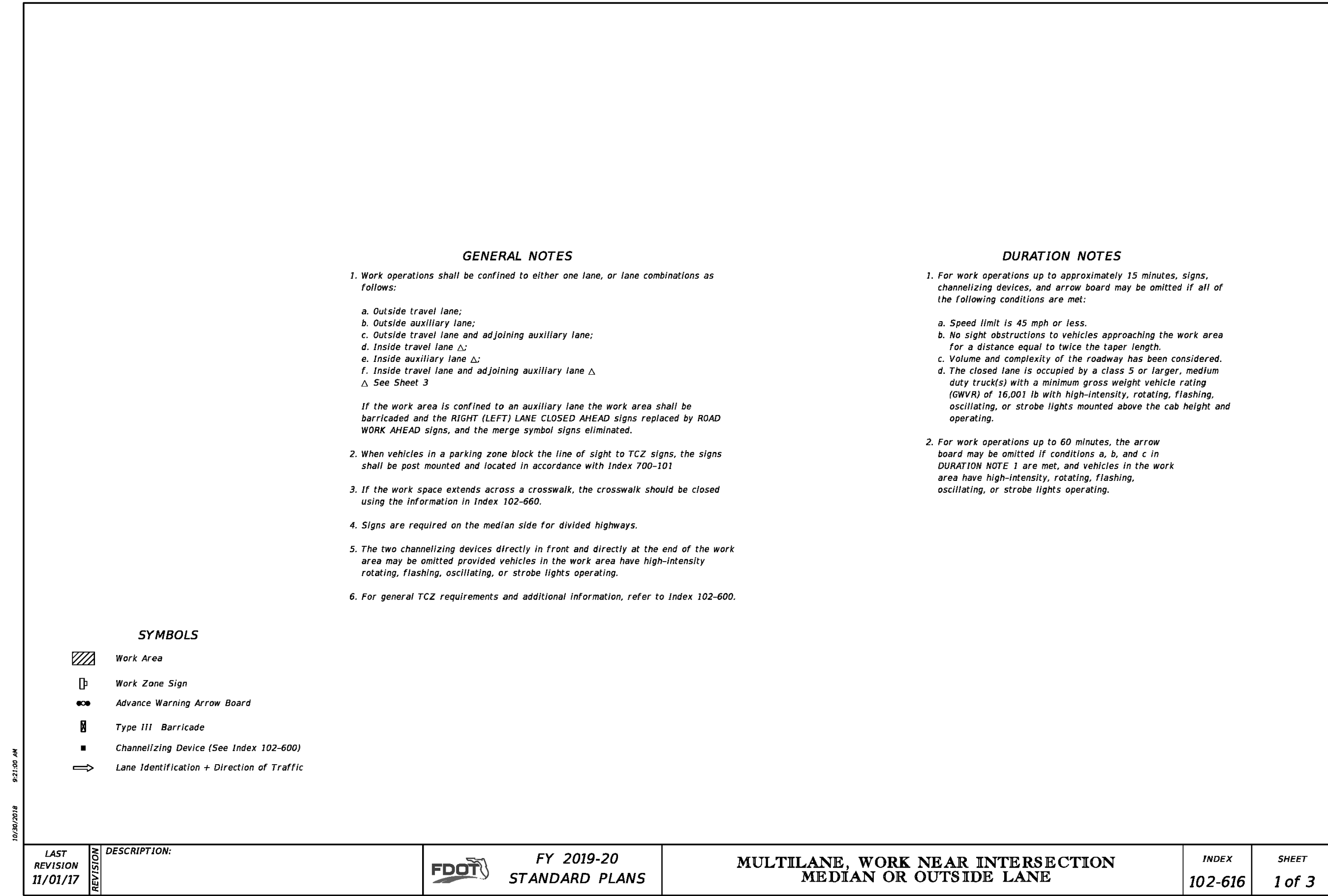
DATE
5/19/2020

SHEET

F-2



LAST REVISION 11/01/17 DESCRIPTION: FDOT FY 2019-20 STANDARD PLANS MULTILANE, WORK IN INTERSECTION INDEX 102-615 SHEET 1 of 1



LAST REVISION 11/01/17 DESCRIPTION: FDOT FY 2019-20 STANDARD PLANS MULTILANE, WORK NEAR INTERSECTION MEDIAN OR OUTSIDE LANE INDEX 102-616 SHEET 1 of 3

04-29-2020
9. CITY OF COCOA COMMENTS

04-15-2020
8. WATERREUSE REVISION

03-25-2020
7. COCOA / GEOSYNTEC COMMENTS

01-09-2020
6. FDOT COMMENTS

12-09-2019
5. CITY OF COCOA COMMENTS

11-22-2019
4. FDOT COMMENTS

11-10-2019
3. CITY OF COCOA COMMENTS

09-19-2019
2. COCOA UTILITIES COMMENTS

09-06-2019
1. SURVIMD COMMENTS

DATE

19-1002
JOB NO.

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DWB

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CA#1728

NEIGHBORHOOD
CONNECTION PLAN AND MOT
DETAILS

FLORIDA

INTEGRA TRAILS

CITY OF COCOA

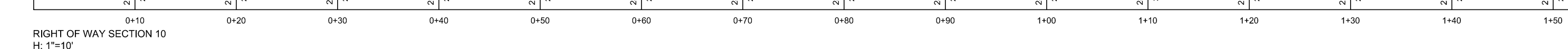
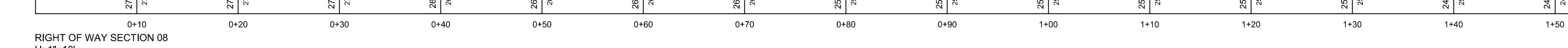
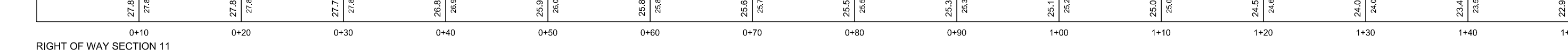
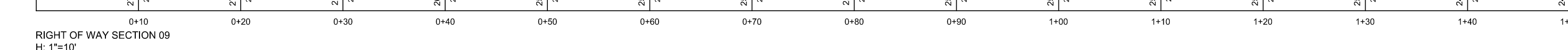
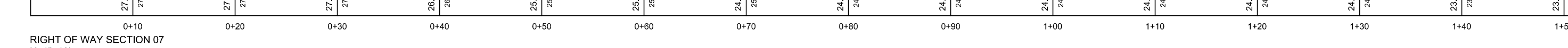
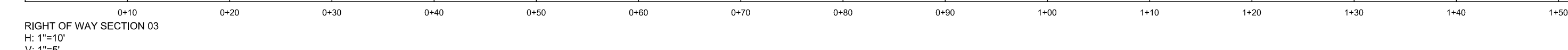
BRUCE A. MOIA
FL. P.E. #47529

DATE
5/19/2020

SHEET

F-3

19-1002
PERMITTING SET

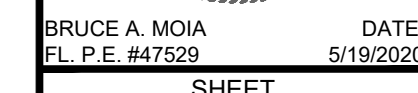


JOB NO.	19-1002
DESIGNED	DWB
DRAWN	DCM
DATE	06-07-2019
CHECKED	BAM
DATE ISSUED	5/19/2020

9

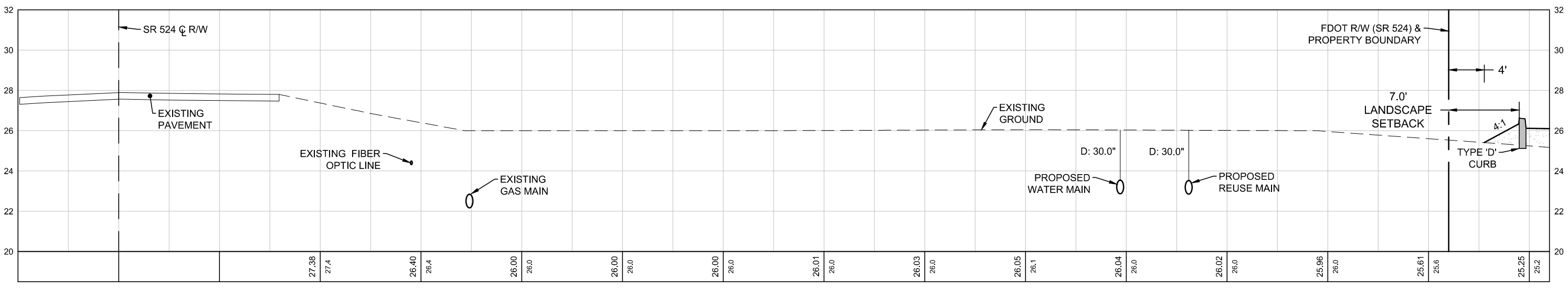
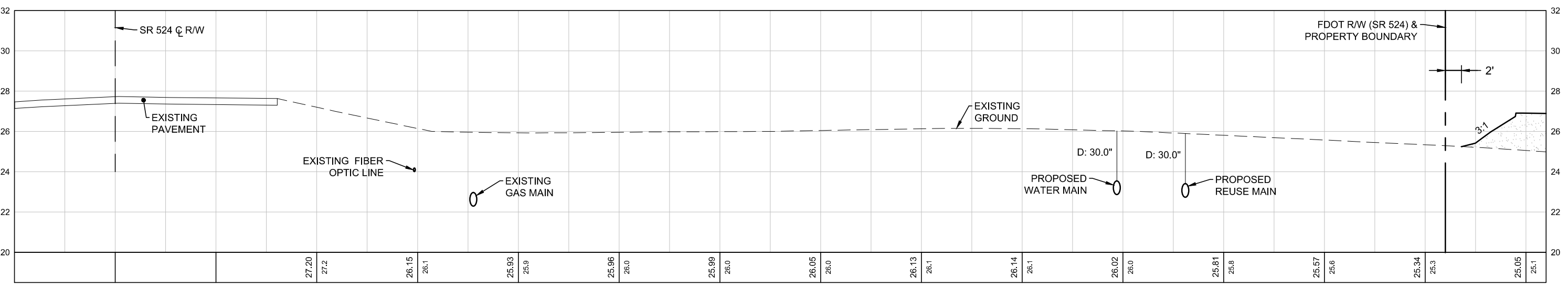
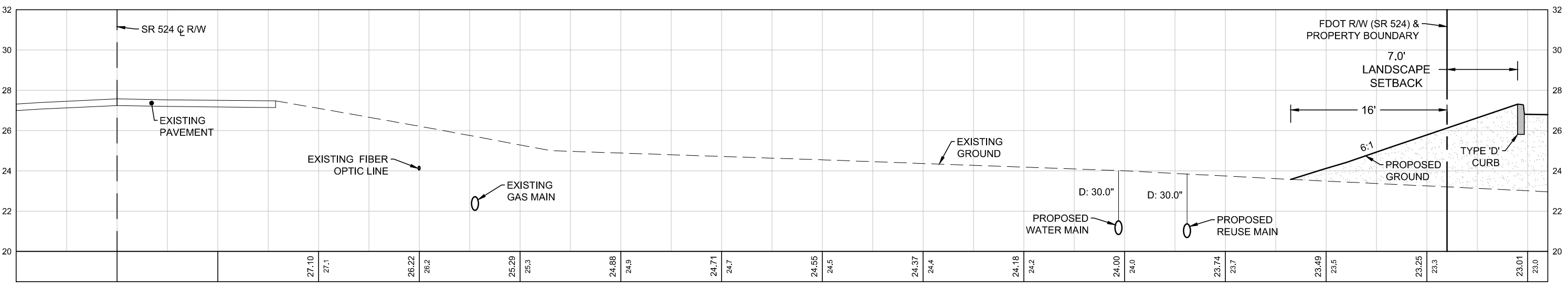
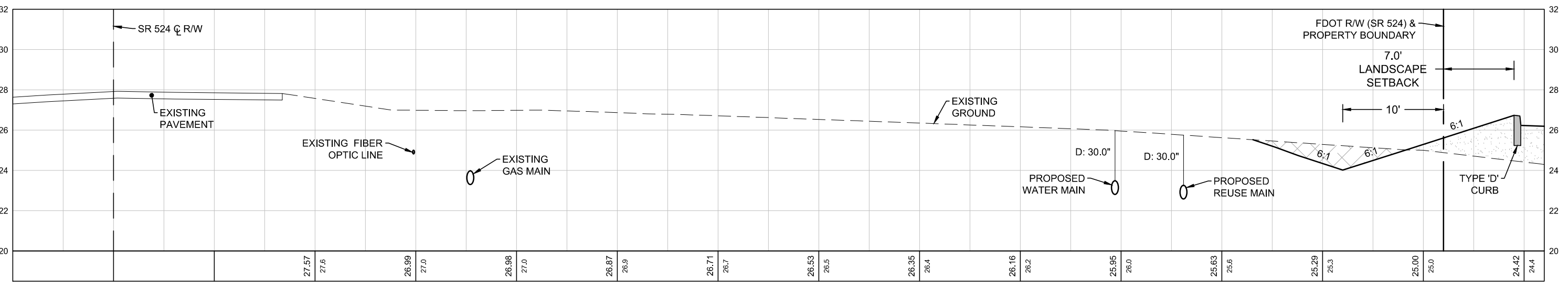
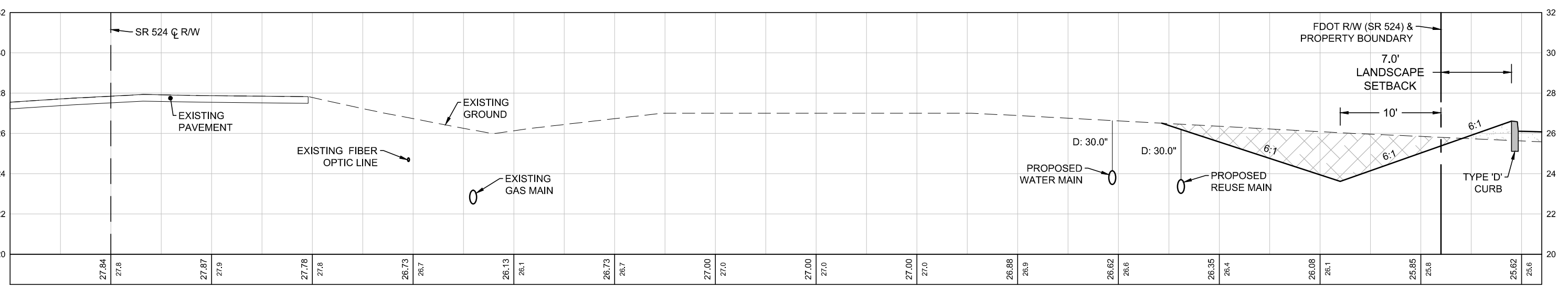
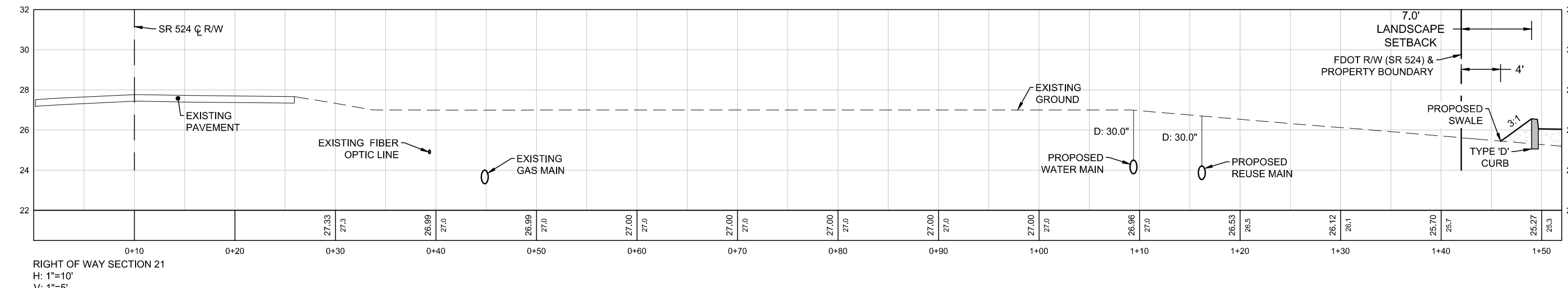
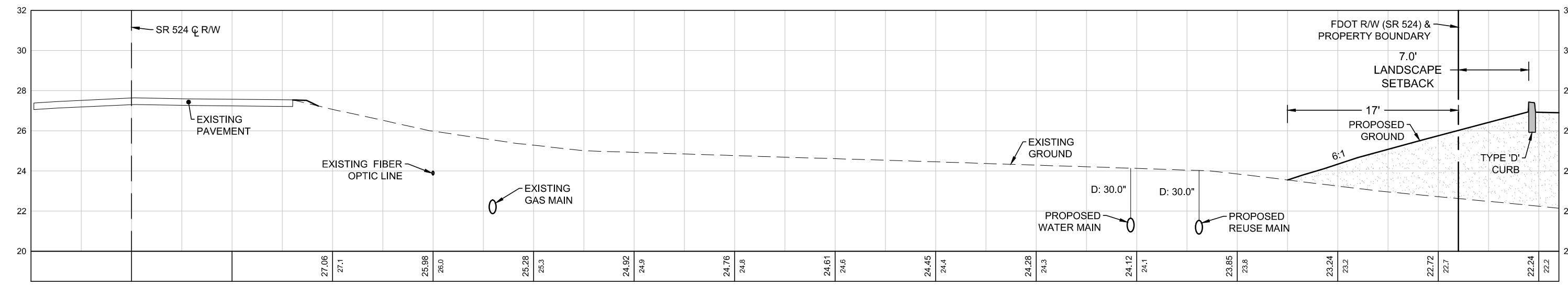
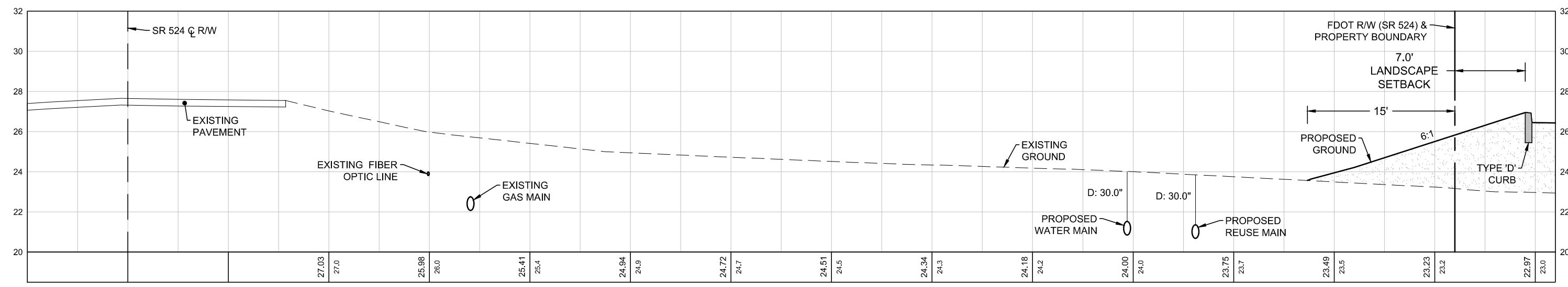
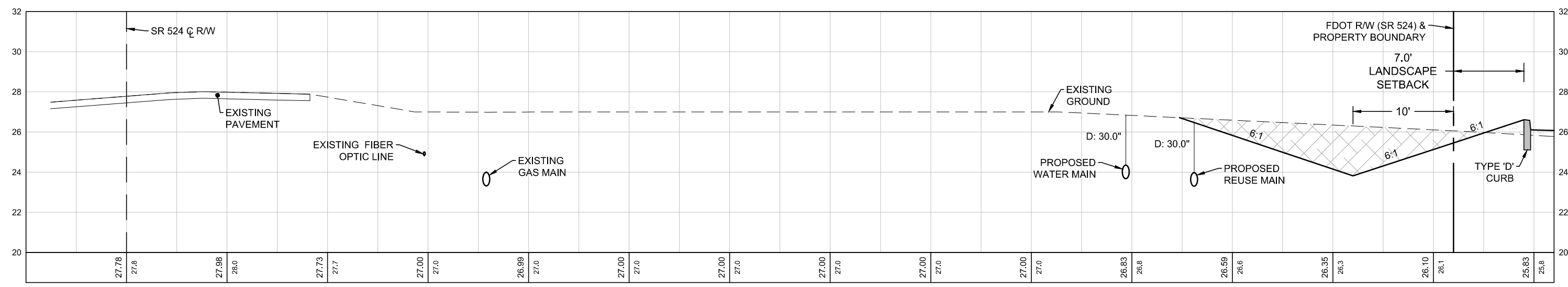
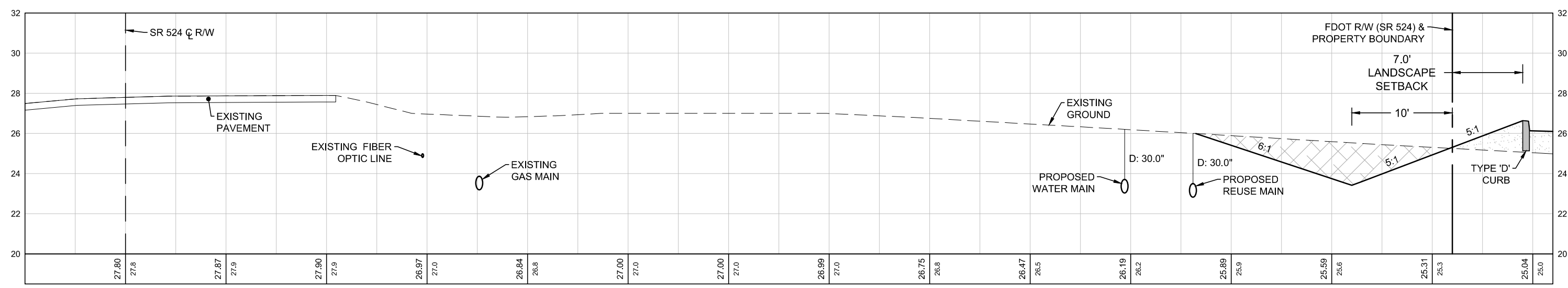
INTEGRA TRAILS

ITY OF COCOA

19-1002
PERMITTING

PERMITTING SET

\\11915-1\02-2020\MAINT\PLAN\CD\CD-15-002-SECTION-ROW.dwg 1/19/2020 8:41 AM DANIEL WATER



DATE	REVISIONS	BY	DATE
04-29-2020	9	CITY OF COCOA COMMENTS	
04-15-2020	8	WATER REUSE REVISION	
03-25-2020	7	COCOA / GEOSYNTEC COMMENTS	
01-09-2020	6	FDOT COMMENTS	
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09-19-2019	2	COCOA UTILITIES COMMENTS	
09-06-2019	1	SURVIMD COMMENTS	

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
19-1002	DWB	DCM	06-07-2019	BAM	5/19/2020

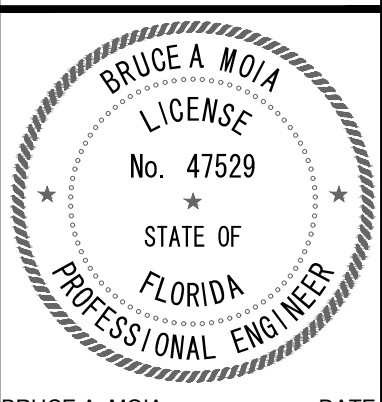
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VERO 772-686-0035, FT PIERCE 772-686-0035

RIGHT OF WAY
SECTIONS 02

INTEGRA TRAILS

FLORIDA

CITY OF COCOA



BRUCE A. MOIA
P.E. #47529

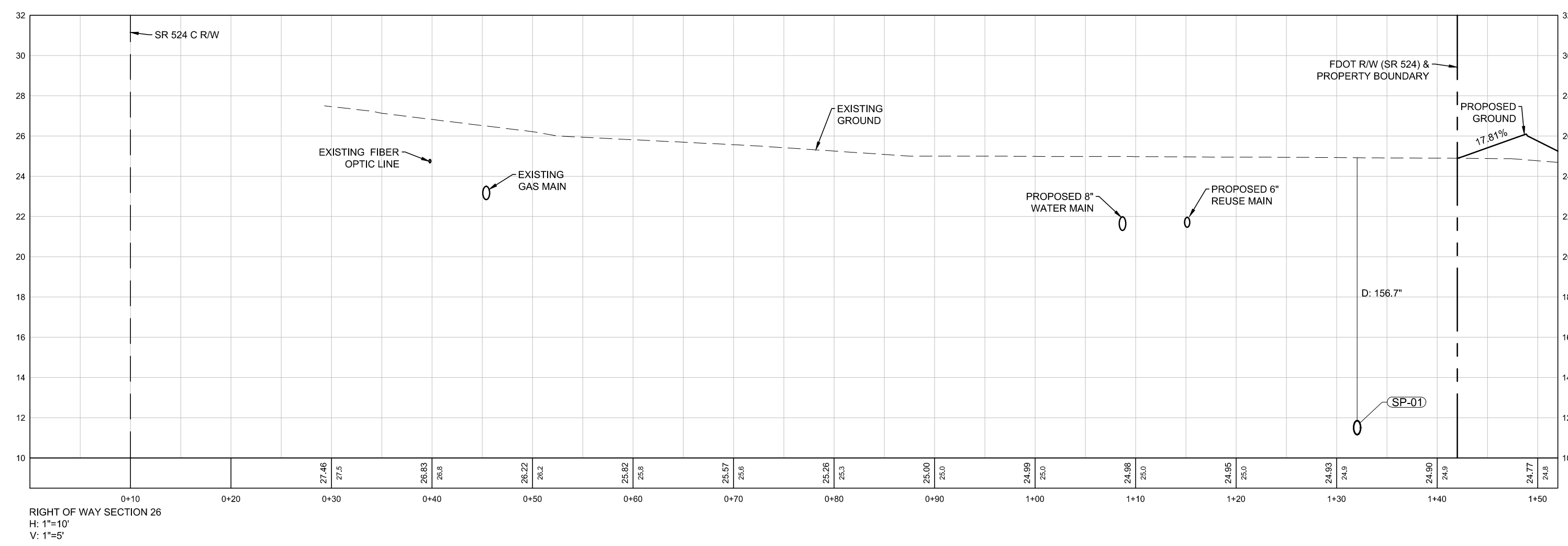
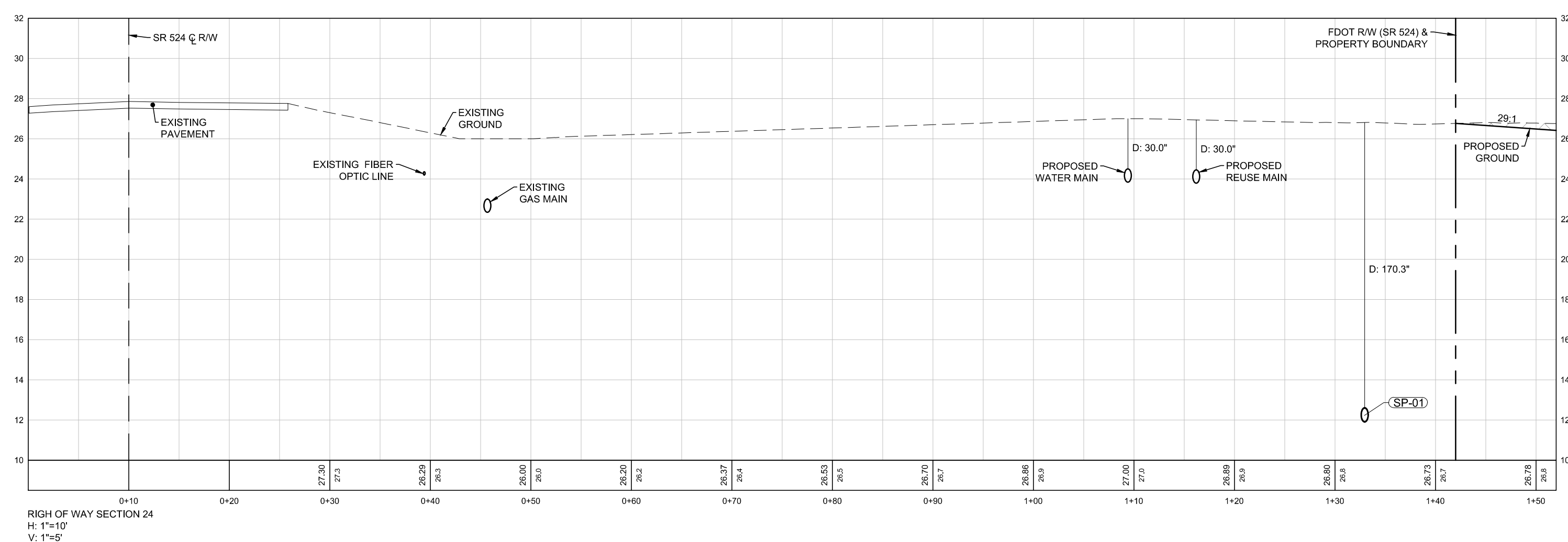
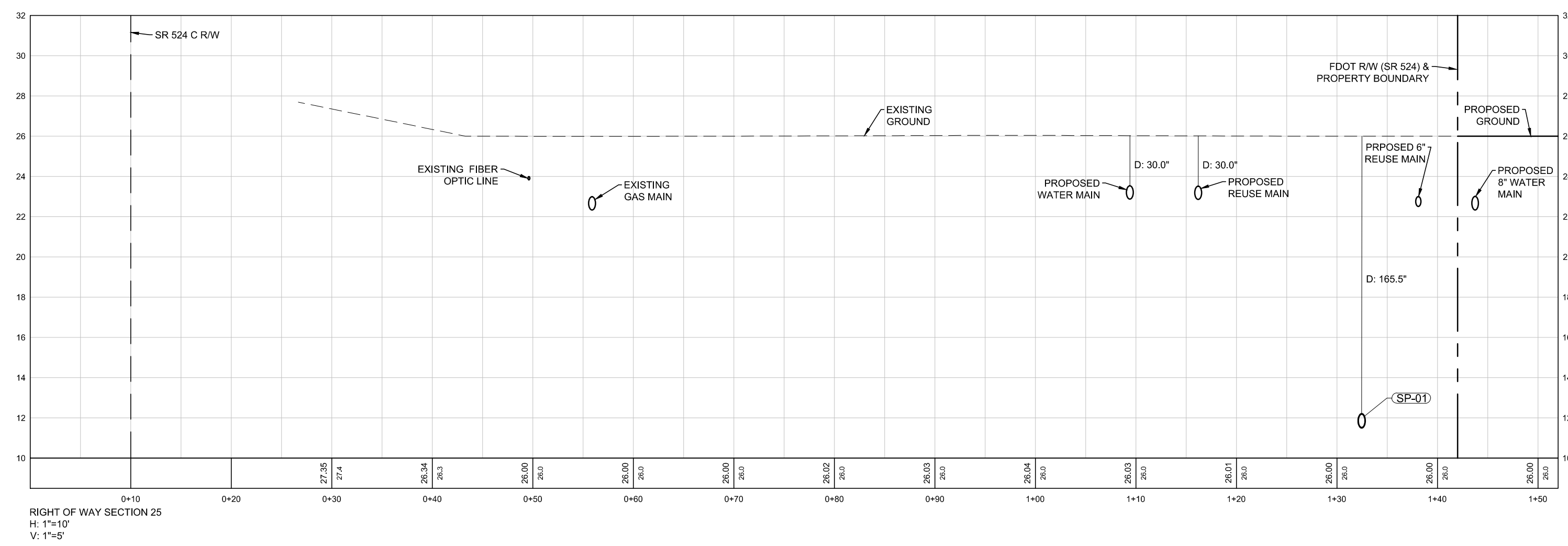
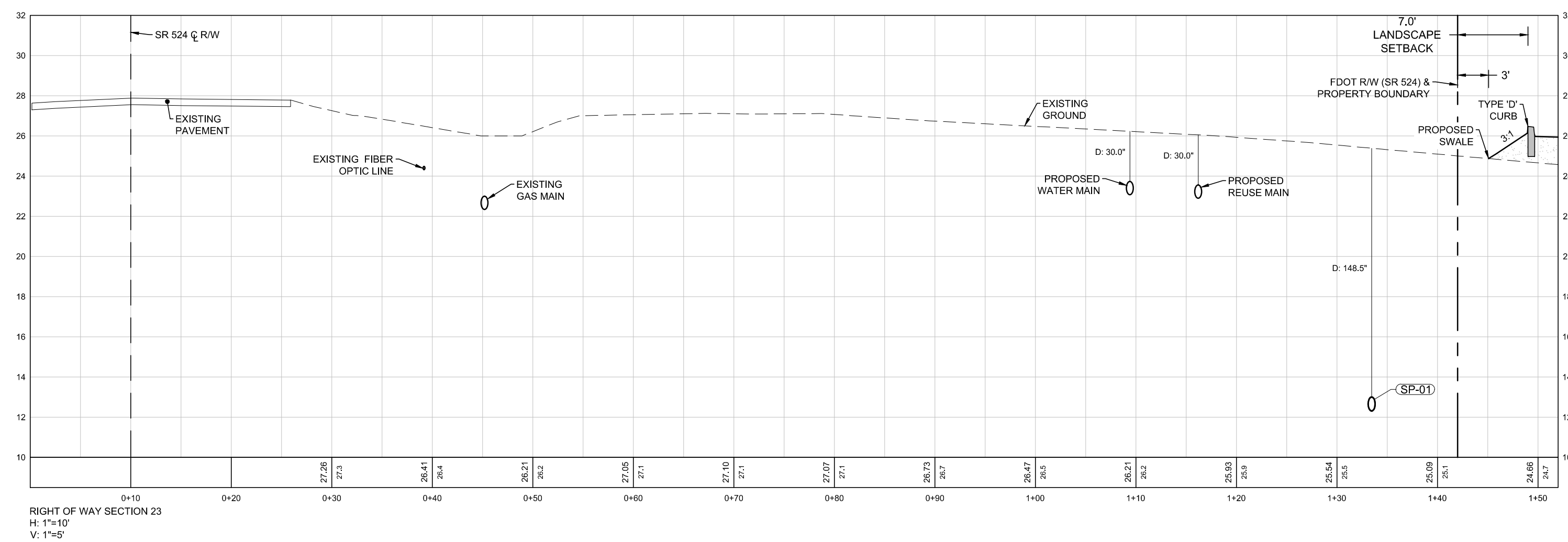
DATE
5/19/2020

SHEET

F-5

19-1002

PERMITTING SET



		DATE
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8	WATER/REUSE REVISION	04-15-2020
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2	COCOA UTILITIES COMMENTS	09-19-2019
1	SJRWMD COMMENTS	09-06-2019

JOB NO.	19-1002
DESIGNED	DWB
DRAWN	DCM
DATE	06-07-2019
CHECKED	BAM
DATE ISSUED	5/19/2020

MBV
ENGINEERING, INC.
MOIRA BOWLES VILLANIZAR & ASSOCIATES

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ALSO WITH OFFICES IN:

VERO: 772-566-0035 FT PIERCE: 772-468-0055

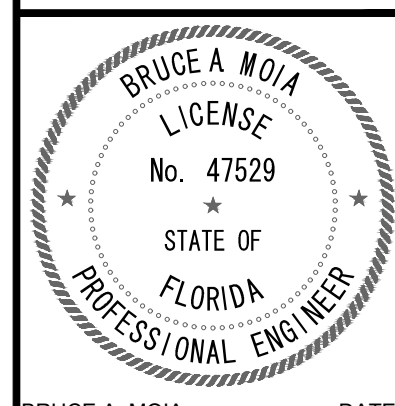
CA63728

RIGHT OF WAY
SECTIONS 03

INTEGRA TRAILS

FLORIDA

CITY OF COCOA



BRUCE A. MOIA
FL. P.E. #47529

SHEET

F-6

19-1002

PERMITTING SET

Landscape Architectural Construction Documents for:

Integra Preserve Trail

A Multifamily Community
Brevard County, Florida

Owner:

Evergreen Integra Cocoa LLC

25 Dorchester Avenue #51943

Boston, MA 02205

Contact: Charles Thompson

Applicant:

Integra Development LLC

1525 International Pkwy, Suite 2001

Lake Mary, FL 32746

Contact: David McDaniel

Landscape Architect:

Libra Design Group, Inc.

P.O. Box 547368

Orlando, FL 32854-7368

Tel (407) 649-1828

Fax (407) 428-9526

Contact: Jason Davis

Architect:

Charlan Brock and Associates

1770 Fennel St.

Maitland, FL 32751

Tel (407) 660-8900

Contact: Taylor Brock

Civil Engineer:

MBV Engineering, Inc.

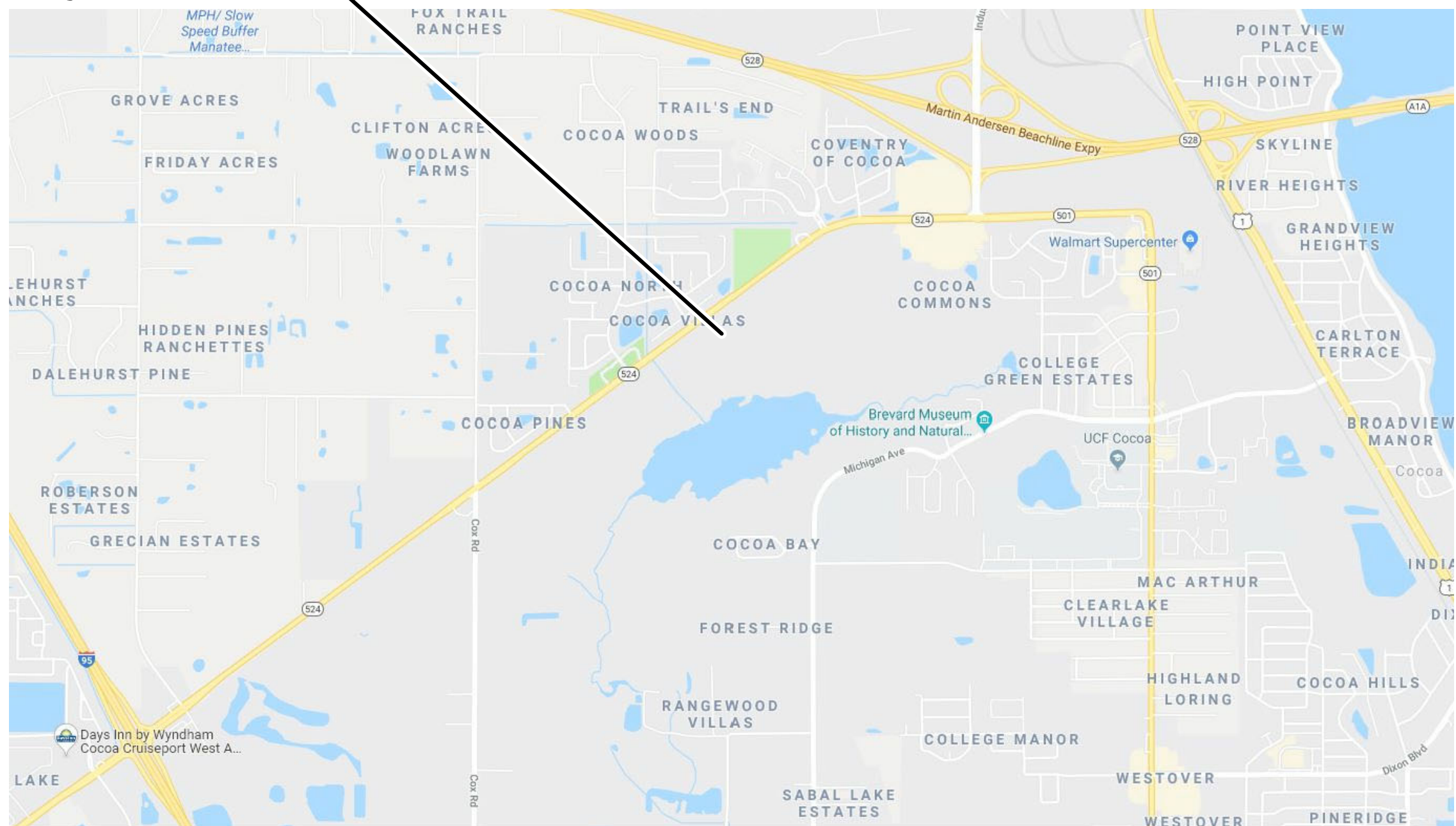
Vero Beach | Melbourne | Ft. Pierce

Contact: David Bassford, P.E.

INDEX OF SHEETS

SHEET #	TITLE
GN-01	GENERAL NOTES, ABBREVIATIONS & SYMBOL LEGEND
HP-00	ACCESSIBLE ROUTE
HP-01 - HP-06	LAYOUT, GRADING AND HARDSCAPE PLANS
HP-07	LAYOUT PLAN (POOL AREA)
HP-08	GRADING PLAN (POOL AREA)
HP-09	HARDSCAPE PLAN (POOL AREA)
HD-01 - HD-03	HARDSCAPE DETAILS
LA-01 - LA-06	LANDSCAPE PLANS
LA-7	LANDSCAPE PLAN (POOL AREA)
LD-01	LANDSCAPE DETAILS & SCHEDULE
LI-01 - LI-06	IRRIGATION PLANS
LI-07	IRRIGATION DETAILS

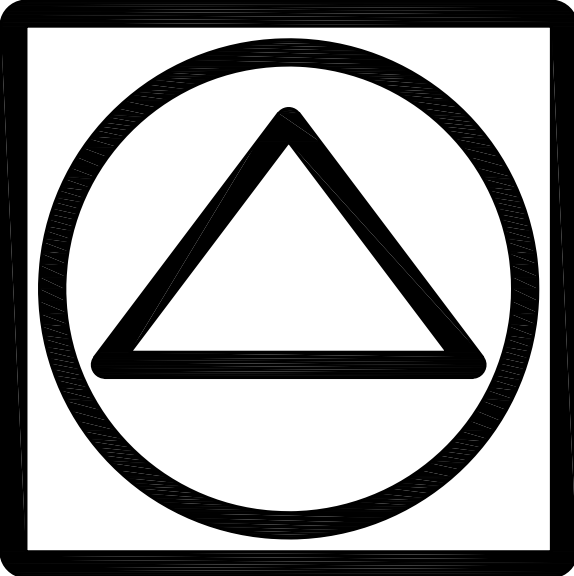
Project Location



VICINITY MAP



LIBRA
design group



P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 479-3279
Landscape Architecture & Planning
www.libradesigngroup.com

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OWNER

Evergreen Integra Cocoa LLC

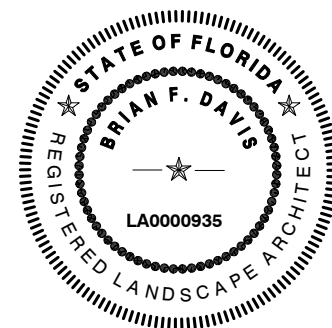
Lake Mary, Florida

ISSUED

DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail

Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN

JOB NO.: 19109

DESIGNED BY:

DRAWN BY: RT

CHECKED BY:

PROJECT APPROVAL: _____

TITLE

LANDSCAPE
COVER
SHEET

SHEET NO.

COVER

GENERAL DEMOLITION NOTES

Prior to commencement of demolition the contractor will coordinate his activities with all the utility companies serving this area. Copies of all dig permits shall be made available to the owner's representative prior to excavating. Contractor to coordinate fully with the utility companies on the exact location of underground utilities prior to excavation.

The contractor, prior to beginning any underground excavation, digging, boring, pile driving, blasting, or planting, must first obtain an excavation permit and the contractor shall comply with Tennessee Statutes regarding notification of existing gas and oil pipeline company owners and shall notify per the notification information listed on the civil engineer's drawings prior to excavation. Evidence of such notice shall be furnished to the owner prior to excavating. The contractor shall coordinate fully with the owner's representative for all excavation permits and notification necessary prior to initiating all work. See project manual and specifications for further information.

Utility lines shall be demolished and removed or left in place as required by the applicable utility company and local requirements. Any conduits that are left in place shall have ends securely capped.

The location of all existing utilities and storm drainage shown on the plans is approximate and reflects the best available information and is given for the convenience of the contractor. The owner or engineer assumes no responsibility for accuracy. Prior to the start of demolition the contractor shall visit the site and determine the location and the existence of all structures and utilities shown or not on the plans, which would need to be removed or abandoned.

The contractor shall verify all dimensions, elevations and utilities. Any discrepancies shall be brought to the immediate attention of the owner's representative.

Temporary construction fence(s) shall be staked for location before construction. A walk-through by the contractor and owner's representative/engineer shall be conducted to confirm the location.

All gates used on temporary construction fencing shall be locked with standard locks and keys provided by the contractor to the owner's representative.

Utility construction may be required in areas outside of the construction fence or work limit line. The contractor shall schedule this work with the owner's before beginning. Open cut, repair and restoration shall be completed in a timely manner.

The contractor shall remove all base and pavement materials and other construction debris from landscape areas and islands and grade these areas in preparation for landscape work.

All excess materials resulting from excavation for construction of the project shall be disposed of by the contractor off-site.

All practical and necessary efforts shall be taken during construction by the contractor to control and prevent erosion and transport of sediment to surface drains.

The contractor shall control fugitive dust originating on the project by watering or other methods as required.

GENERAL SITE FURNISHINGS NOTES

The contractor shall provide the following submittals:

- All manufacturer's data including directions or recommendations for installation, methods, procedures and maintenance.
- Complete shop drawings for all site furnishings indicating all details of fabrication and installation including sizes, shapes, finishes, colors, thickness, material quality and all other related work applicable to the site furnishings.
- Submit color samples for approval.

Deliver all materials with manufacturer's tags and labels intact in clean, dry and protected locations.

Store and handle all site furnishings so as to avoid damage.

All site furnishings shall be provided by the contractor including ordering, shipping, delivery, unpacking, and installing according to manufacturer's specifications and as detailed on the drawings. The contractor shall verify installation procedure with the owner's representative prior to installing.

The contractor shall coordinate with the owner's representative the delivery of all site furnishings and shall be completely responsible for shipping, unpacking, removing packaging, disregarding pallet and packaging materials, and all handling after delivery to place site furnishings in locations designated on the plans.

All site furnishings locations are to be approved by owner's representative prior to being placed on site.

All site furnishings shall be guaranteed by the contractor free of defects, cracks, chips, stains and shall be completely clean and free of damages upon final placement and approval.

ABBREVIATIONS			
+/-	PLUS OR MINUS	MAX	MAXIMUM
ACSY	ACCESSORY/ACCESSORIES	MFR	MANUFACTURER
AD	AREA DRAIN (IN SOD)	MIN	MINIMUM
AD2	AREA DRAIN (IN PLANTING BED)	MISC	MISCELLANEOUS
APPX	APPROXIMATELY	N	NORTH
AR	ACCESSIBLE ROUTE	NIC	NOT IN CONTRACT
BC	BOTTOM OF CURB	NOM	NOMINAL
BFP	BACKFLOW PREVENTER	NTS	NOT TO SCALE
BLDG	BUILDING	NVL	NATURAL VEGETATION LINE
BLKG	BLOCKING	OC	ON CENTER
BOC	BACK OF CURB	OH	OPPOSITE HAND
BOT	BOTTOM	PA	OVERHANG
BR	BOTTOM OF RAMP (ELEVATION)	PC	POINT OF CURVATURE
BS	BOTTOM STEP (ELEVATION)	PCC	POINT OF COMPOUND CURVATURE
BW	BOTTOM OF WALL	PIP	POURED-IN-PLACE (CONCRETE)
C/C	CENTER TO CENTER	PRC	POINT OF REVERSE CURVATURE
C/L	CENTERLINE	PT	POINT OF TANGENCY
CIP	CAST-IN-PLACE (CONCRETE)	PT	PRESSURE TREATED
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
CO	CLEAR OPENING	R	RADIUS
CO	CLEANOUT	R	RISER(S)
CONT	CONTINUOUS	REIN	REINFORCING
CRS	COURSE	RO	ROUGH OPENING
DD	DECK DRAIN	ROW	RIGHT OF WAY
DESC	DESCRIPTION	SD	STRIP DRAIN
DI	DRAIN INLET (ELEVATION)	SIM	SIMILAR
DIA	DIAMETER	SOG	SLAB ON GRADE
DS	DOWNSPOUT	SPECS	SPECIFICATIONS
E	EAST	SQ, SQR	SQUARE
EG	EXISTING GRADE (ELEVATION)	STD	STANDARD
ELEC	ELECTRIC	STL	STEEL
ELEV	ELEVATION	STR	STRAIGHT
EQPM	EQUIPMENT	SYP	SOUTHERN YELLOW PINE
EOP	EDGE OF PAVEMENT	TAN	TANGENT LENGTH OF CURVE
E/W	EACH WAY	TBD	TO BE DETERMINED
EX	EXISTING	TC	TOP OF CURB (ELEVATION)
F/F	FACE TO FACE	TEMP	TEMPORARY
FIN	FINISH(ED)	THK	THICK
FFE	FINISHED FLOOR ELEVATION	TOB	TOP OF BLOCK (CMU)
FG	FINISHED GRADE (ELEVATION)	TOC	TOP OF CONCRETE
FOB	FACE OF BLOCK	TOF	TOP OF FOOTING
FOC	FACE OF COLUMN	TR	TOP OF RAMP (ELEVATION)
FOC	FACE OF CONCRETE	TS	TOP STEP (ELEVATION)
FRMG	FRAMING	TW	TOP OF WALL (ELEVATION)
FS	FINISHED SURFACE (ELEVATION)	TYP	TYPICAL
GEN	GENERAL	UD	UNDERDRAIN
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
HB	HOSE BIB	VERT	VERTICAL
HCT	HANDICAP	W/	WITH
HORT	HORIZONTAL	W/O	WITHOUT
HP	HIGH POINT (ELEVATION)	WF	WATER FEATURE
INV	INVERT (ELEVATION)	WW	WALKWAY
JST	JOIST	WWF	WELDED WIRE REINFORCING
LA	LANDSCAPE ARCHITECT		
LC	LANDSCAPE CONTRACTOR		
LF	LINEAR FEET		
LNDG	LANDING		
LVL	LEVEL		

GENERAL SITE LAYOUT NOTES

Contractor shall fully familiarize himself/herself with the project prior to bidding the work.

See site layout drawings for construction layout geometry of the project's site development elements. Refer to hardscape plans and details as well as the structural documents for additional layout information.

Contractor shall coordinate and verify all points of beginning and benchmarks for the site with the owner's representative prior to initiating layout of site elements. Any discrepancies shall be immediately brought to the attention of the owner's representative and the Landscape Architect.

Unless noted otherwise, the limits of construction shall be as noted on the drawings.

Contractor shall utilize the geometry indicated on the site layout plans to layout all site elements, pavement and pavement patterns, etc. Bring any discrepancies, inconsistencies or errors to the attention of the owner's representative and Landscape Architect prior to construction.

Wherever possible, the contractor shall coordinate the layout of the pavement and pavement pattern with the location of the drain inlets and other at grade utility elements.

GENERAL SITE HARDSCAPE NOTES

The contractor shall familiarize himself/herself with the project site prior to bidding the work. The contractor shall field verify all existing conditions and location of proposed improvements prior to initiating any construction.

Refer to the site layout drawings for layout geometry information for all site elements.

The contractor shall notify all necessary utility companies at least 48 hours prior to digging for field verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.

All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted. Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately

The contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.

The contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.

The contractor shall coordinate access and staging areas with the owner's representative.

All pavement joints are to be parallel, perpendicular or tangent to adjacent lines unless noted otherwise. Layout curvilinear joints as indicated on the drawings for approval by the owner's representative prior to construction.

All pavement shall be staked in the field using dimensions and layout geometry indicated on the site layout plans or as instructed and approved by the owner's representative prior to construction. Alignment may be adjusted to accommodate existing drain inlets, manholes, or other site elements.

The contractor shall provide sample pours of all paving for approval by the owner's representative prior to construction in conformance with the specifications.

The contractor shall submit samples of all joint sealants and colors for approval by the owner's representative prior to installation.

The contractor shall maintain all existing erosion and sedimentation control measures (silt fence, orange geo fence and/or other measures) during construction. Provide additional measures as necessary to minimize adverse impacts to the (lake, guest areas, existing parking lots, etc.) according to all applicable federal/state law and local codes.

See hardscape details for concrete expansion joints and control joints. Control and expansion joint module width may vary to achieve the layout depicted on the plans. The contractor shall field measure and identify modular widths that achieve the intent of the layout shown on the plan. Contractor shall submit to the owner's representative a redlined plan showing any required changes in joint layout prior to placement. Expansion joints shall be provided as shown on the plans and at all interfaces.

See site grading plans and civil engineering drawings for pavement elevations. Match grades with existing conditions. Verify that the pavement surfaces between existing and new are flush and do not create a tripping hazard.

The contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the owner's representative.

The contractor shall be responsible for coordinating the location of all drain inlets, catch basins, yard drains and manholes indicated on the plans under previous construction packages. Where possible, drain inlets in pavement shall be located at the intersection of pavement joints or in the center of a pavement field defined by the pavement joint pattern indicated on the drawings.

All pedestrian walkways shall be five feet wide unless noted otherwise.

All raduised returns at pedestrian walkways shall be 2' (24") unless noted otherwise.

GENERAL GRADING NOTES

The contractor shall familiarize himself/herself with the project prior to bidding the work.

All landscape islands on parking areas shall be crowned 6" above the top of the curb unless noted otherwise on the plan(s).

Numerous underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground and at grade elements. Any damages shall be reported immediately to the owner's representative.

Finished grade in planting bed areas shall be 2" to 3" below the finished elevations shown for all hardscape surfaces (see details for varying conditions).

All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographical features shall be field staked and verified prior to construction. Notify the owner's representative of any existing utility which needs to be raised to match finished grades shown in the drawings.

All required fill shall be clean, well draining soil. Fill shall be clean and free of all material harmful to plant growth and deleterious material such as rocks (larger than 2" dia.), compacted clay, roadbed or surfacing material, muck, roots, branches, etc.

Contours for berming shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities. All berms shall have a maximum side slope of four feet (4') horizontal to one foot (1') vertical (ie, 4 to 1), unless otherwise noted.

Maximum sidewalk slope shall be 8% (12' to 1') and meet all accessibility requirements. Minimum sidewalk slope shall be 1%. Maximum sidewalk cross slope shall be 2% pitched toward drainage structures.

All pavement and landscape areas of the project shall positively drain to drainage structures indicated on the site grading and civil engineering plans.

The contractor shall be responsible for all erosion protection and slope stabilization by owner-approved means.

Contractor shall furnish and install all necessary fences, barricades, and sediment control devices as well as maintain and repair any damage which may impede their effectiveness and as directed by the owner's representative.

Any limits of work abutting jurisdictional boundaries or existing water bodies shall be verified in the field and approved by the owner's representative.

GENERAL LANDSCAPE NOTES

The work consists of the provision of all materials and work as called for on the landscape plans, specifications and as herein specified. This work shall include, but is not limited to, the supplying of all plant materials specified, the furnishing of all labor, equipment, water, electricity, equipment and all materials called for and in performing all operations in connection with the landscape installation. Further, the work shall include maintaining of all plants and planting areas until final acceptance by the owner and fulfilling all guarantee provisions. The landscape contractor shall assign a qualified project manager and field supervisor to work directly with the Landscape Architect and supervise the work at all times through final owner acceptance.

All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with their work.

All on-site existing conditions including surface and subsurface utilities, grades, dimensions and soil conditions shall be verified by the landscape contractor before construction begins. The landscape contractor shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the Landscape Architect.

Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings and existing planting areas to remain including lawn. The contractor is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the contractor's work.

The contractor shall interface with other work being performed by other contractors. It will be necessary for the contractor to coordinate and schedule activities, where necessary, with other contractors and their subcontractors. The landscape contractor shall insure that their work does not impact established or projected drainage patterns.

Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials and make arrangements with the Landscape Architect to review and mutually field tag agreed upon plant materials at least 2 weeks prior to procurement and delivery to the job site. Representative samples of shrubs and groundcover to be provided to the Landscape Architect by the landscape contractor in lieu of field visits.

All plant material shall meet or exceed the requirements for Tennessee #1 quality in accordance with the grades and standards for nursery plants published by the State of Tennessee, Department of Agriculture, current edition.

All plant material sizes specified are minimum sizes. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified.

The landscape contractor shall provide any specified b&b trees from a 'Roots Plus' nursery source. Contact the Roots Plus Growers Association at (800) 837-4011 or visit www.rootsuplsgrowers.org for the names of member nurseries. All other trees to be container grown or as specified.

All plant material shall be subject to approval at the job site by the Landscape Architect prior to installation. When delivered plant material does not comply with the requirements, the Landscape Architect reserves the right to reject such plants and require the landscape contractor to replace rejected work and continue specified maintenance until reinspected and found to be acceptable. The landscape contractor shall remove rejected plants and materials from the planting site within 48 hours and replace with acceptable materials.

No plant substitutions will be permitted without prior written approval from the Landscape Architect. If specified plant materials are not available, identify the extent and quantity in writing together with a recommended substitution that meets or exceeds the initial requirement.

The landscape contractor shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.

The landscape contractor shall test project soils to verify that the soils on-site are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The landscape contractor shall coordinate the location, and procurement of existing on-site soil samples with the Landscape Architect. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings, together with recommendations for amending the soils shall be reviewed and approved by the owner and Landscape Architect prior to delivery and installation of plant materials at the job.

The landscape contractor shall insure adequate vertical drainage in all plant beds and planters. If necessary to insure drainage, vertical drilling through hardpan and compacted fill shall be performed by the contractor.

All planting beds shall be staked in accordance with the plans and approved by the Landscape Architect prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and groundcover plant beds and individual trees and palms. The contractor shall field stake the location of all plant bed outlines and individual trees and obtain the Landscape Architect's approval prior to delivery and installation of the plant material. If existing conditions do not allow the design to be laid out as shown, notify the Landscape Architect immediately.

All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in sod areas, maintain a minimum 3' wide offset to allow for mowers to maneuver.

The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and commencement of work.

The landscape contractor shall verify the extent of sod work in the field. The contractor shall be responsible for providing grass sod in the areas shown on the plan in sufficient quantity to provide full coverage. Additional sod required will be adjusted based on a square footage unit price. Areas to be sodded shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.

The contractor shall be responsible for providing plants, spaced as specified in the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. The contractor shall notify the Landscape Architect immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.

The landscape contractor shall be responsible for the stability and plumb condition of all installed plant materials and replacing any damaged plant material. With plants of equal kind, size and condition at no additional cost to the owner. No chains or cables shall be used when installing plant materials. It shall be the contractor's responsibility to prevent plants and trees from falling or being blown over, and to replace all plants which are damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose offsite.

All planting beds shall be top-dressed with a 3" layer of mulch as specified. All trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape scope of work includes mulching as an integral part the project and not as a separate cost or works item.

All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until final acceptance by owner.

All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip line (s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area of the tree dripline(s). Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.

No trees shall be planted within designated utility corridors, public right of way (without right of way utilization permit) nor any plants located within four feet (4') of any swale centerline identified on the drawings. Field adjust as necessary and review adjustments with the Landscape Architect prior to installation.

The contractor shall be responsible for providing effective traffic control and removal of all debris and excavated backfill off-site on a daily basis at no additional cost to the owner.

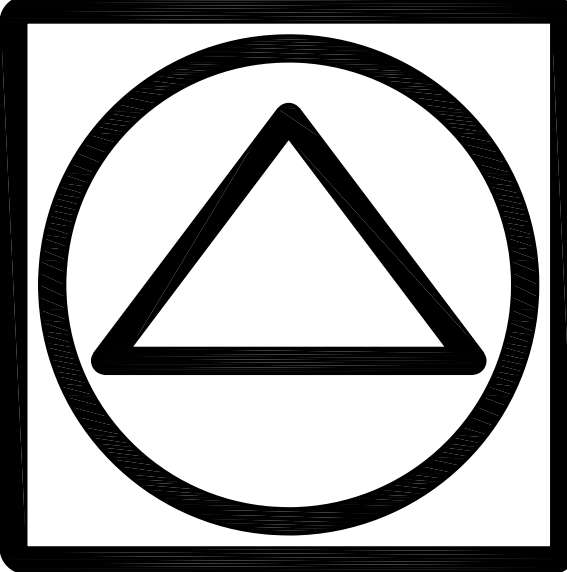
Refer to the Landscape Specifications for additional requirements.

A fully underground automatic irrigation system will be installed as part of the project. The system will be a combination of drip and spray design with sod areas receiving spray irrigation and shrub bed areas designed for a drip system.

SYMBOL LEGEND

	DETAIL REFERENCE
	ACCESSIBLE ROUTE
	RETAINING WALL BY OTHERS
	RETAINING WALL
	MATCHLINE
	LIMIT OF CONSTRUCTION
	PROPERTY LINE
	DECORATIVE FENCE WITH GATE
	CHAINLINK FENCE
	TYP. STAIR W/HANDRAILS
	TYP. RAMP W/HANDRAILS
	TYP. IN-LINE CURB RAMP
	HARDSCAPE MATERIAL ID (SEE HARDSCAPE SCHEDULE)
	SITE FURNISHING ID (SEE HARDSCAPE SCHEDULE)
	LANDSCAPE LIGHT FIXTURE ID (SEE HARDSCAPE SCHEDULE)
	FENCE ID (SEE HARDSCAPE SCHEDULE)
	DRAINAGE INLET (SEE HD-01)
	SURFACE DRAINAGE FLOW
	STORMWATER DRAIN PIPE SEE CIVIL PLANS FOR SIZE
	UNDERDRAIN (SEE HD-01)
	STRIP DRAIN (SEE HD-01)
	ELEVATION BREAK LINE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SPOT ELEVATION
	GEOMETRY CONTROL POINT
	GEOMETRY COORDINATE
	GEOMETRY COORDINATE
	LANDSCAPE TAG

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P.O. Box 547368, Orlando, FL 32854-7368

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Landscape Architecture & Planning

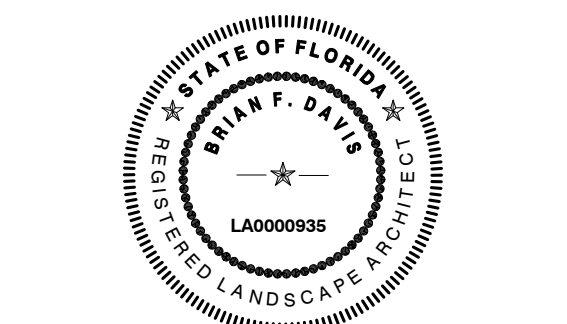
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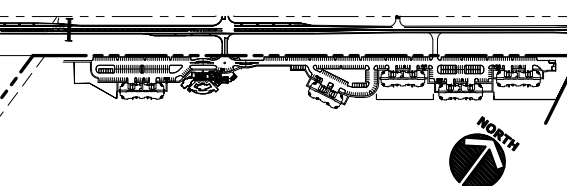
Florida License LC26000253

OWNER	
Evergreen Integra Cocoa LLC	
Lake Mary, Florida	
ISSUED	
DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve
Trail
Cocoa, Florida

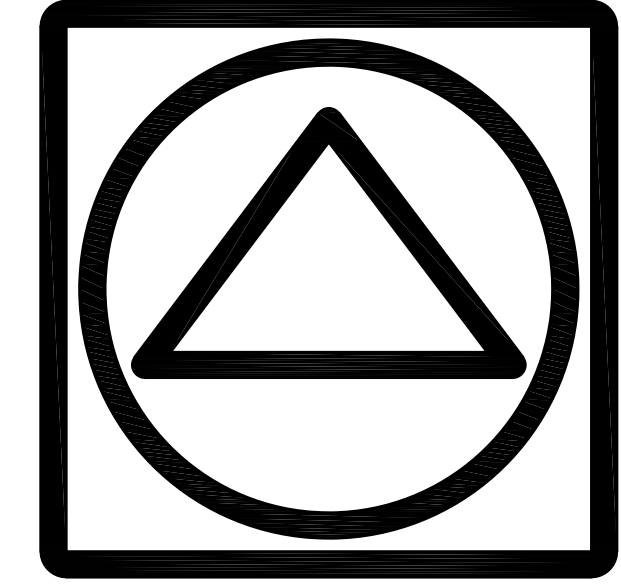
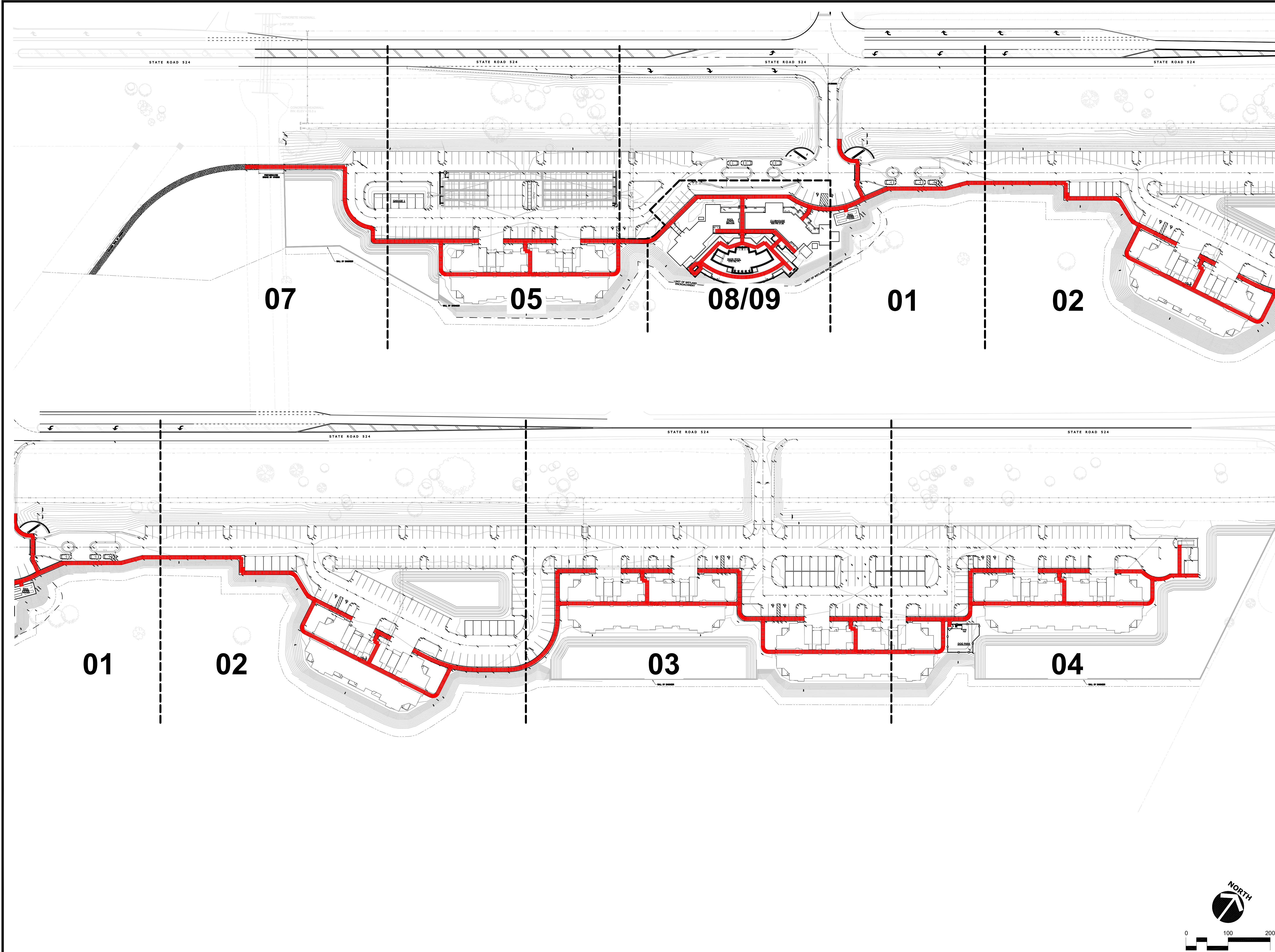


Brian P. Davis LA0000935
KEY PLAN



JOB NO.:	19109
DESIGNED BY:	BFD
DRAWN BY:	RT
CHECKED BY:	BFD
PROJECT APPROVAL:	
TITLE	GENERAL NOTES & ABBREVIATIONS
SHEET NO.	

GN-01



P.O. Box 547368, Orlando, FL 32854-7368
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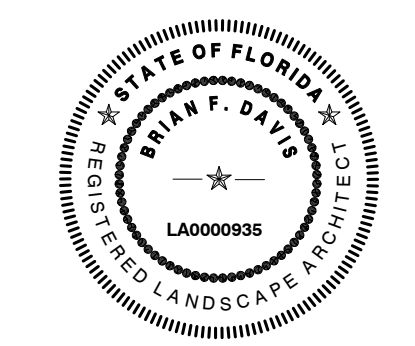
OWNER

Evergreen Integra Cocoa LLC

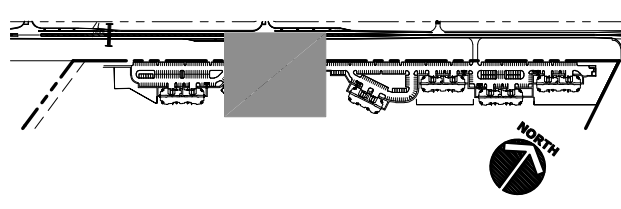
Lake Mary, Florida
ISSUED

DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
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05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail Cocoa, Florida



Brian F. Davis LA0000935
KEY PLAN

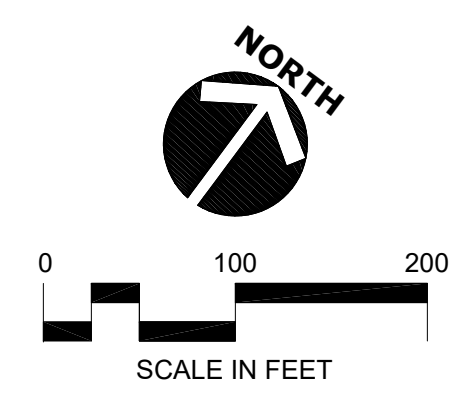


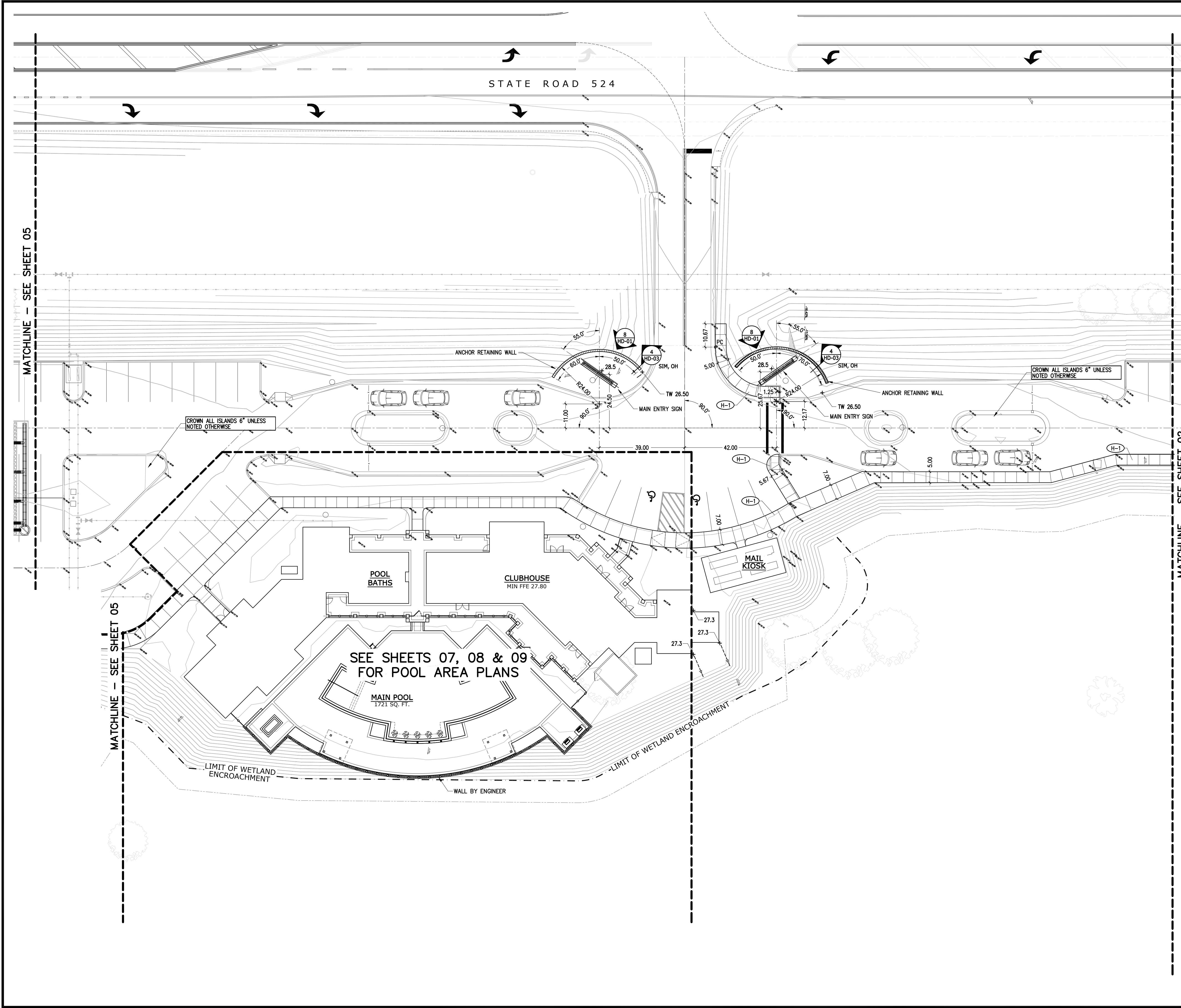
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	RT
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
ACCESSIBLE
ROUTE
PLAN

SHEET NO.

HP-01





HARDSCAPE SCHEDULE

(SEE SHT GN-01 FOR GENERAL LEGEND)
CONTRACTOR TO PROVIDE SAMPLES OF ALL HARDSCAPE MATERIALS FOR OWNER AND LANDSCAPE ARCHITECT TO REVIEW ON SITE

H-1	Description: CONCRETE SIDEWALK Color: GRAY Finish: BROOM Remarks: SEE 1/HD-01
H-2	Description: POOL DECK Mfr: ARTISTIC PAVERS Color: IVORY/TAN Size: 8"x16" Pattern: RANDOM / RUNNING BOND Remarks:
H-3	Description: POOL COPING Mfr: ARTISTIC PAVERS Color: IVORY Size: 12"x12" BULLNOSE Pattern: N/A Remarks: SHELL LOCK
H-4	Description: POOL TILE Mfr: FUJIWA Color: EMERALD Size: 6"x6" Pattern: STACKBOND Remarks:
H-5	Description: POOL BANDING Mfr: ARTISTIC PAVERS Color: IVORY Size: 12"x12" Pattern: NA Remarks: ARTISTIC SERIES

SITE FURNISHING SCHEDULE

SF-1	Description: OUTDOOR GAS GRILL Size: 42" BUILT IN Mfr: LUXOR AHT-42-BI LP GAS Timer: RH PETERSON GAS TIMER MODEL #3090 Built-in & Acry: GRANITE TOP, STONE OVER CEMENT BOARD OVER 20 GA STEEL STUDS WITH LUXOR AHT-ADM-30 DOUBLE DOOR Remarks: SEE 5/HD-02
SF-2	Description: BENCH Size: 72" Color: Model: Manufacturer: LANDSCAPEFORMS Remarks:

LANDSCAPE LIGHT FIXTURE SCHEDULE

LL-1	Description: LANDSCAPE UP LIGHT Mfr: COOPER INDUSTRIES Model: CAMBRIA 203 Finish: BRONZE
LL-2	Description: POST TOP LIGHT Mfr: COOPER INDUSTRIES Model: EPIC MEDIUM LED Finish: BLACK

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OWNER

Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

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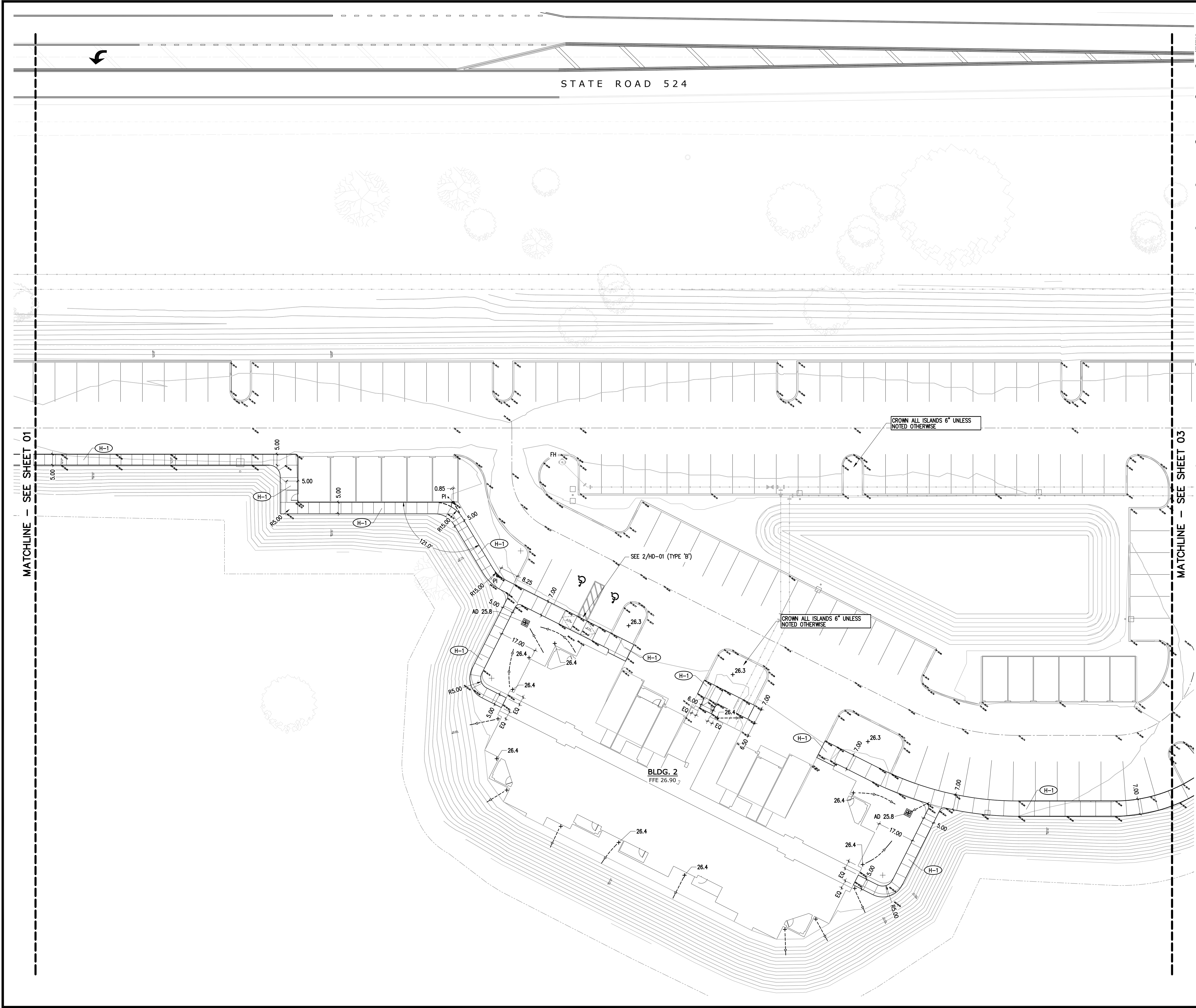
Integra Preserve Trail

Cocoa, Florida

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	RT
CHECKED BY:	BD
PROJECT APPROVAL:	
TITLE	GRADING, LAYOUT & HARDSCAPE PLAN
SHEET NO.	HP-01



HARDSCAPE SCHEDULE

(SEE SHT GN-01 FOR GENERAL LEGEND)
CONTRACTOR TO PROVIDE SAMPLES OF ALL
HARDSCAPE MATERIALS FOR OWNER AND
LANDSCAPE ARCHITECT TO REVIEW ON SITE

- Description: CONCRETE SIDEWALK
Color: GRAY
Finish: BROOM
Remarks: SEE 1/HD-01
- Description: POOL DECK
Mfr: ARTISTIC PAVERS
Color: IVORY/TAN
Size: 8"x16"
Pattern: RANDOM / RUNNING BOND
Remarks:
- Description: POOL COPING
Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12" BULLNOSE
Pattern: N/A
Remarks: SHELL LOCK
- Description: POOL TILE
Mfr: FUJITWA
Color: EMERALD
Size: 6"x6"
Pattern: STACKBOND
Remarks:
- Description: POOL BANDING
Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12"
Pattern: NA
Remarks: ARTISTIC SERIES

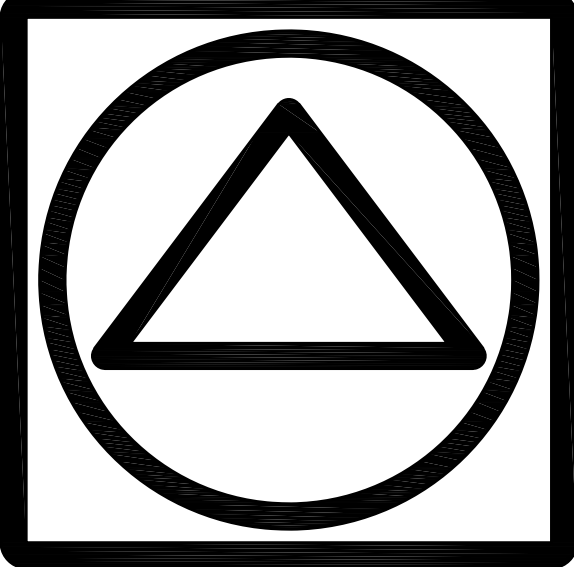
SITE FURNISHING SCHEDULE

- Description: OUTDOOR GAS GRILL
Size: 42" BUILT IN
Mfr: LUXOR AHT-42-BI LP GAS
Timer: RH PETERSON GAS TIMER
MODEL #3090
Bultin & Acsy: GRANITE TOP, STONE OVER
CEMENT BOARD OVER 20 GA
STEEL STUDS WITH LUXOR
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Model:
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Remarks:

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- Description: POST TOP LIGHT
Mfr: COOPER INDUSTRIES
Model: EPIC MEDIUM LED
Finish: BLACK

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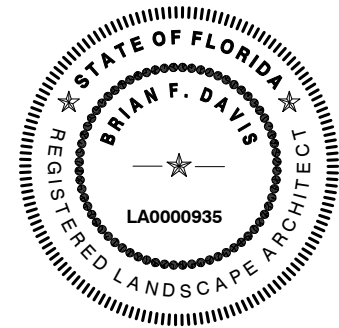
Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

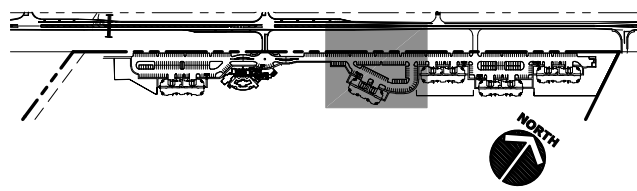
DATE:	FOR:
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06.22.2020	CITY SUBMITTAL / I.F.C.

**Integra Preserve
Trail**
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



JOB NO.: 19109

DESIGNED BY: BD

DRAWN BY: RT

CHECKED BY: BD

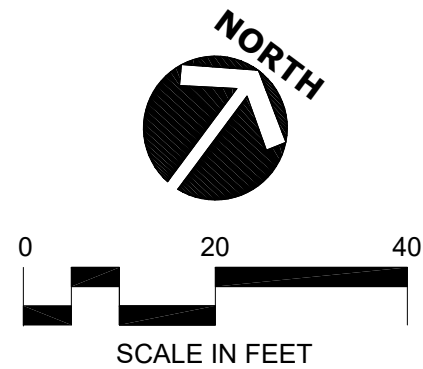
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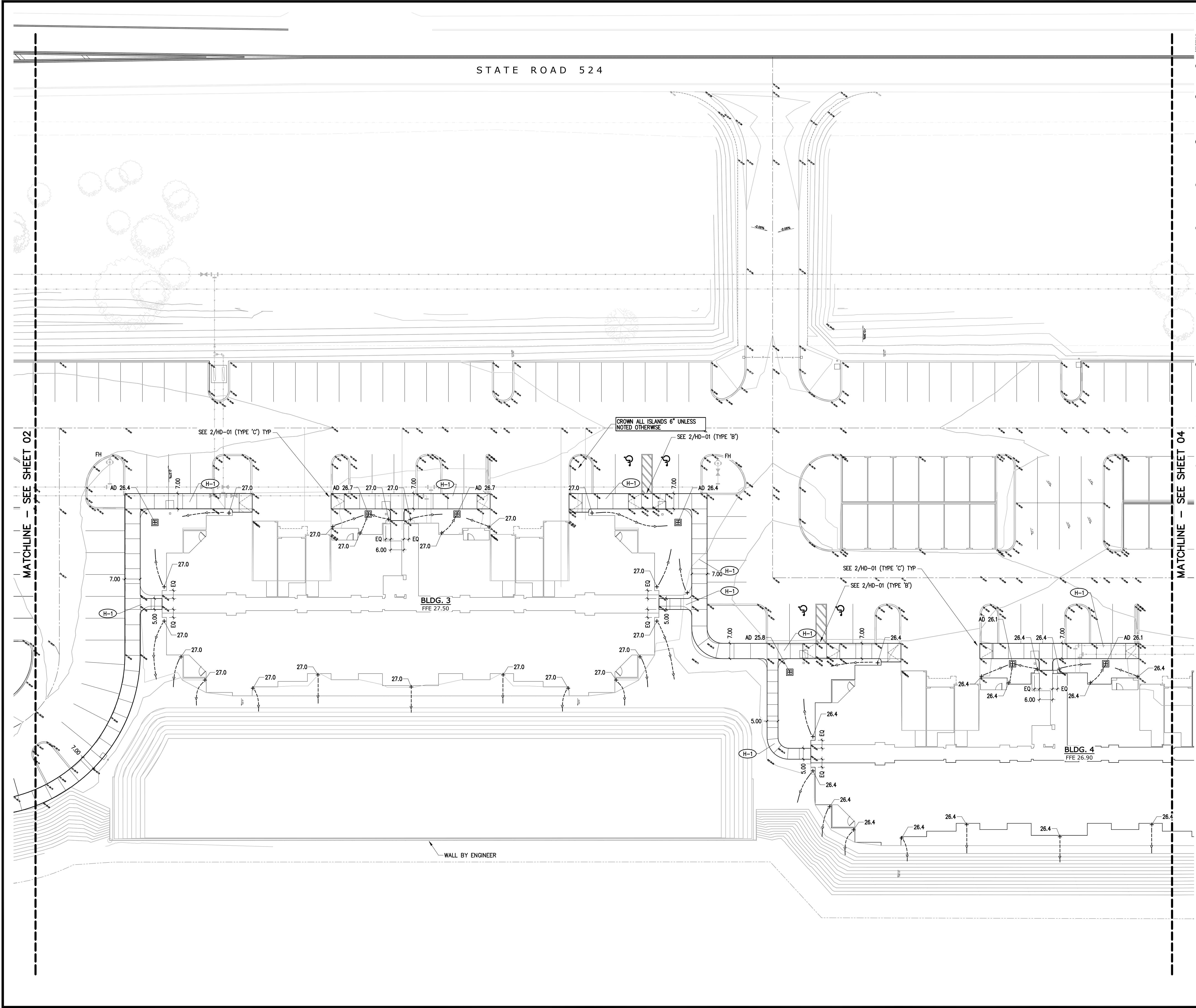
TITLE

**GRADING, LAYOUT
& HARDSCAPE
PLAN**

SHEET NO.

HP-02





STATE ROAD 524

BLDG. 3
FFE 27.50

BLDG. 4
FFE 26.90

WALL BY ENGINEER

CROWN ALL ISLANDS 6" UNLESS
NOTED OTHERWISE

HARDSCAPE SCHEDULE

(SEE SHT GN-01 FOR GENERAL LEGEND)
CONTRACTOR TO PROVIDE SAMPLES OF ALL
HARDSCAPE MATERIALS FOR OWNER AND
LANDSCAPE ARCHITECT TO REVIEW ON SITE

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H-2 Mfr: ARTISTIC PAVERS
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Size: 8"x16"
Pattern: RANDOM / RUNNING BOND
Remarks:
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Color: IVORY
Size: 12"x12" BULLNOSE
Pattern: N/A
Remarks: SHELL LOCK
- Description: POOL TILE
H-4 Mfr: FUJITWA
Color: EMERALD
Size: 6"x6"
Pattern: STACKBOND
Remarks:
- Description: POOL BANDING
H-5 Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12"
Pattern: NA
Remarks: ARTISTIC SERIES

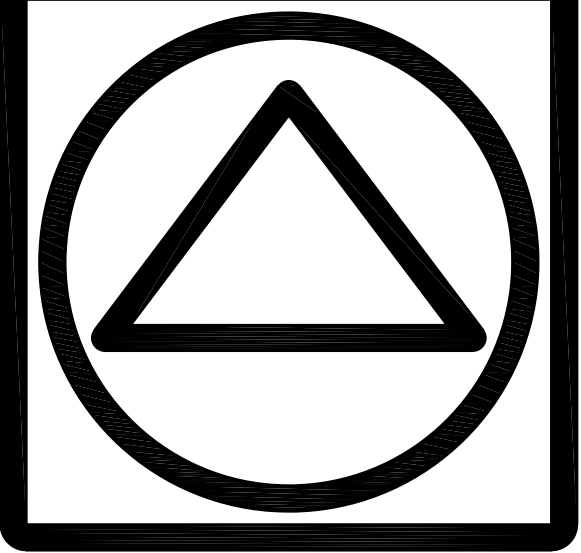
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Timer: RH PETERSON GAS TIMER
MODEL #3090
Built in & Acsy: GRANITE TOP, STONE OVER
CEMENT BOARD OVER 20 GA
STEEL STUDS WITH LUXOR
AHT-ADM-30 DOUBLE DOOR
Remarks: SEE 5/HD-02
- Description: BENCH
SF-2 Size: 72"
Color:
Model:
Manufacturer: LANDSCAPEFORMS
Remarks:

LANDSCAPE LIGHT FIXTURE SCHEDULE

- Description: LANDSCAPE UP LIGHT
LL-1 Mfr: COOPER INDUSTRIES
Model: CAMBRIA 203
Finish: BRONZE
- Description: POST TOP LIGHT
LL-2 Mfr: COOPER INDUSTRIES
Model: EPIC MEDIUM LED
Finish: BLACK

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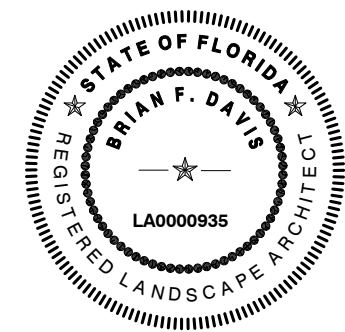
Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

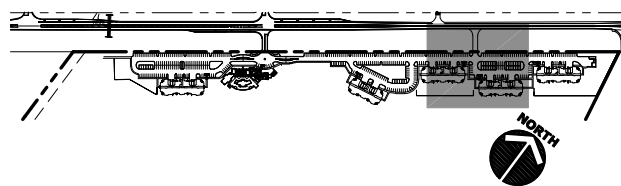
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09.16.2019	REVIEW LANDSCAPE
10.07.2019	BD / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve
Trail
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



JOB NO.: 19109

DESIGNED BY: BD

DRAWN BY: RT

CHECKED BY: BD

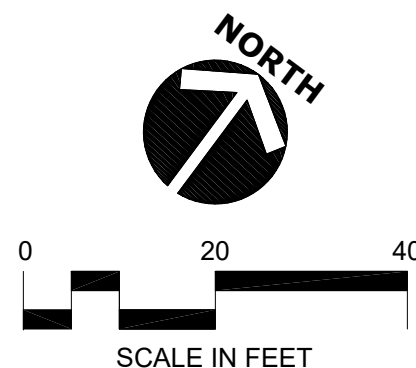
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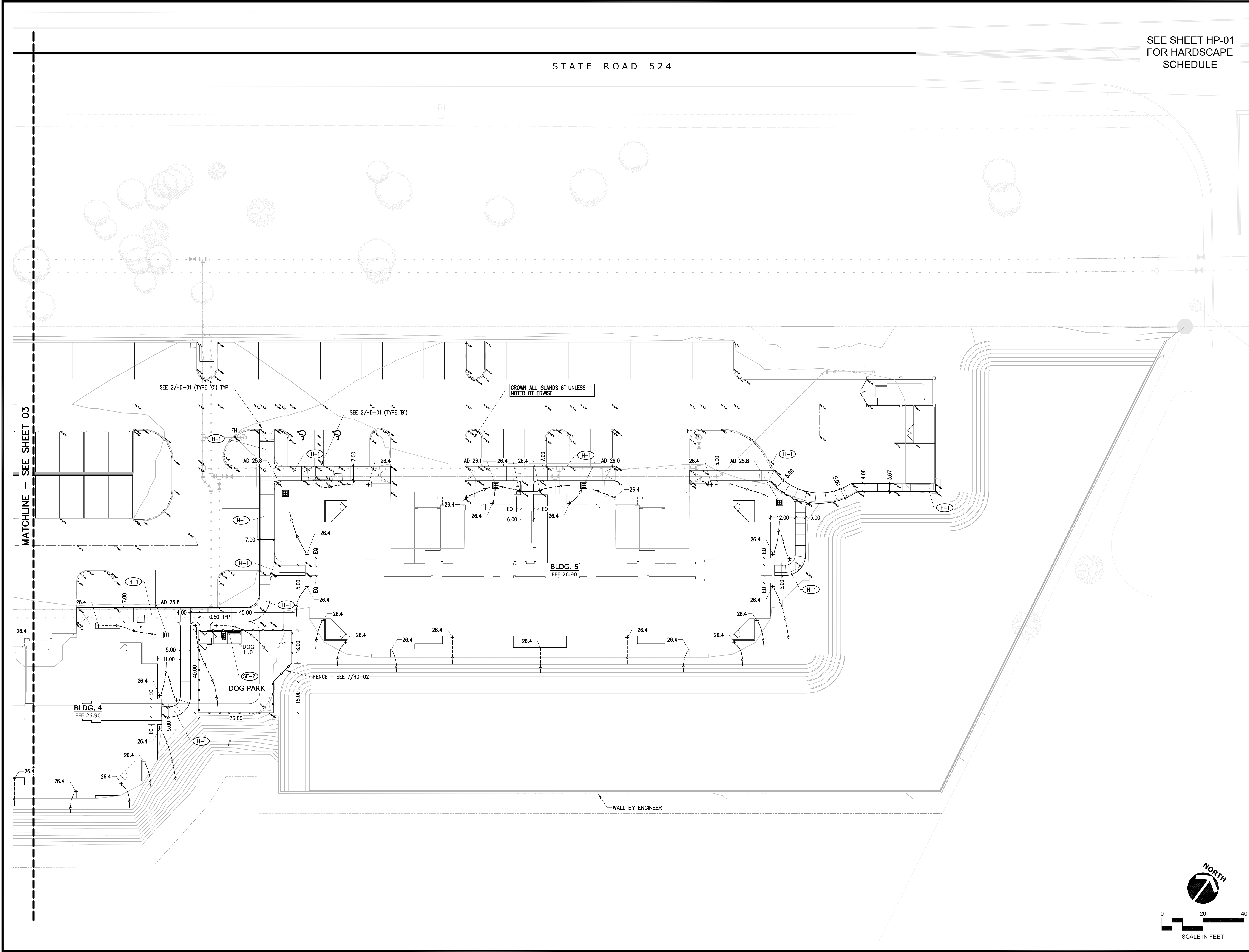
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**GRADING, LAYOUT
& HARDSCAPE
PLAN**

SHEET NO.

HP-03

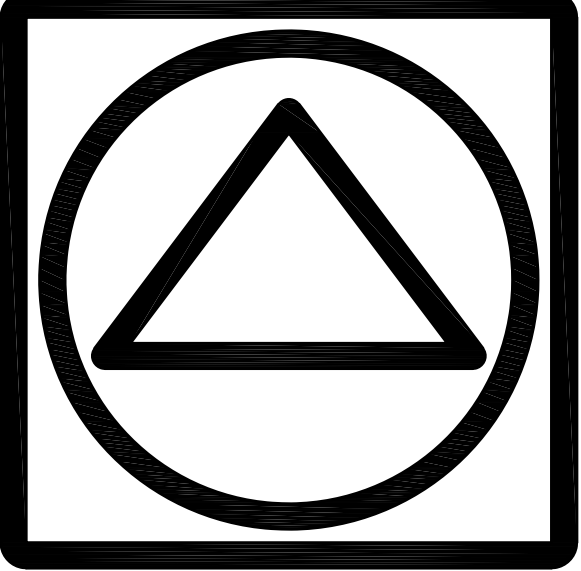




SEE SHEET HP-01
FOR HARDSCAPE
SCHEDULE

STATE ROAD 524

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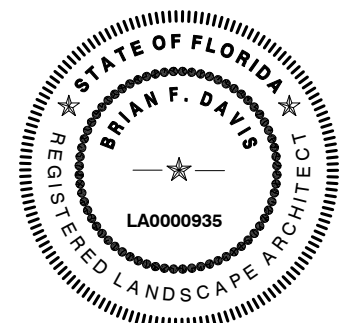
Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

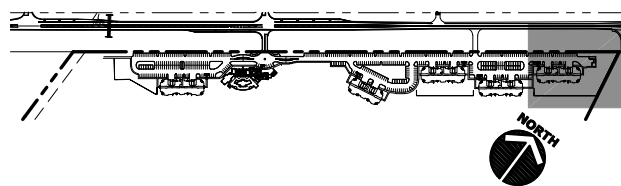
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10.07.2019	BD / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



JOB NO.: 19109

DESIGNED BY: BD

DRAWN BY: RT

CHECKED BY: BD

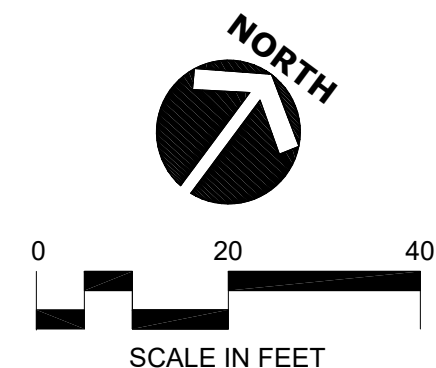
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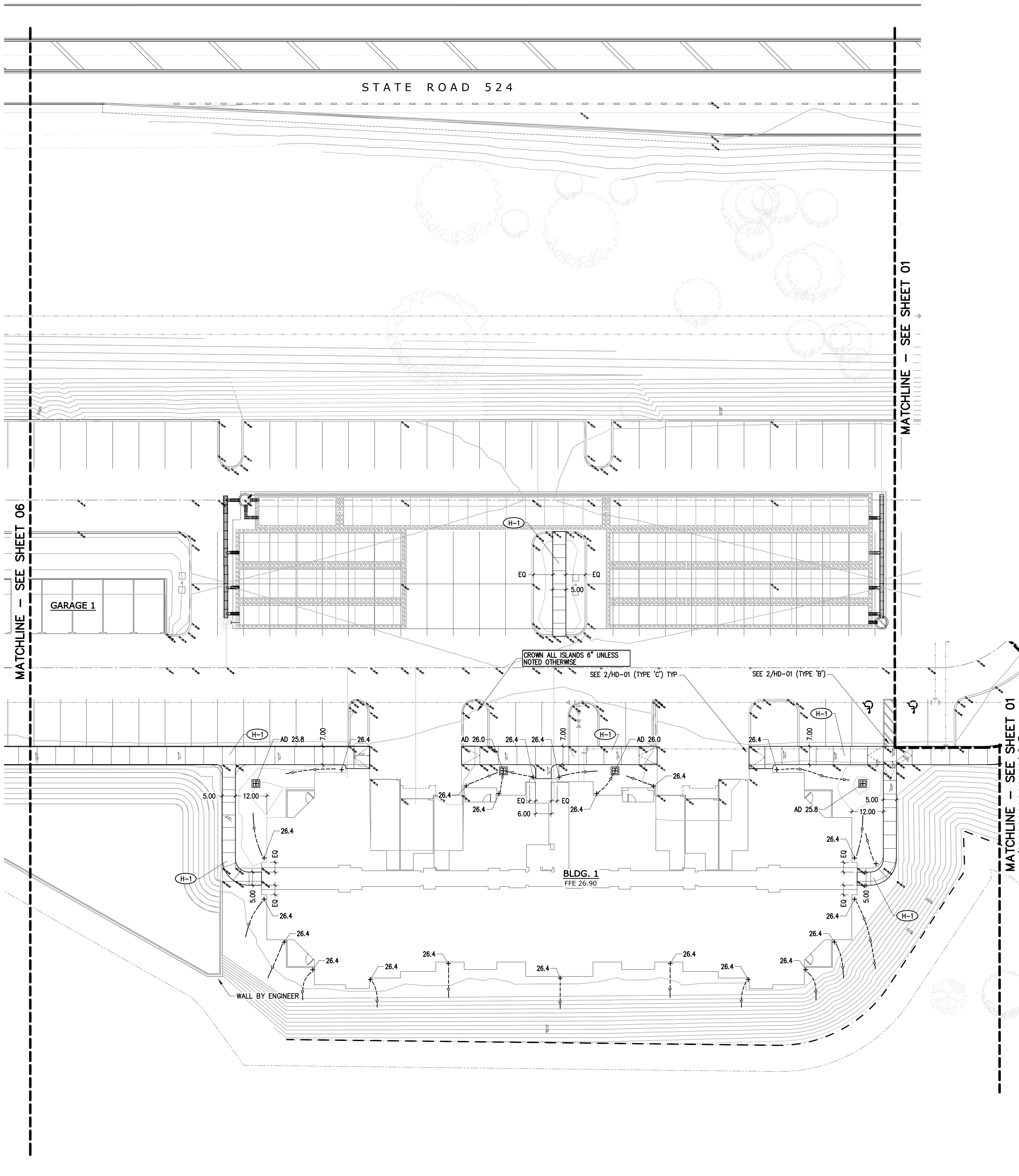
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GRADING, LAYOUT
& HARDSCAPE
PLAN

SHEET NO.

HP-04

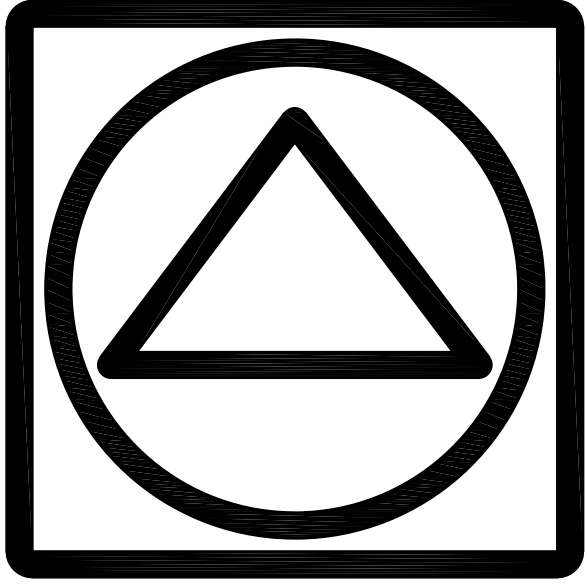




- HARDSCAPE SCHEDULE**
(SEE SHT GN-01 FOR GENERAL LEGEND)
CONTRACTOR TO PROVIDE SAMPLES OF ALL HARDSCAPE MATERIALS FOR OWNER AND LANDSCAPE ARCHITECT TO REVIEW ON SITE
- H-1** Description: CONCRETE SIDEWALK
Color: GRAY
Finish: BROOM
Remarks: SEE 1/HD-01
 - H-2** Description: POOL DECK
Mfr: ARTISTIC PAVERS
Color: IVORY/TAN
Size: 8"x16"
Pattern: RANDOM / RUNNING BOND
Remarks:
 - H-3** Description: POOL COPING
Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12" BULLNOSE
Pattern: N/A
Remarks: SHELL LOCK
 - H-4** Description: POOL TILE
Mfr: FUJIWA
Color: EMERALD
Size: 6"x6"
Pattern: STACKBOND
Remarks:
 - H-5** Description: POOL BANDING
Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12"
Pattern: NA
Remarks: ARTISTIC SERIES

- SITE FURNISHING SCHEDULE**
- SF-1** Description: OUTDOOR GAS GRILL
Size: 42" BUILT IN
Mfr: LUXOR AHT-42-BI LP GAS
Timer: RH PETERSON GAS TIMER
MODEL #3090
Built in & Acry: GRANITE TOP, STONE OVER CEMENT BOARD OVER 20 GA STEEL STUDS WITH LUXOR AHT-ADM-30 DOUBLE DOOR
Remarks: SEE 5/HD-02
 - SF-2** Description: BENCH
Size: 72"
Color:
Model:
Manufacturer: LANDSCAPEFORMS
Remarks:

- LANDSCAPE LIGHT FIXTURE SCHEDULE**
- LL-1** Description: LANDSCAPE UP LIGHT
Mfr: COOPER INDUSTRIES
Model: CAMBRIA 203
Finish: BRONZE
 - LL-2** Description: POST TOP LIGHT
Mfr: COOPER INDUSTRIES
Model: EPIC MEDIUM LED
Finish: BLACK



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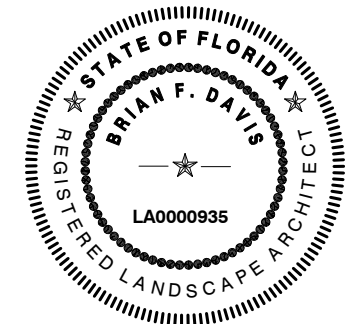
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OWNER

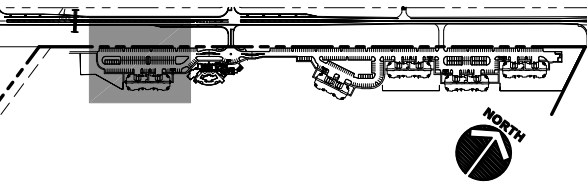
Evergreen Integra Cocoa LLC

Lake Mary, Florida	
ISSUED	
DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BD / CITY REVIEW
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05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve
Trail
Cocoa, Florida



Brian F. Davis LA0000935
KEY PLAN

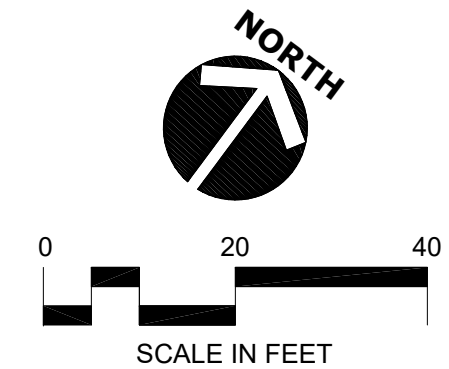


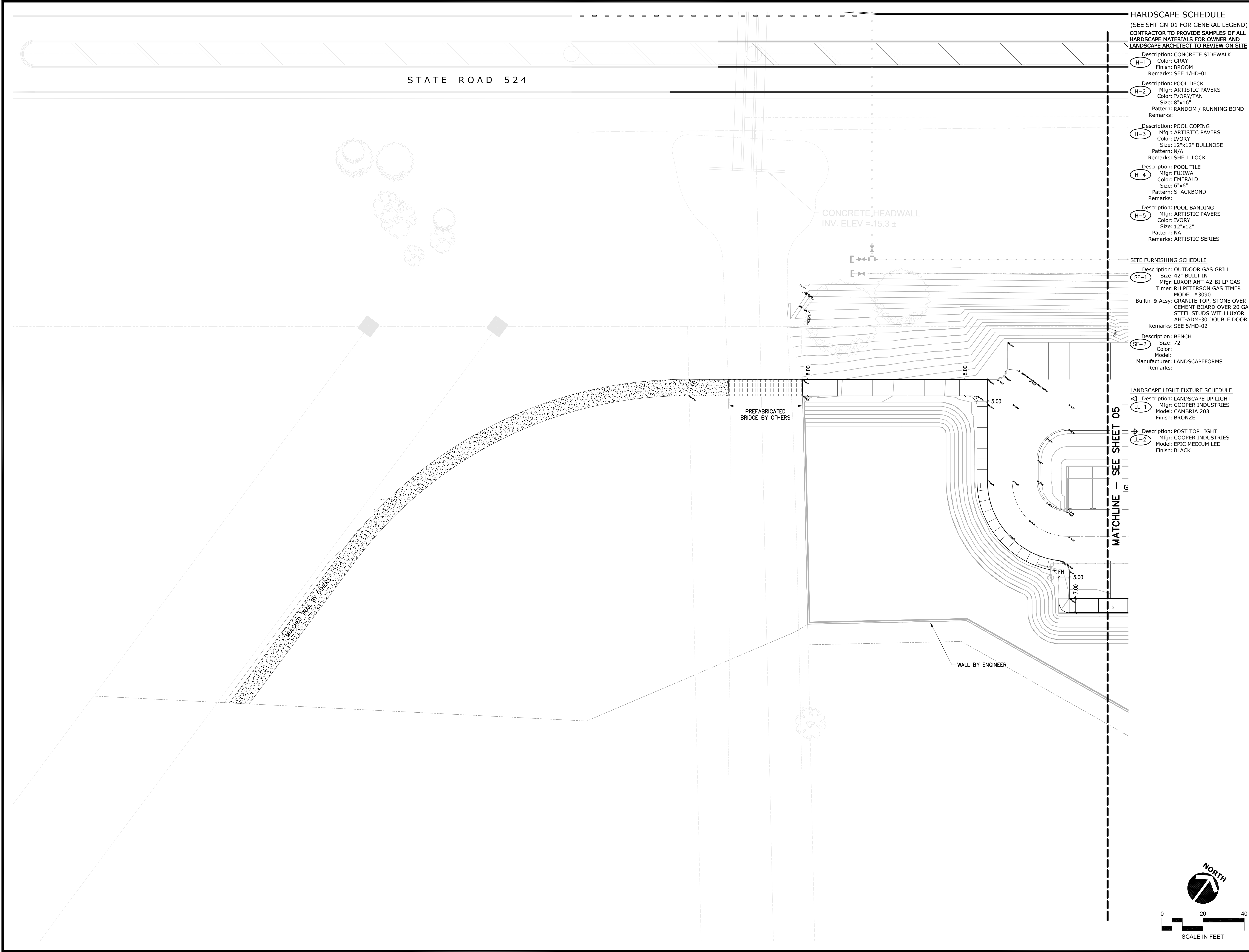
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	RT
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
GRADING, LAYOUT
& HARDSCAPE
PLAN

SHEET NO.

HP-05

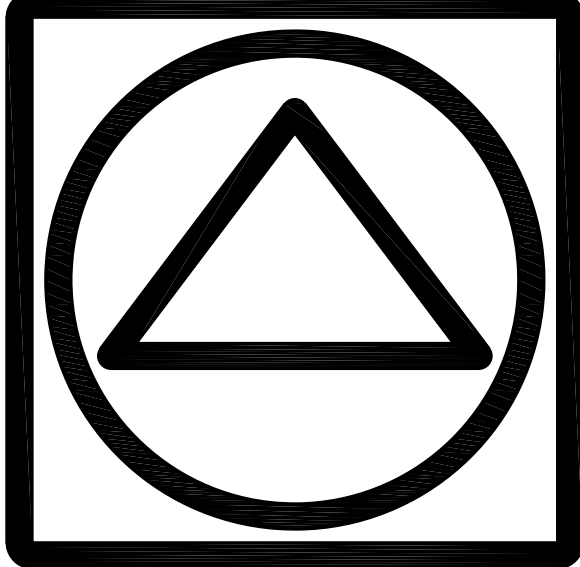




- HARDSCAPE SCHEDULE**
(SEE SHT GN-01 FOR GENERAL LEGEND)
CONTRACTOR TO PROVIDE SAMPLES OF ALL HARDSCAPE MATERIALS FOR OWNER AND LANDSCAPE ARCHITECT TO REVIEW ON SITE
- H-1 Description: CONCRETE SIDEWALK
Color: GRAY
Finish: BROOM
Remarks: SEE 1/HD-01
- H-2 Description: POOL DECK
Mfr: ARTISTIC PAVERS
Color: IVORY/TAN
Size: 8"x16"
Pattern: RANDOM / RUNNING BOND
Remarks:
- H-3 Description: POOL COPING
Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12" BULLNOSE
Pattern: N/A
Remarks: SHELL LOCK
- H-4 Description: POOL TILE
Mfr: FUJITWA
Color: EMERALD
Size: 6"x6"
Pattern: STACKBOND
Remarks:
- H-5 Description: POOL BANDING
Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12"
Pattern: NA
Remarks: ARTISTIC SERIES

- SITE FURNISHING SCHEDULE**
- SF-1 Description: OUTDOOR GAS GRILL
Size: 42" BUILT IN
Mfr: LUXOR AHT-42-BI LP GAS
Timer: RH PETERSON GAS TIMER
MODEL #3090
Bultin & Acsy: GRANITE TOP, STONE OVER CEMENT BOARD OVER 20 GA STEEL STUDS WITH LUXOR AHT-ADM-30 DOUBLE DOOR
Remarks: SEE 5/HD-02
- SF-2 Description: BENCH
Size: 72"
Color:
Model:
Manufacturer: LANDSCAPEFORMS
Remarks:

- LANDSCAPE LIGHT FIXTURE SCHEDULE**
- LL-1 Description: LANDSCAPE UP LIGHT
Mfr: COOPER INDUSTRIES
Model: CAMBRIA 203
Finish: BRONZE
- LL-2 Description: POST TOP LIGHT
Mfr: COOPER INDUSTRIES
Model: EPIC MEDIUM LED
Finish: BLACK



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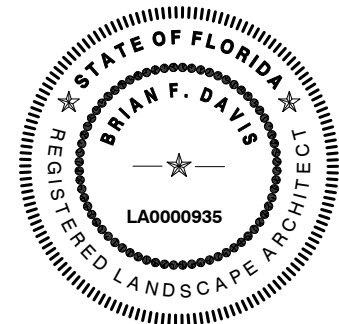
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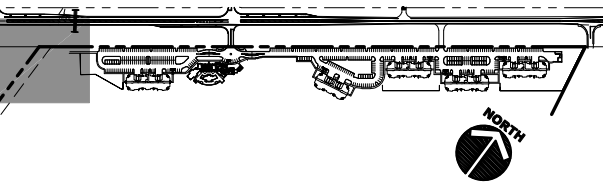
Lake Mary, Florida	
ISSUED	
DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve
Trail
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



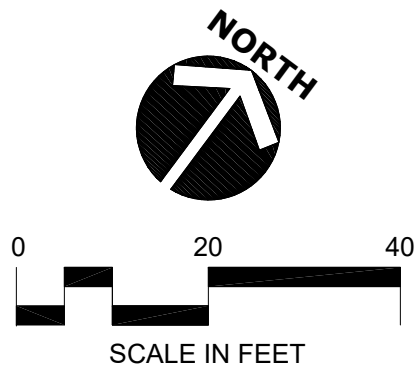
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DESIGNED BY:	BD
DRAWN BY:	RT
CHECKED BY:	BD
PROJECT APPROVAL:	

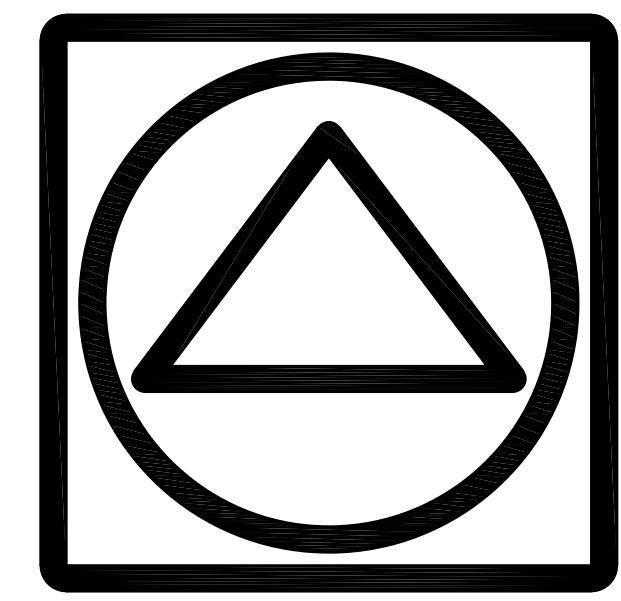
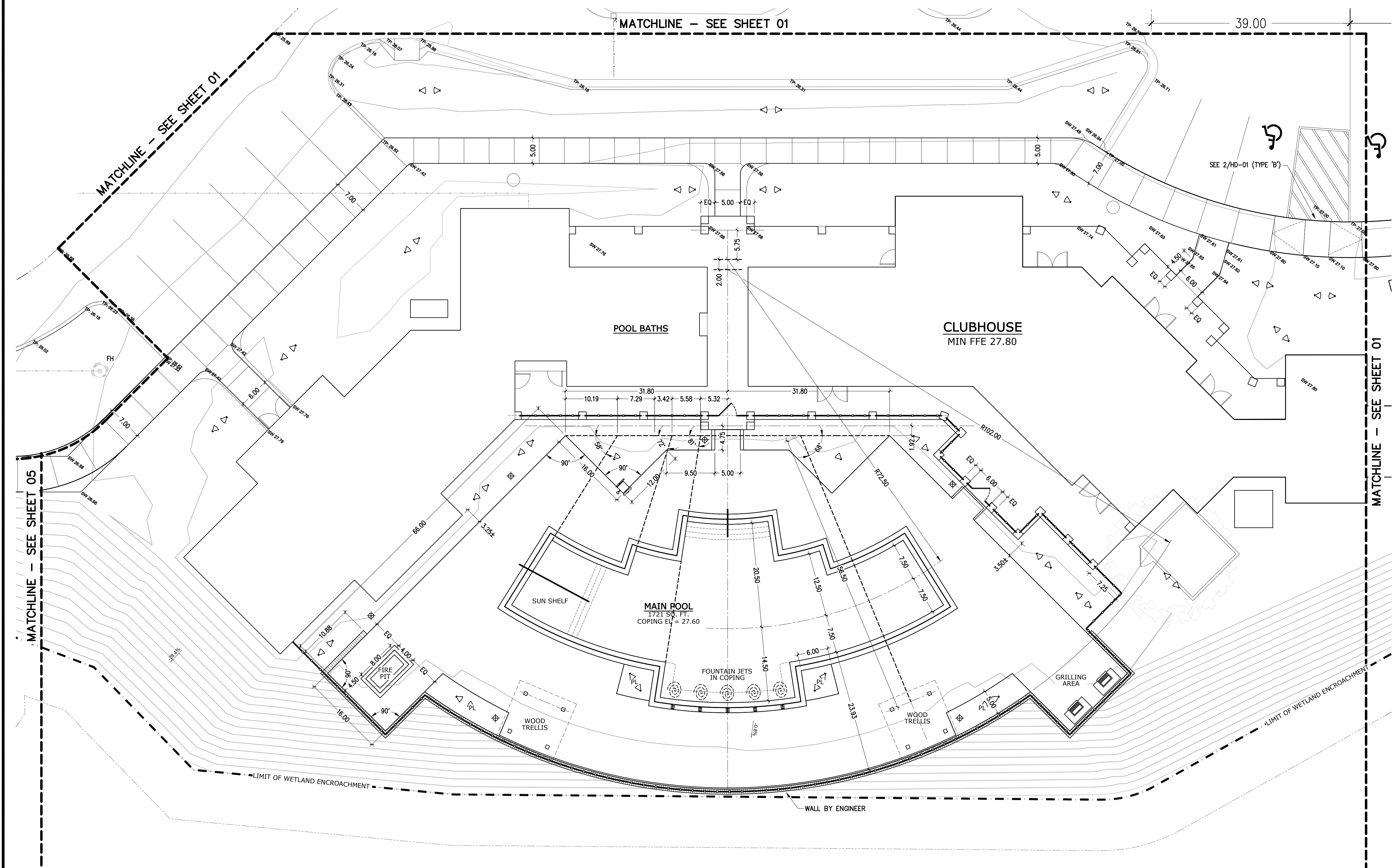
TITLE

GRADING, LAYOUT
& HARDSCAPE
PLAN

SHEET NO.

HP-06





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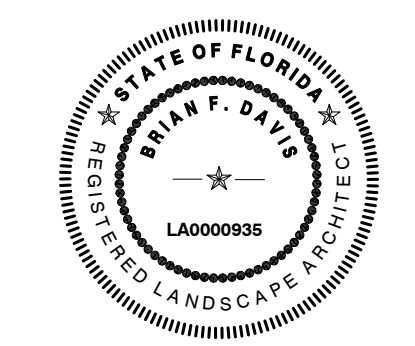
OWNER

Evergreen Integra Cocoa LLC

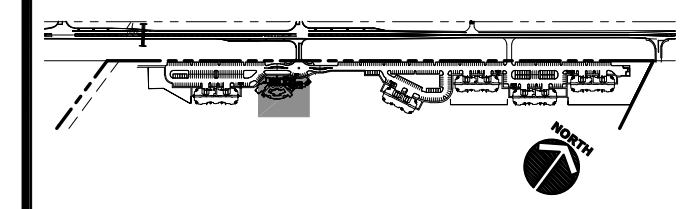
Lake Mary, Florida
ISSUED

DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
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03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail Cocoa, Florida



Brian F. Davis LA0000935
KEY PLAN

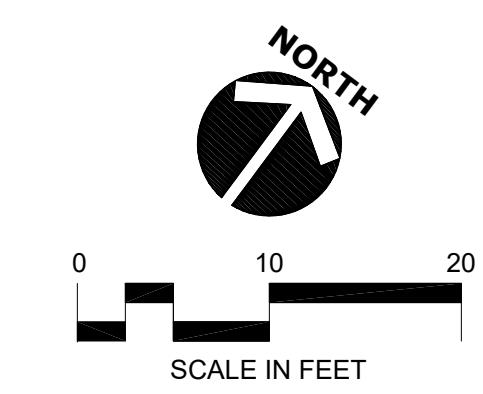


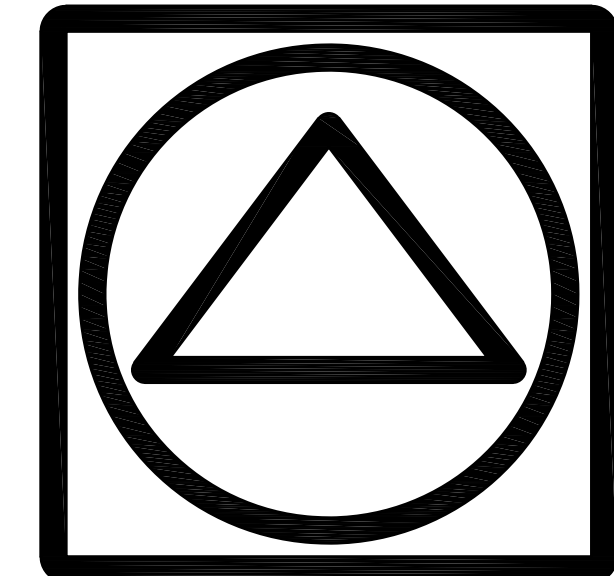
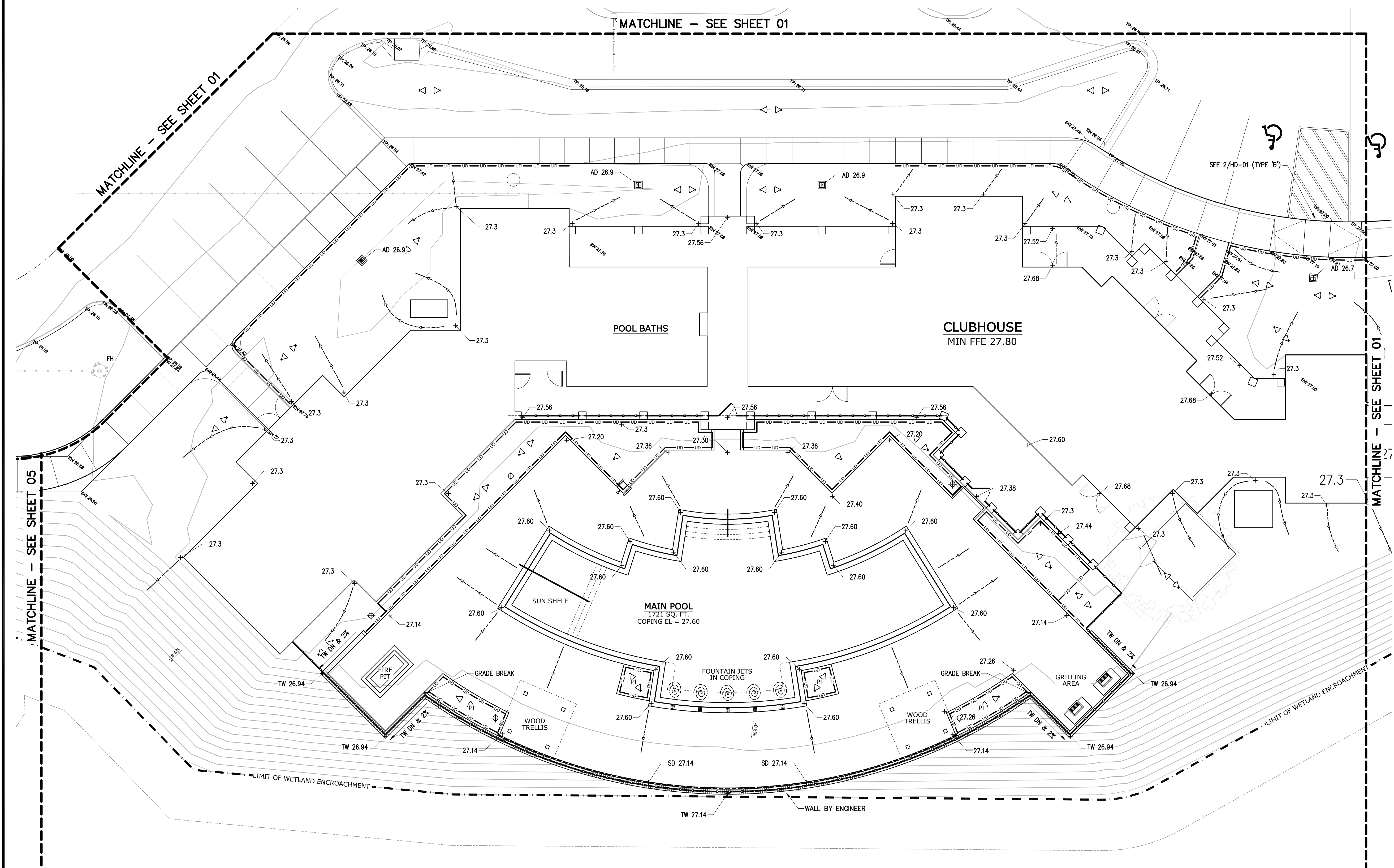
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	RT
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
LAYOUT
PLAN
(POOL AREA)

SHEET NO.

HP-07





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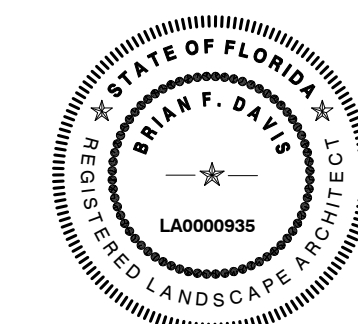
Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

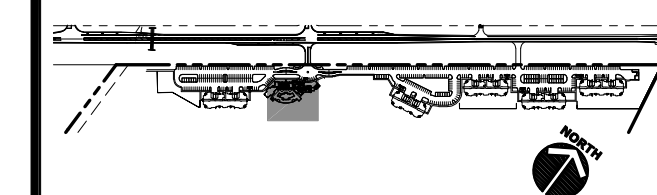
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09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
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01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



JOB NO.: 19109

DESIGNED BY: BD

DRAWN BY: RT

CHECKED BY: BD

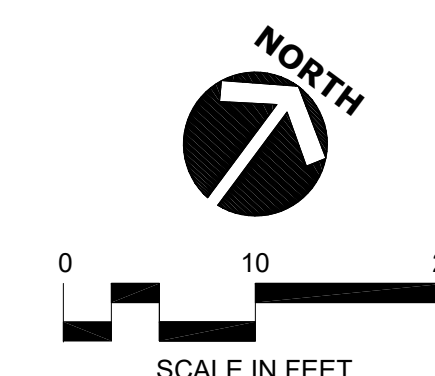
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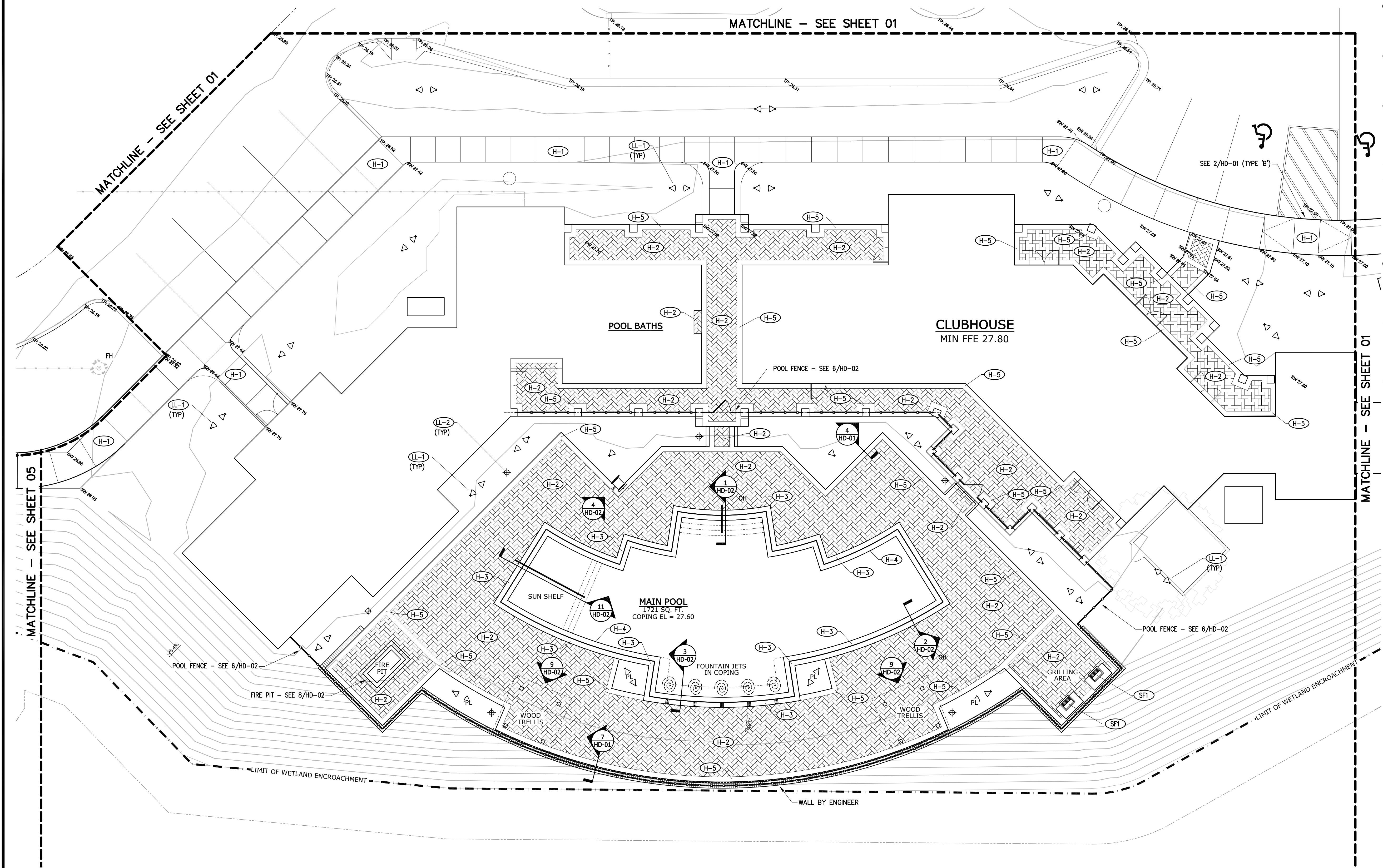
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GRADING
PLAN
(POOL AREA)

SHEET NO.

HP-08

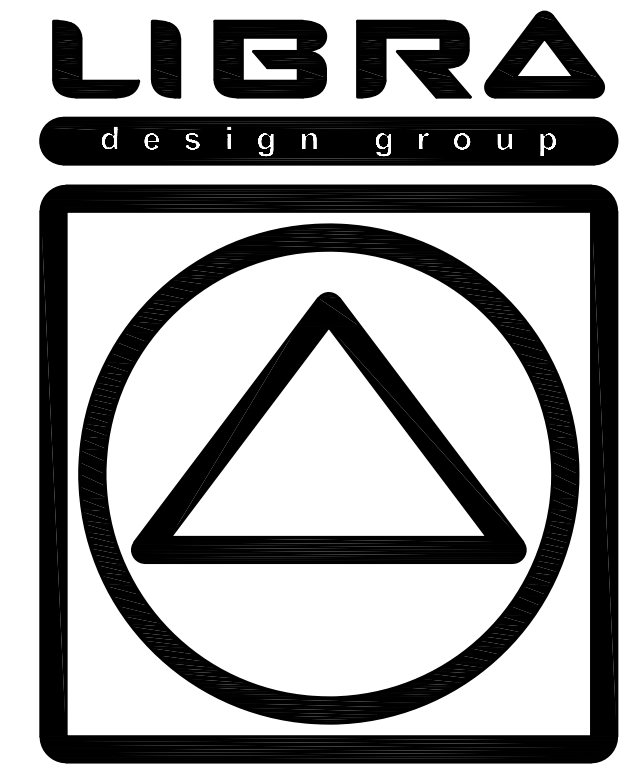




- HARDSCAPE SCHEDULE**
(SEE SHT GN-01 FOR GENERAL LEGEND)
CONTRACTOR TO PROVIDE SAMPLES OF ALL HARDSCAPE MATERIALS FOR OWNER AND LANDSCAPE ARCHITECT TO REVIEW ON SITE
- Description: CONCRETE SIDEWALK
(H-1) Color: GRAY
Finish: BROOM
Remarks: SEE 1/HD-01
- Description: POOL DECK
(H-2) Mfr: ARTISTIC PAVERS
Color: IVORY/TAN
Size: 8"x16"
Pattern: RANDOM / RUNNING BOND
Remarks:
- Description: POOL COPING
(H-3) Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12" BULLNOSE
Pattern: N/A
Remarks: SHELL LOCK
- Description: POOL TILE
(H-4) Mfr: FUJITWA
Color: EMERALD
Size: 6"x6"
Pattern: STACKBOND
Remarks:
- Description: POOL BANDING
(H-5) Mfr: ARTISTIC PAVERS
Color: IVORY
Size: 12"x12"
Pattern: NA
Remarks: ARTISTIC SERIES

- SITE FURNISHING SCHEDULE**
- Description: OUTDOOR GAS GRILL
(SF-1) Size: 42" BUILT IN
Mfr: LUXOR AHT-42-BI LP GAS
Timer: RH PETERSON GAS TIMER
MODEL #3090
Bultin & Acsy: GRANITE TOP, STONE OVER CEMENT BOARD OVER 20 GA STEEL STUDS WITH LUXOR AHT-ADM-30 DOUBLE DOOR
Remarks: SEE 5/HD-02
- Description: BENCH
(SF-2) Size: 72"
Color:
Model:
Manufacturer: LANDSCAPEFORMS
Remarks:

- LANDSCAPE LIGHT FIXTURE SCHEDULE**
- Description: LANDSCAPE UP LIGHT
(LL-1) Mfr: COOPER INDUSTRIES
Model: CAMBRIA 203
Finish: BRONZE
- Description: POST TOP LIGHT
(LL-2) Mfr: COOPER INDUSTRIES
Model: EPIC MEDIUM LED
Finish: BLACK



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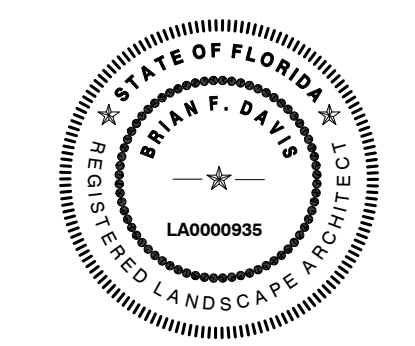
Lake Mary, Florida

ISSUED

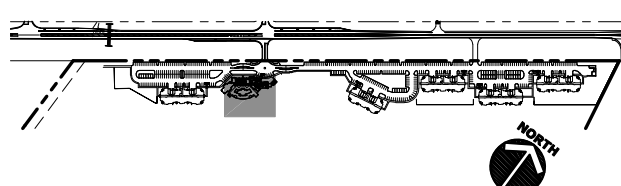
DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
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02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail

Cocoa, Florida



Brian F. Davis LA0000935
KEY PLAN

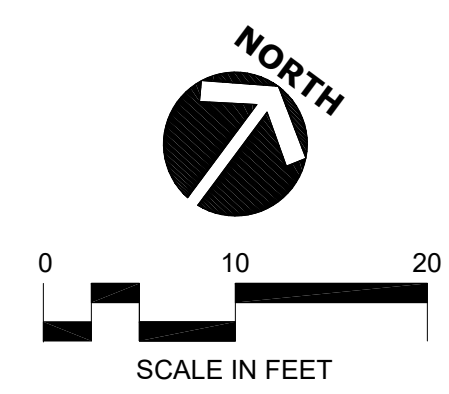


JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	RT
CHECKED BY:	BD
PROJECT APPROVAL:	

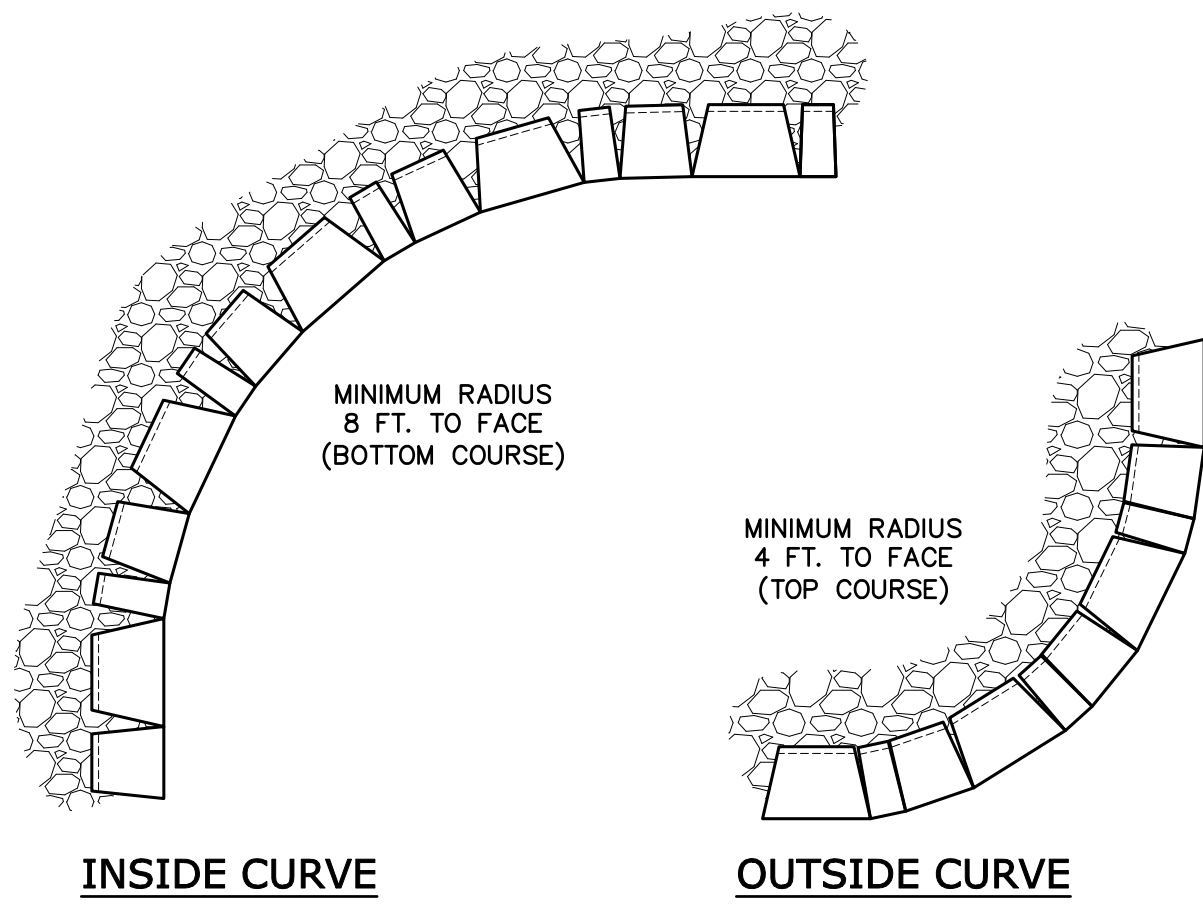
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HARDSCAPE PLAN
(POOL AREA)

SHEET NO.

HP-09

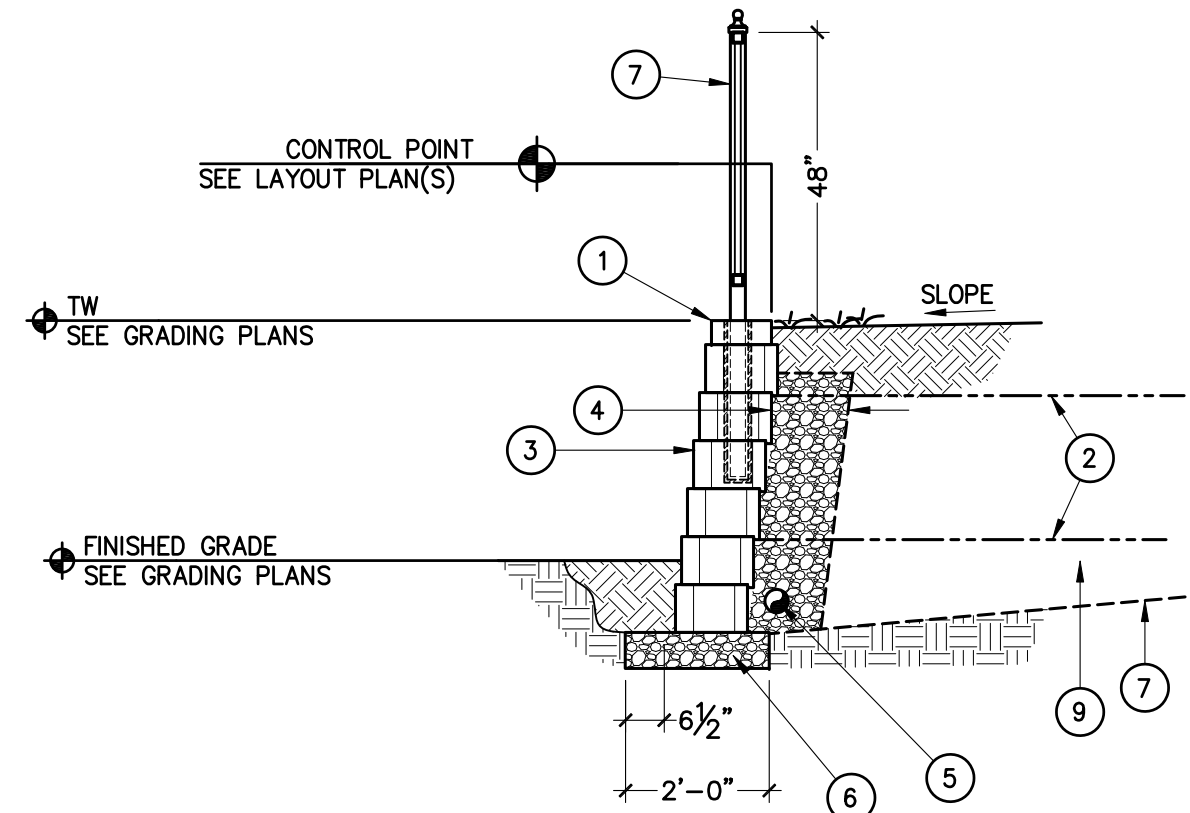


NOTE: ALL ANCHOR WALL DETAILS ON THIS SHEET ARE ANCHOR RETAINING WALL SYSTEMS OR EQUAL



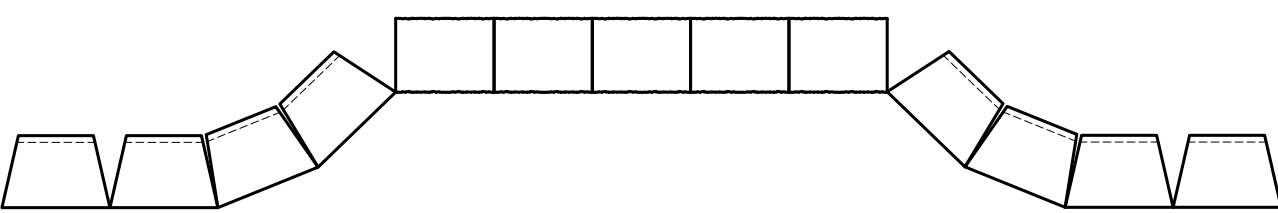
1 ANCHOR WALL (CURVES)
PLAN SCALE: 3/8"=12"

- KEY NOTES:
- 1 CAP BLOCK
 - 2 GEOSYNTHETIC REINFORCEMENT
 - 3 STONE CUT DIAMOND PRO
 - 4 12 INCHES OF FREE DRAINING AGGREGATE
 - 5 4" DIA. DRAIN
 - 6 6" MINIMUM COMPACTED GRANULAR BASE LEVELING PAD
 - 7 FENCE W/POST SET IN SLEEVE WITH EPOXY RESIN

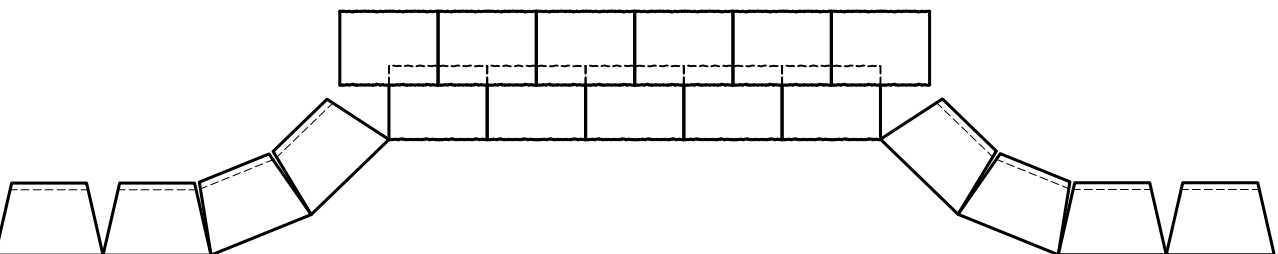


5 ANCHOR WALL (GRAVITY WALL)
SECTION SCALE: 3/8"=12"

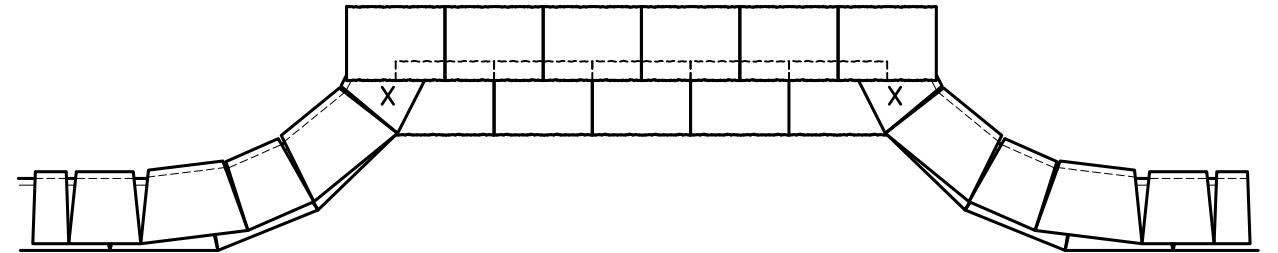
STEP 1: ESTABLISH BASE COURSE, USING NORMAL CONSTRUCTION PROCEDURES, AS SHOWN ON WALL PLAN.



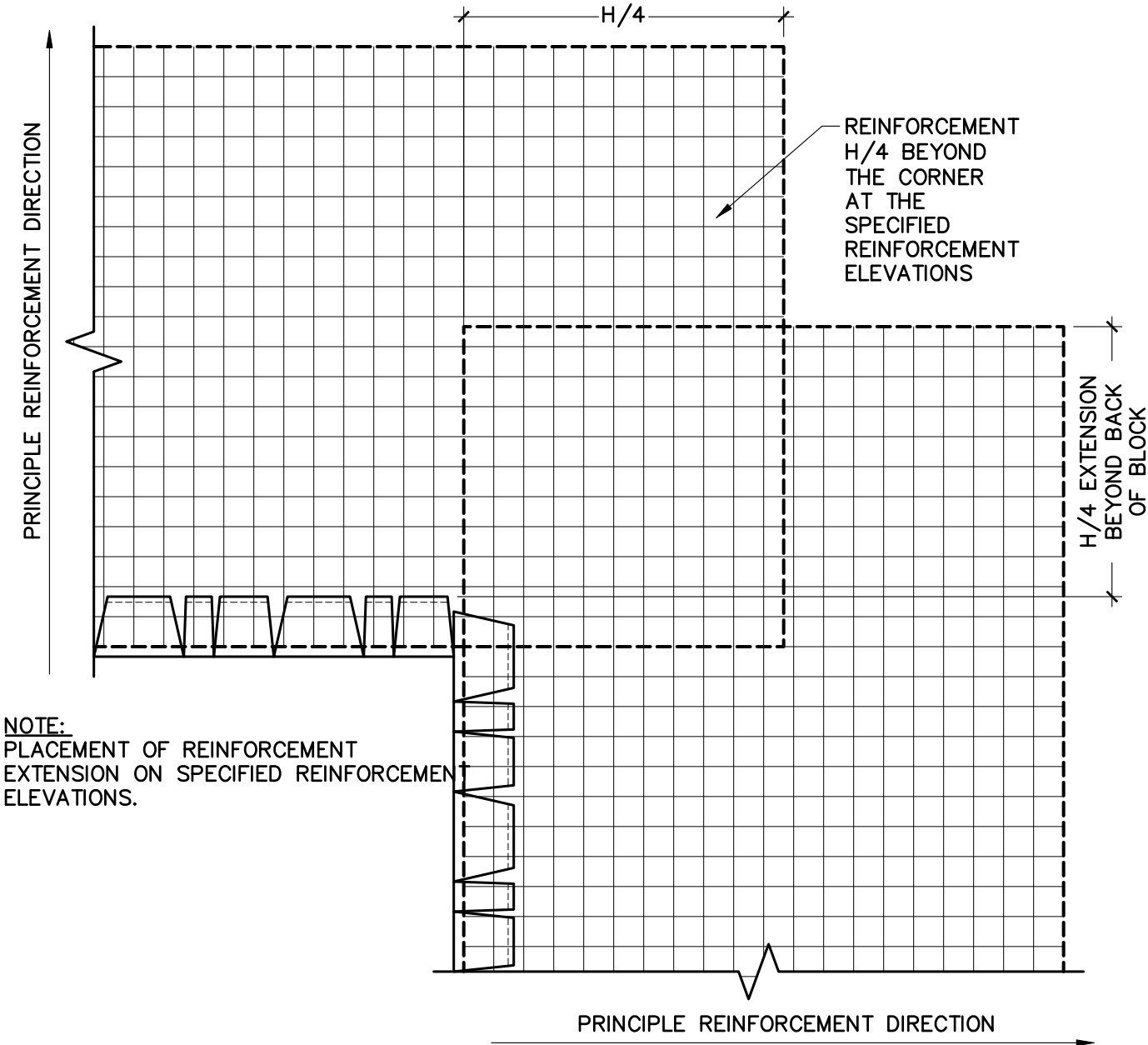
STEP 2: ADD SECOND COURSE OF STEP UNITS, MAINTAINING RUNNING BOND. OVERLAP PREVIOUS COURSE OF STEP UNITS 1" AND ADHERE TO LOWER COURSE WITH AN EXTERIOR CONSTRUCTION ADHESIVE.



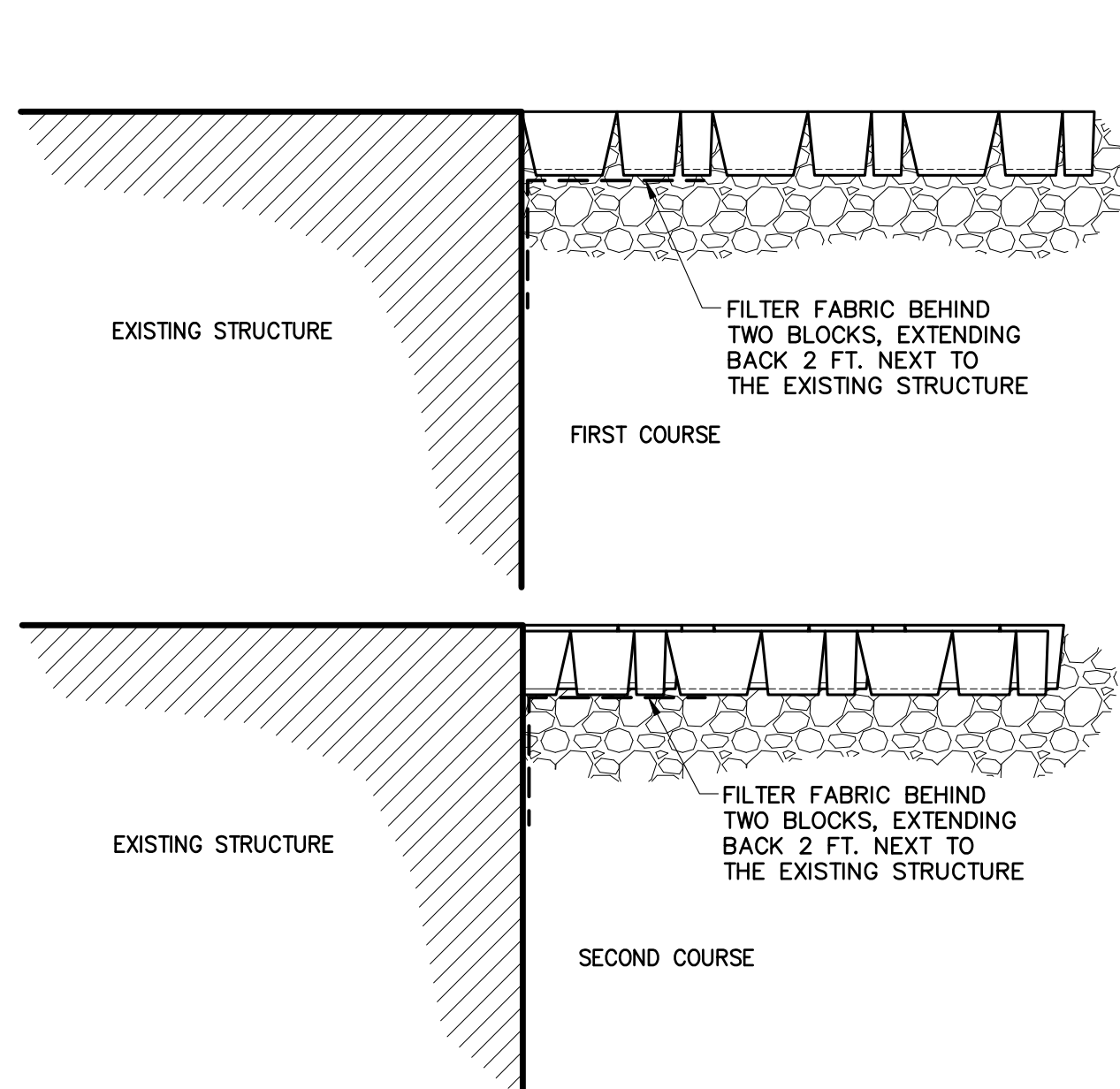
STEP 3: CONTINUE TO PLACE THE NEXT COURSE OF HIGHLAND STONE UNITS ON THE WALL, MAINTAINING THE RUNNING BOND. CUT THE UNIT MARKED WITH "X" TO FIT, REMOVE THE REAR LIP OF THIS UNIT, AND ADHERE WITH AN EXTERIOR CONSTRUCTION ADHESIVE.



9 ANCHOR WALL (STAIR CONSTRUCTION)
SECTION SCALE: 3/8"=12"

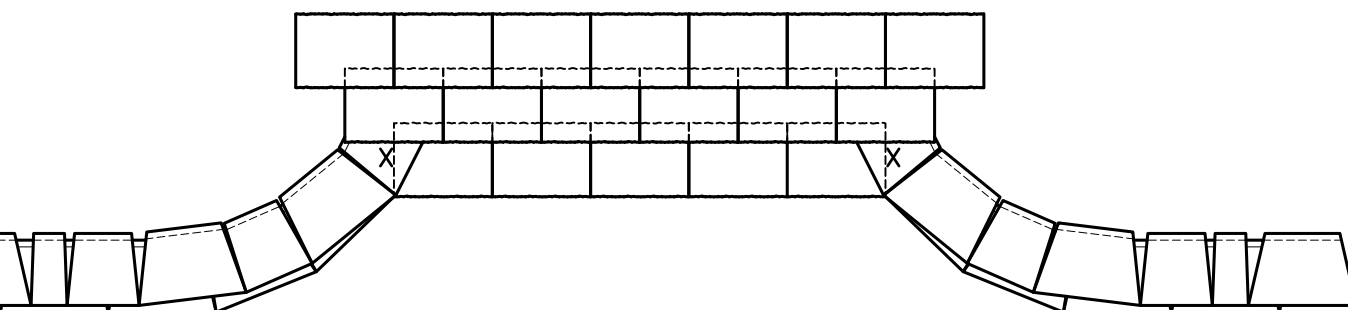


2 ANCHOR WALL (INSIDE CORNER W/GRID)
PLAN SCALE: 3/8"=12"

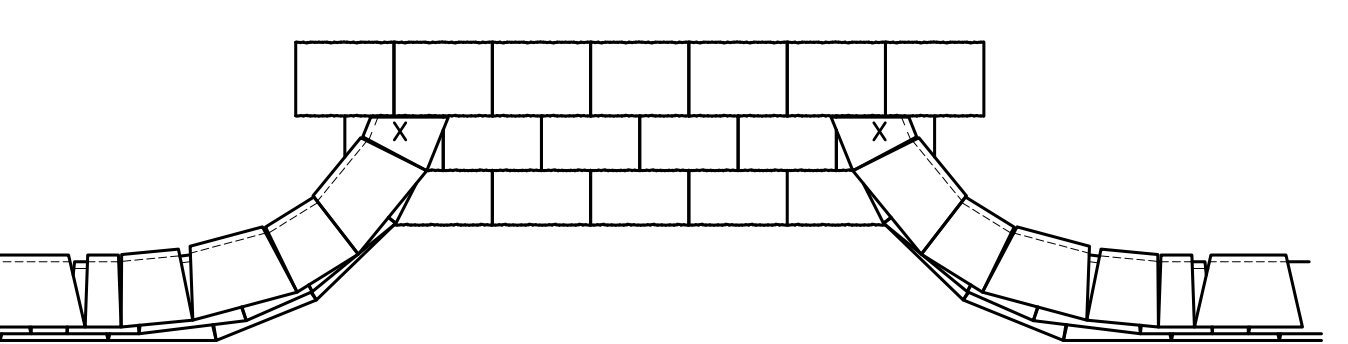


6 ANCHOR WALL (ABUTTING EXIST. STRUCT.)
PLAN SCALE: 3/8"=12"

STEP 4: PLACE THE NEXT ROW OF STEP UNITS. OVERLAP THE PREVIOUS COURSE 2 INCHES, AND ADHERE WITH AN EXTERIOR CONSTRUCTION ADHESIVE. EXTEND THIS COURSE BEHIND THE WALL SYSTEM AS NEEDED.



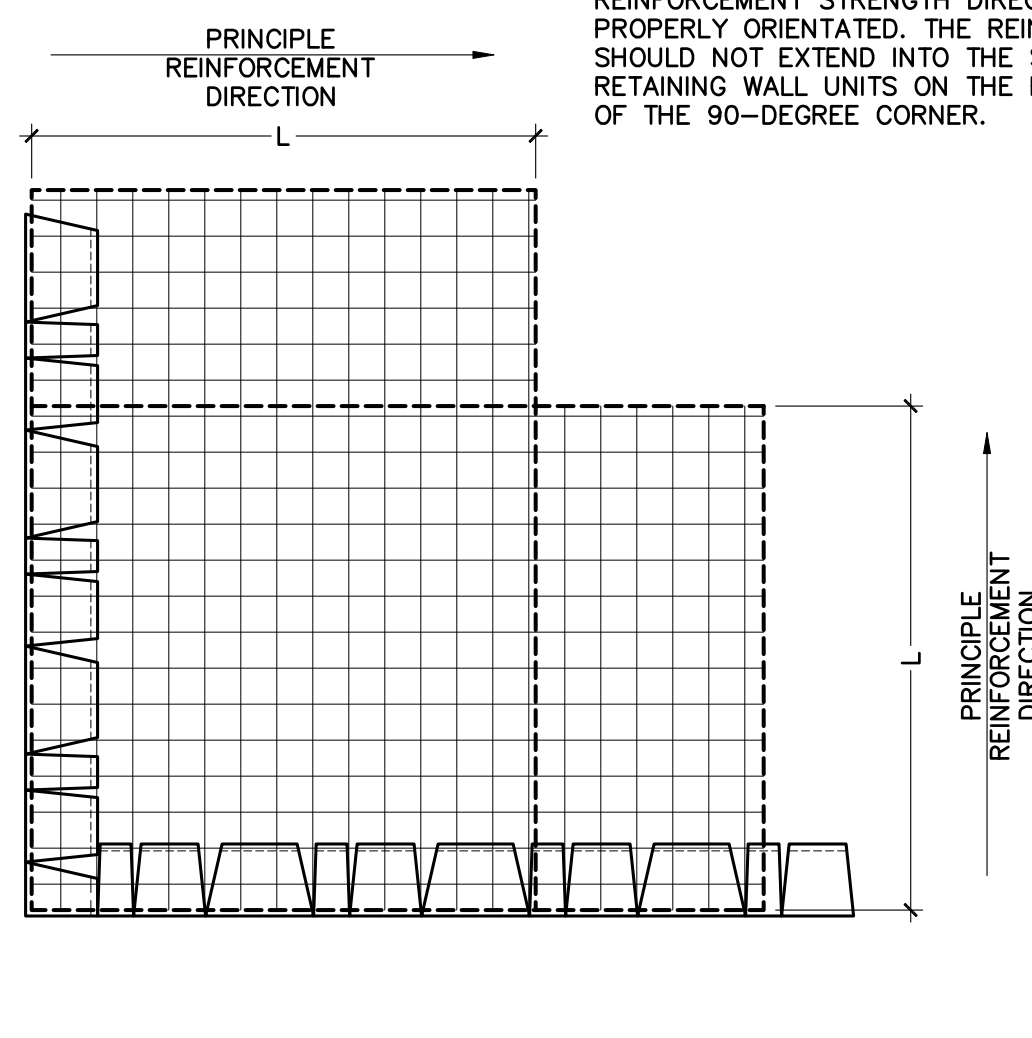
STEP 5: CONTINUE STEPS 3 AND 4 UNTIL THE DESIRED WALL HEIGHT IS COMPLETED. CUT THE BLOCK SHOWN AS "X", REMOVE THE REAR LIPS AND ADHERE THE BLOCK WITH AN EXTERIOR CONSTRUCTION ADHESIVE FOR EACH COURSE CONSTRUCTED.



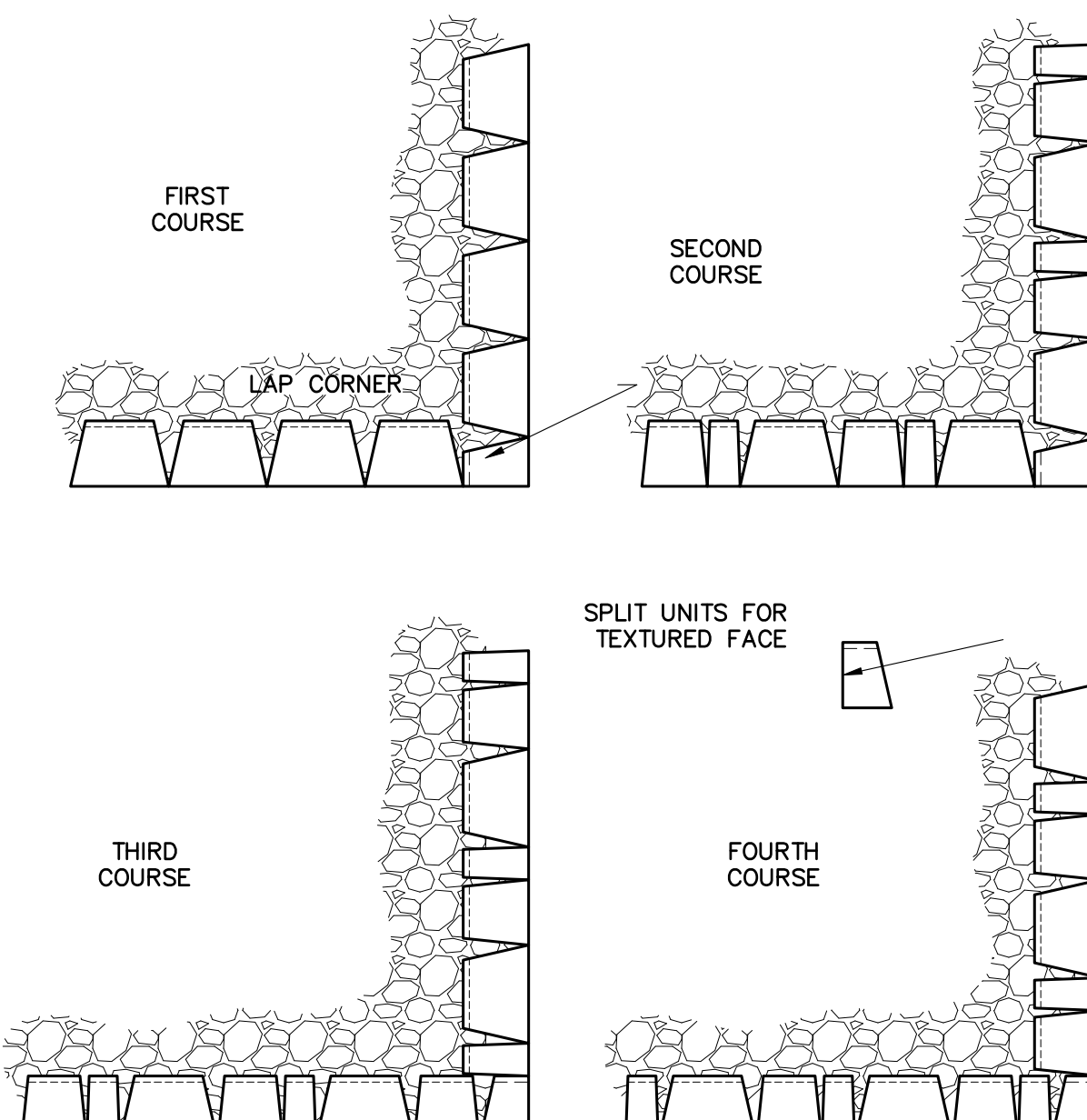
- GENERAL NOTES:
- RETENTION POND RETAINING WALL SHALL BE DIAMOND PRO STONE CUT AND ALL OTHER STONE WALLS AND STEPS SHALL BE HIGHLAND STONE 6" MIXED PIECE REATINING WALL SYSTEMS AS MANUFACTURED BY ANCHOR RETAINING WALL SYSTEMS (PH. 877-295-5415).
 - CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS PRIOR TO CONSTRUCTION.
 - COLOR SHALL BE BLENDED MIX TO BE SELECTED BY THE OWNER/LANDSCAPE ARCHITECT



NOTE:
IN THE "CROSS-OVER AREA" OF REINFORCEMENT, ONE OF THE LAYERS OF REINFORCEMENT SHOULD BE LOWERED OR RAISED ONE COURSE TO ALLOW PLACEMENT OF THE REINFORCEMENT WITH THE PRINCIPLE REINFORCEMENT STRENGTH DIRECTION PROPERLY ORIENTATED. THE REINFORCEMENT SHOULD NOT EXTEND INTO THE SEGMENTAL RETAINING WALL UNITS ON THE RETURN LEG OF THE 90-DEGREE CORNER.

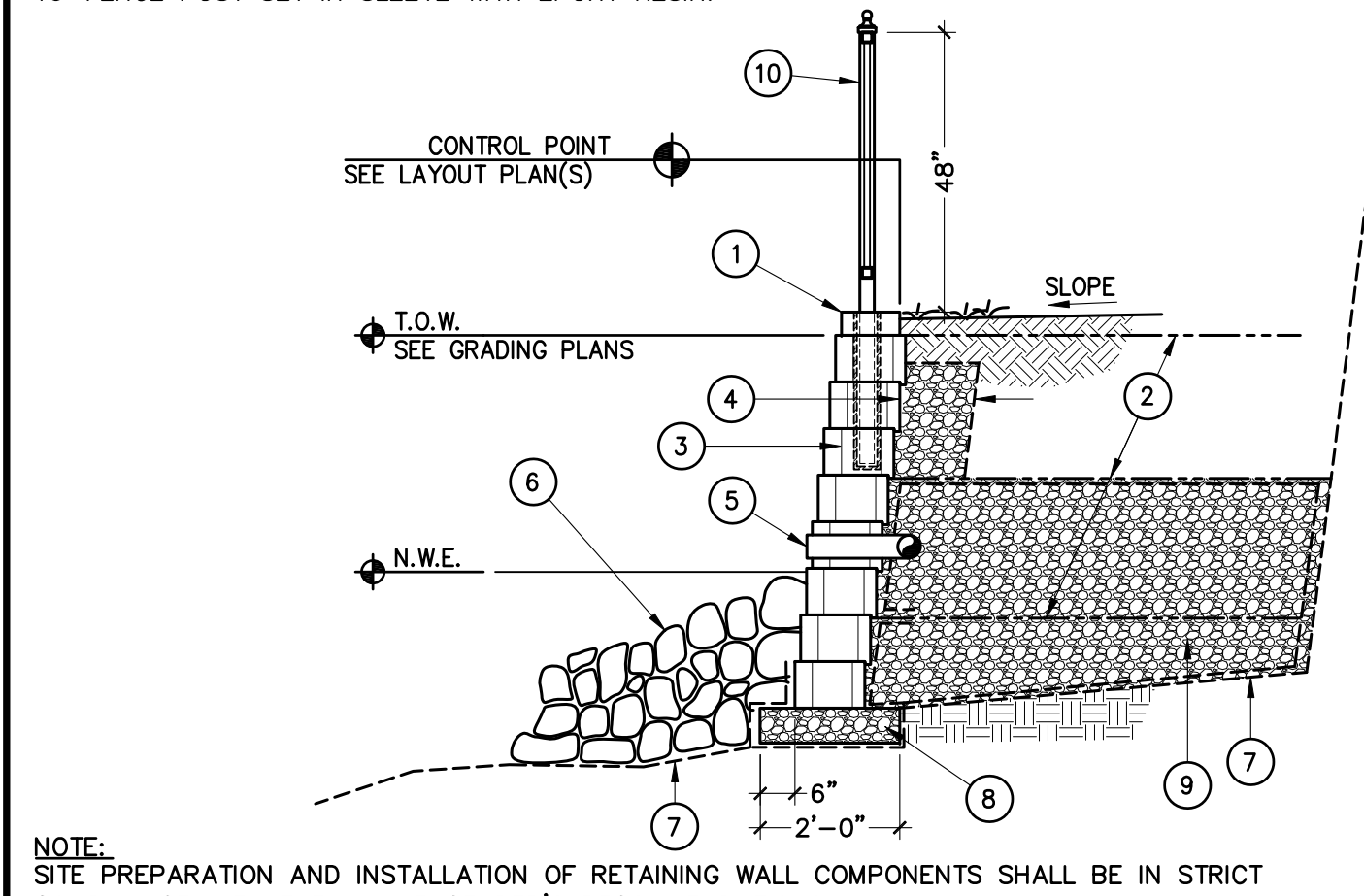


3 ANCHOR WALL (OUTSIDE CORNER W/GRID)
PLAN SCALE: 3/8"=12"



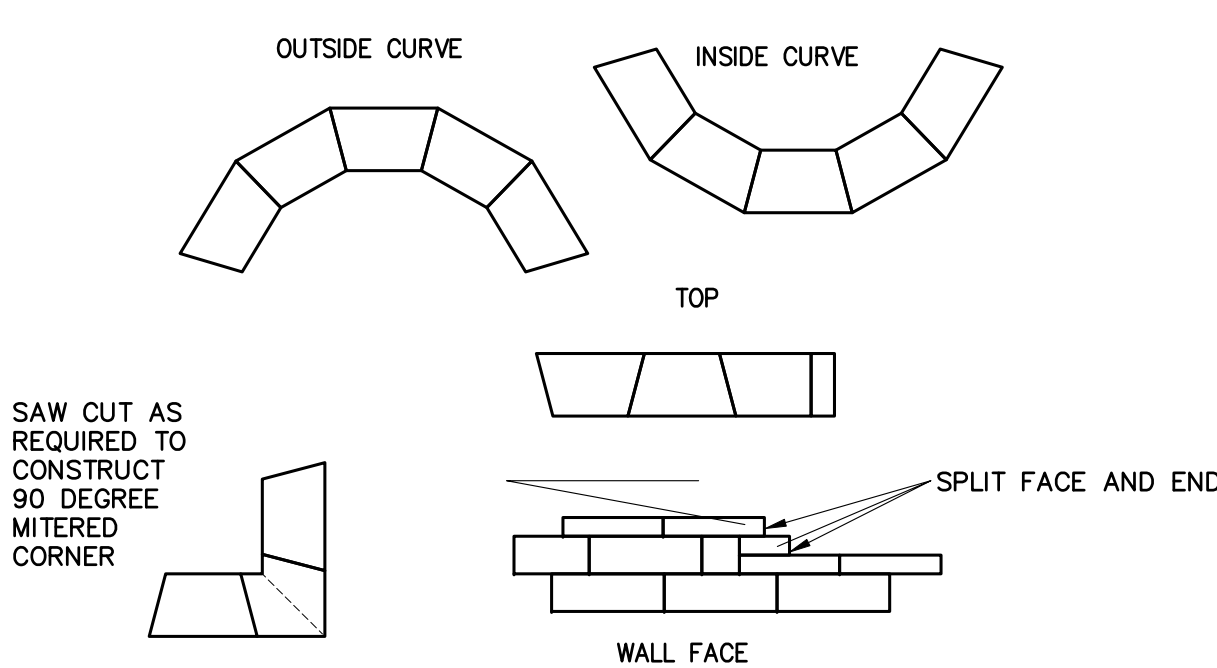
7 ANCHOR WALL (OUTSIDE CORNERS)
PLAN SCALE: 3/8"=12"

- KEY NOTES:
- 1 CAP BLOCK
 - 2 GEOSYNTHETIC REINFORCEMENT
 - 3 STONE CUT DIAMOND PRO
 - 4 12 INCHES OF FREE DRAINING AGGREGATE
 - 5 4" DIA. DRAIN
 - 6 EROSION PROTECTION (DESIGNED BY OTHERS)
 - 7 FILTER FABRIC
 - 8 6" MINIMUM COMPACTED GRANULAR BASE LEVELING PAD
 - 9 BACKFILL WITH FREE DRAINING AGGREGATE TO 1 FT. ABOVE WATER ELEVATION
 - 10 FENCE POST SET IN SLEEVE WITH EPOXY RESIN.



NOTE:
SITE PREPARATION AND INSTALLATION OF RETAINING WALL COMPONENTS SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

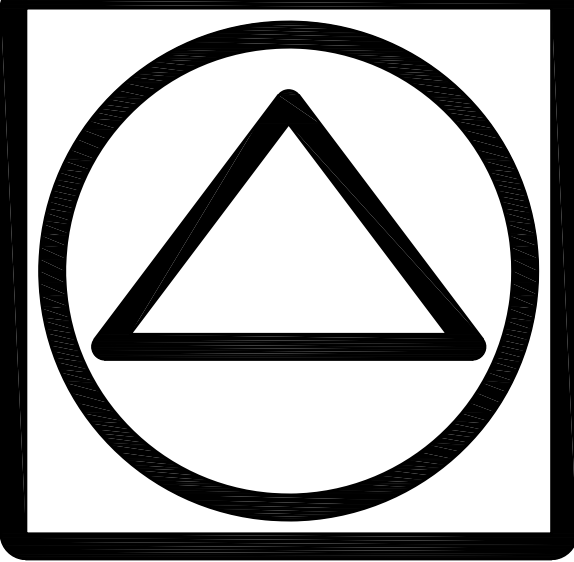
4 ANCHOR WALL (SHORELINE/CHANNEL)
SECTION SCALE: 3/8"=12"



- NOTE:
- ALWAYS START CAPPING WALL FROM THE LOWEST ELEVATION. LAYOUT CAPS PRIOR TO USING ADHESIVE.
 - ALTERNATE SHORT AND LONG CAP FACES EVERY OTHER CAP TO ACHIEVE A STRAIGHT ROW OF CAPS.
 - CUT CAPS TO FIT. VARIOUS COMBINATIONS OF LONG AND SHORT CAP FACES WILL BE NECESSARY FOR RADII GREATER THAN THE MINIMUM.
 - USE EXTERIOR-GRADE CONSTRUCTION ADHESIVE TO SECURE CAPS.
 - SEE DETAIL X ON SHEET WX FOR ADDITIONAL INFORMATION.

8 ANCHOR WALL (CAP BLOCK)
PLAN SCALE: 3/8"=12"

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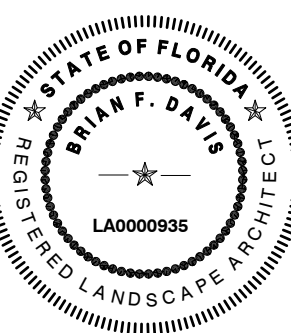
Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	19109
DESIGNED BY:	BFD
DRAWN BY:	RT
CHECKED BY:	BFD
PROJECT APPROVAL:	

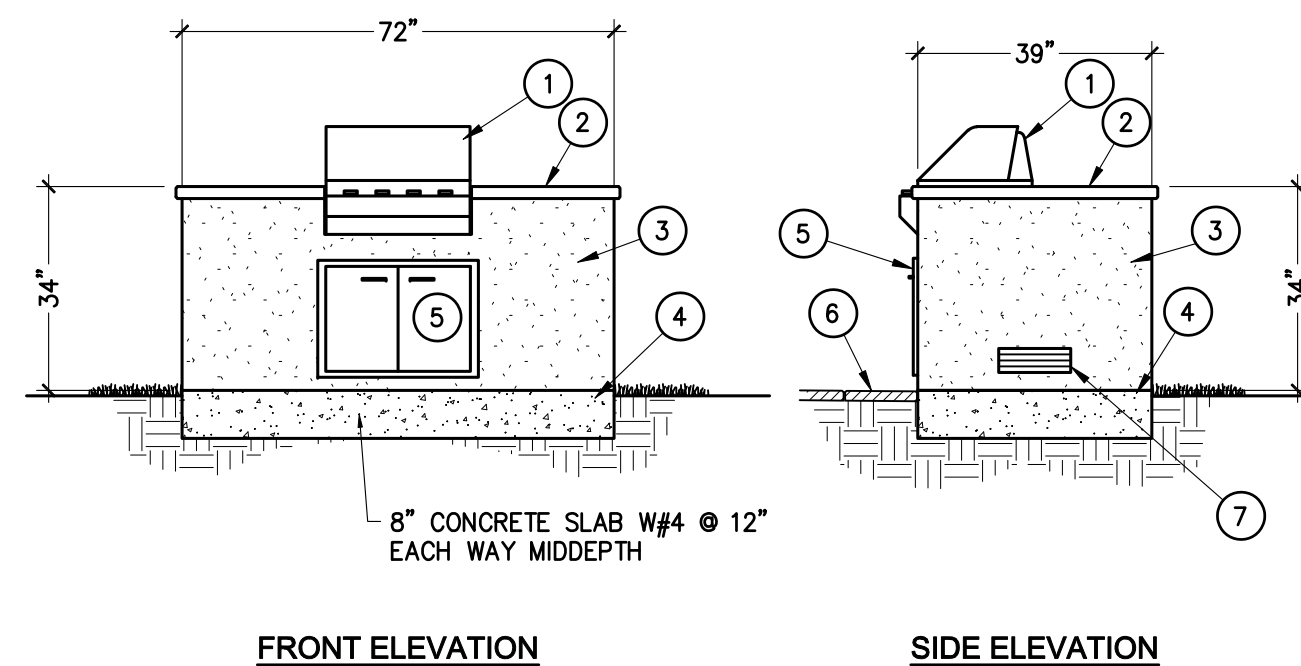
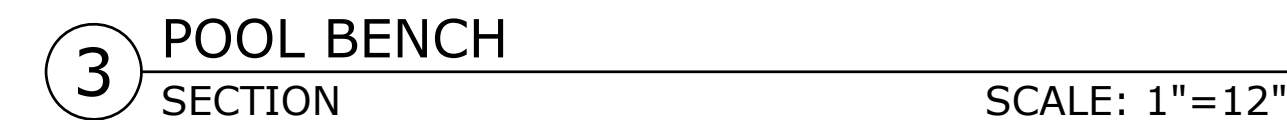
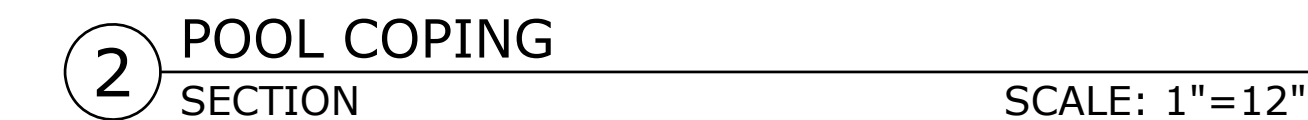
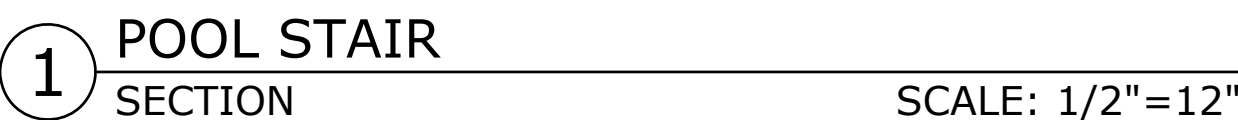
TITLE

**HARDSCAPE
DETAILS**

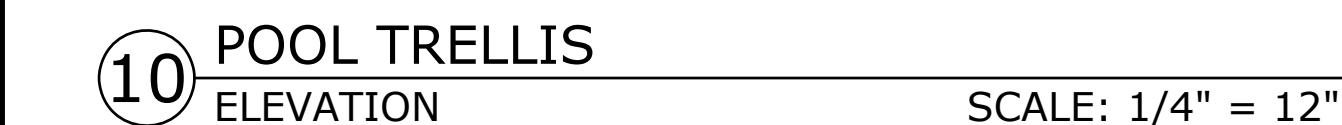
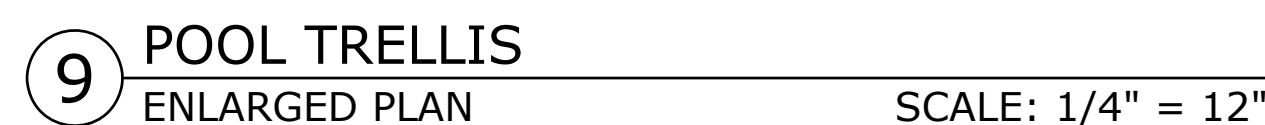
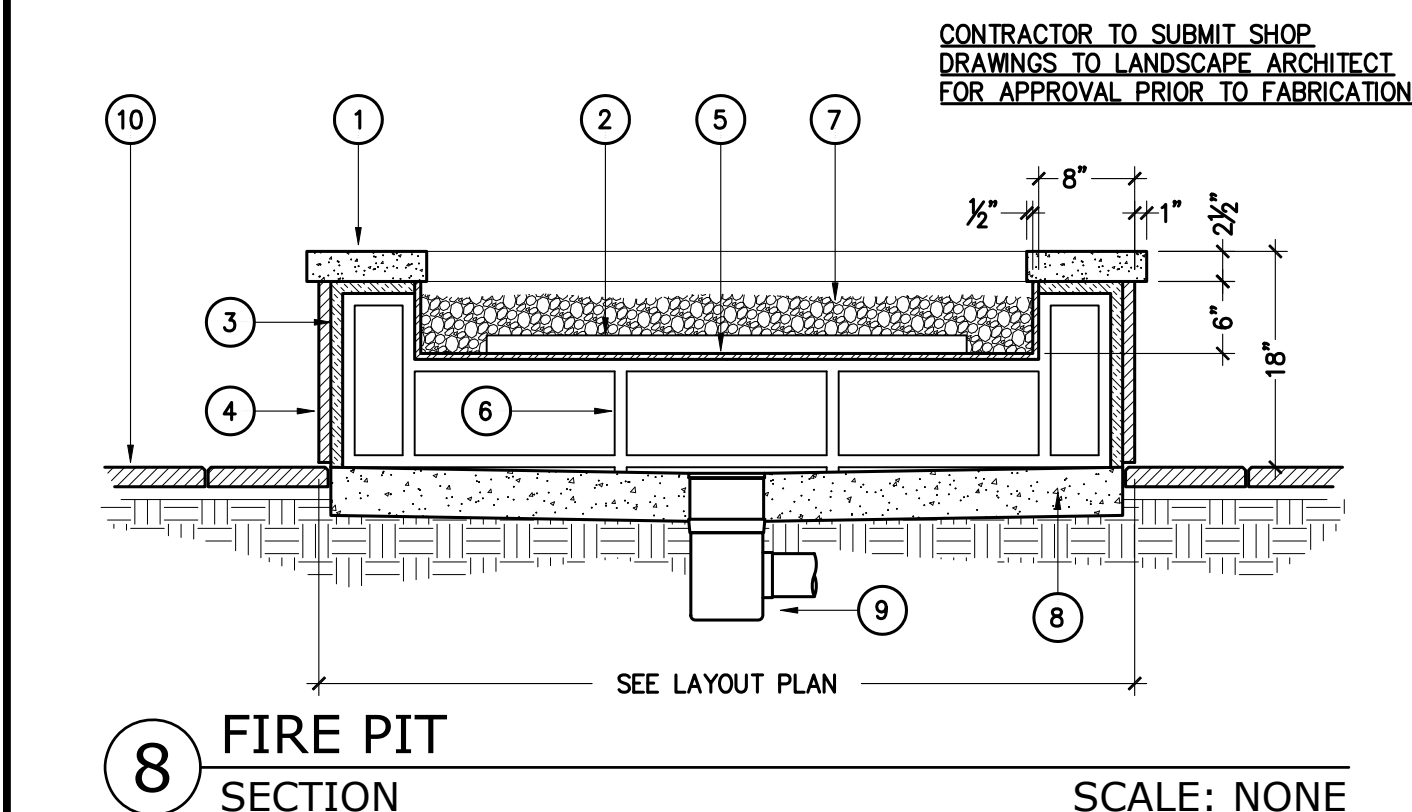
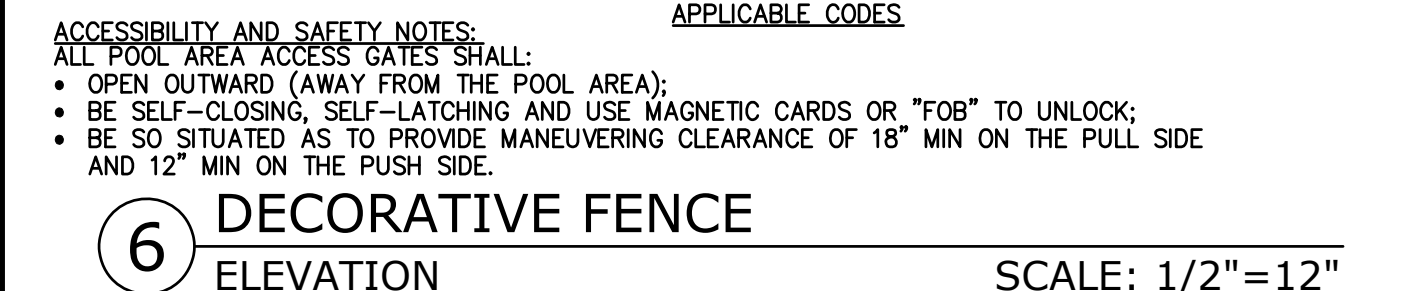
SHEET NO.

HD-03

- 1 POOL COPING - SEE HARDSCAPE PLAN(S)
- 2 POOL DECK - SEE HARDSCAPE PLAN(S)
- 3 STAINLESS STEEL TUBE WITH MIRROR FINISH
- 4 POOL TILE - SEE HARDSCAPE SCHEDULE
- 5 STEP TILE ON TOP AND FACE (SKID RESISTANT)
- 6 WATER LEVEL



5 BBQ GRILL
ELEVATIONS SCALE: NONE



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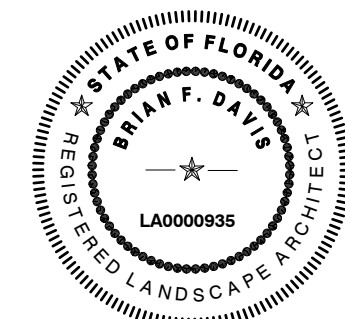
Lake Mary, Florida

ISSUED

DATE:	FOR:
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06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail

Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN

KEY PLAN

JOB NO.: 19109

DESIGNED BY: BFD

DRAWN BY: *RT*

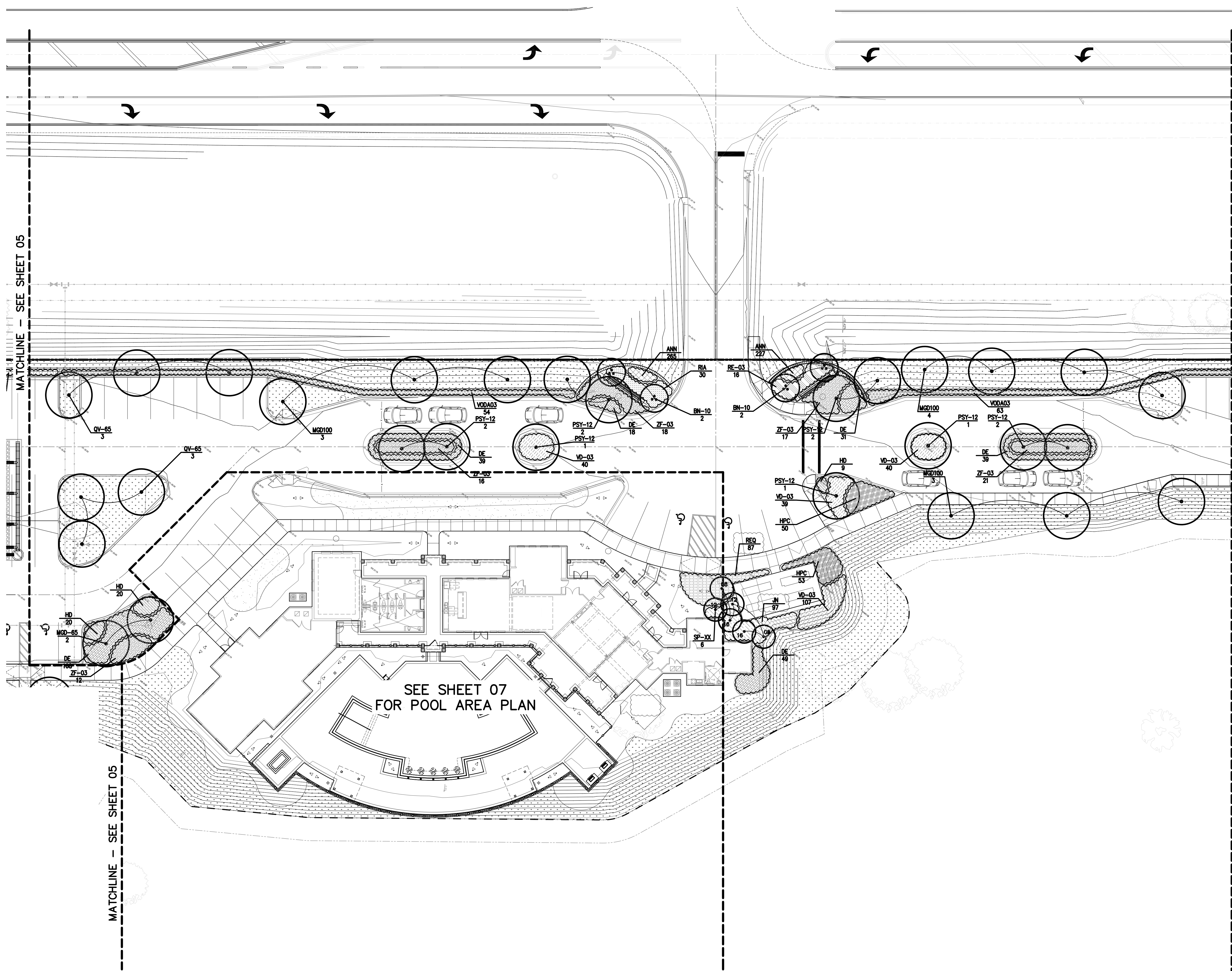
CHECKED BY: BFD

PROJECT APPROVAL:

TITLE
HARDSCAPE
DETAILS

SHEET NO. _____

HD-02



CITY LANDSCAPE REQUIREMENTS

- 1. REQUIRED LANDSCAPING ADJACENT TO PUBLIC RIGHTS-OF-WAY.
TOTAL LINEAR FEET OF OFF STREET PARKING: 2,223
PER DEVELOPERS AGREEMENT 1 TREE PER 40 L.F. REQUIRED
REQUIRED TREES: 56 TREES
PROPOSED TREES: 56 TREES
PER DEVELOPERS AGREEMENT REQUIRED MIXED SPECIES HEDGE: 2,223 L.F.
PROPOSED MIXED SPECIES HEDGE: 2,223 L.F.
- 2. REQUIRED INTERIOR PARKING AREA LANDSCAPING:
MINIMUM REQUIREMENT 10 S.F. INTERIOR LANDSCAPE PER EACH PARKING SPACE: 214 SPACES
REQUIRED INTERIOR LANDSCAPE: 2,140 S.F.
PROPOSED INTERIOR LANDSCAPE: 16,009 S.F.
REQUIRED SEPARATE LANDSCAPE AREAS WITH TREE: 41
PROPOSED TREES IN SEPARATE LANDSCAPE AREAS WITH TREE: 41
- 3. TREE REPLACEMENT
TREE INCHES REMOVED: 1535"

AR-65	12 X 4" = 48"
BN-10	8 X 12" = 96"
BNB-30	3 X 1" = 3"
ED-30	12 X 2" = 24"
ED-65	9 X 2.5" = 22.5"
EJ-30	2 X 2.5" = 5"
LOK-30	11 X 1" = 11"
LIT-30	1 X 1" = 1"
LJAb08	29 X 1" = 29"
LSR-65	5 X 3" = 15"
MGD-65	29 X 3" = 87"
MGD100	11 X 3.5" = 38.5"
PO-65	4 X 4" = 16"
PSY-12	16 X 18" = 288"
QV-65	87 X 3" = 261"
TDI-30	3 X 2.5" = 7.5"
UPD-65	2 X 3" = 6"
SP-08	27 X 12" = 324"
SP-12	20 X 12" = 240"
SP-16	15 X 12" = 180"

TREE INCHES PROPOSED: 1702.5"
4. SOD WILL BE INSTALLED ON SLOPES TO STABILIZE SOIL

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Tel (407) 649-1828 Fax (407) 479-3279
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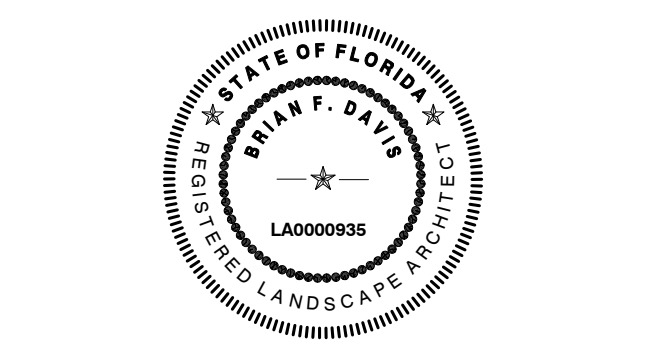
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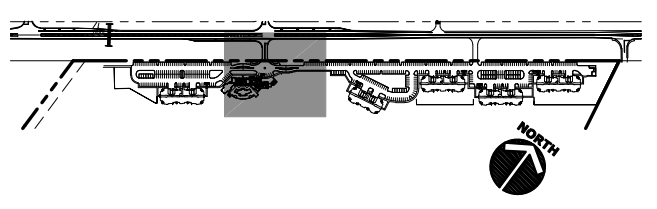
DATE:	FOR:
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10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
03.24.2020	SOD REVISION

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Cocoa, Florida



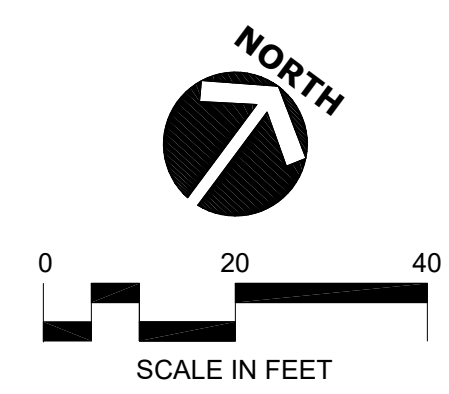
Brian F. Davis LA0000935
KEY PLAN

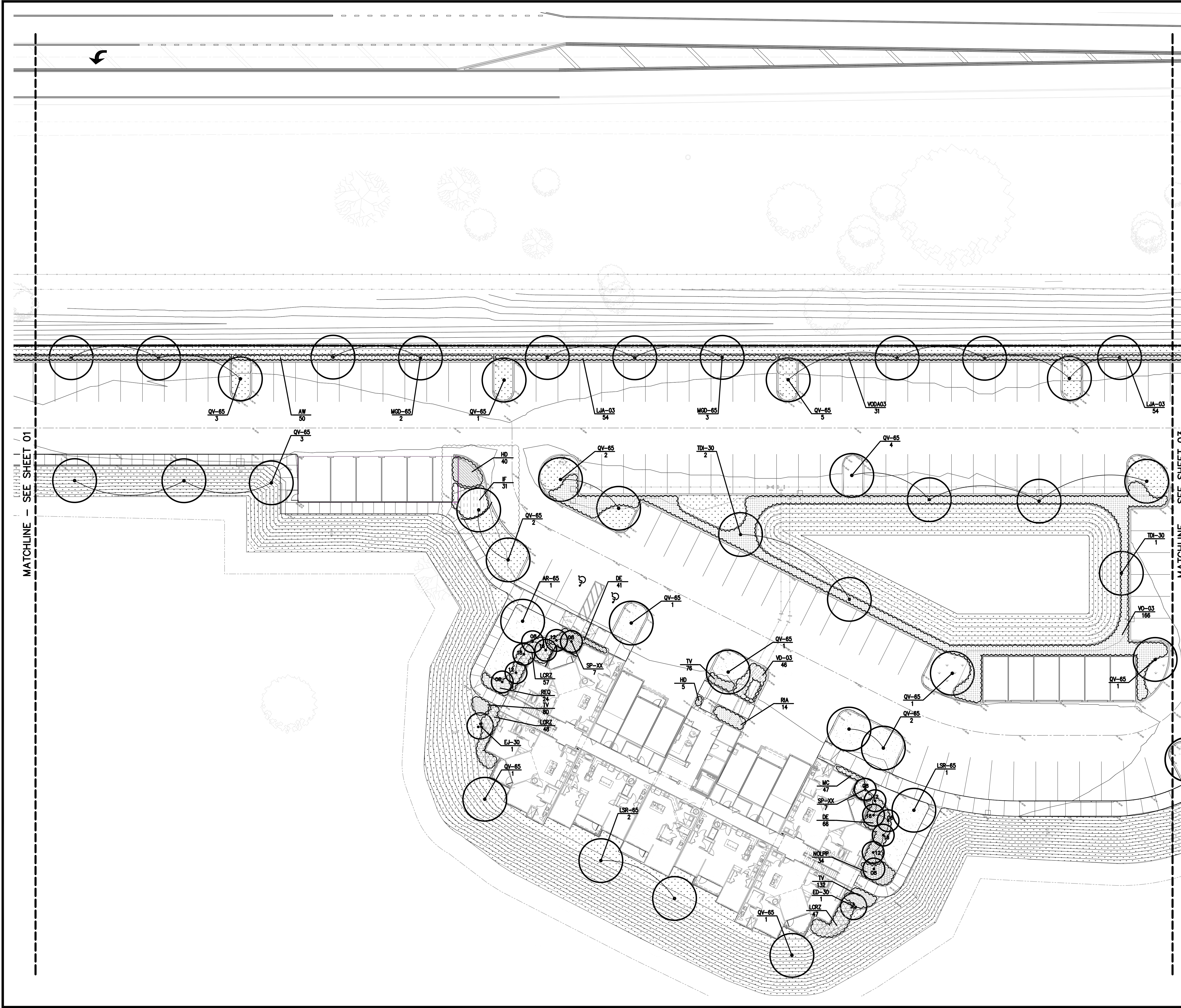


JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
LANDSCAPE PLAN

SHEET NO.
LA-01





CITY LANDSCAPE REQUIREMENTS

1. REQUIRED LANDSCAPING
ADJACENT TO PUBLIC
RIGHTS-OF-WAY.

TOTAL LINEAR FEET OF OFF STREET
PARKING: 2,223

PER DEVELOPERS AGREEMENT
1 TREE PER 40 L.F. REQUIRED

REQUIRED TREES: 56 TREES
PROPOSED TREES: 56 TREES

PER DEVELOPERS AGREEMENT
REQUIRED MIXED SPECIES HEDGE:
2,223 L.F.

PROPOSED MIXED SPECIES HEDGE:
2,223 L.F.

2. REQUIRED INTERIOR PARKING
AREA LANDSCAPING:

MINIMUM REQUIREMENT 10 S.F.
INTERIOR LANDSCAPE PER EACH
PARKING SPACE: 214 SPACES

REQUIRED INTERIOR LANDSCAPE:
2,140 S.F.

PROPOSED INTERIOR LANDSCAPE:
16,009 S.F.

REQUIRED SEPERATE LANDSCAPE
AREAS WITH TREE:41

PROPOSED TREES IN SEPERATE
LANDSCAPE AREAS WITH TREE: 41

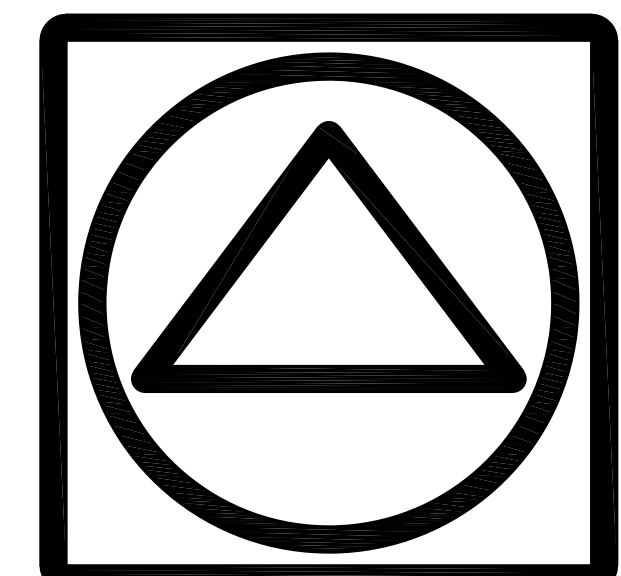
3. TREE REPLACEMENT

TREE INCHES REMOVED: 1535"

AR-65	12 X 4" = 48"
BN-10	8 X 12" = 96"
BNB-30	3 X 1" = 3"
ED-30	12 X 2" = 24"
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UPD-65	2 X 3" = 6"
SP-08	27 X 12" = 324"
SP-12	20 X 12" = 240"
SP-16	15 X 12" = 180"

TREE INCHES PROPOSED: 1702.5"

4. SOD WILL BE INSTALLED ON SLOPES
TO STABILIZE SOIL



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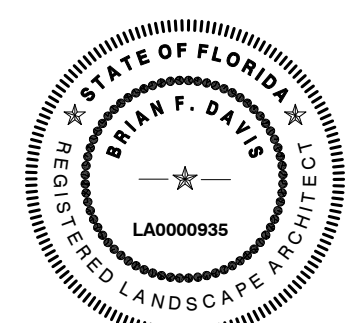


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03.24.2020	SOD REVISION

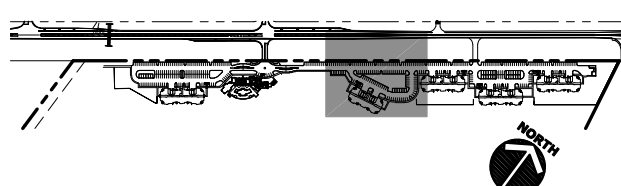
Integra Preserve Trail

Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN

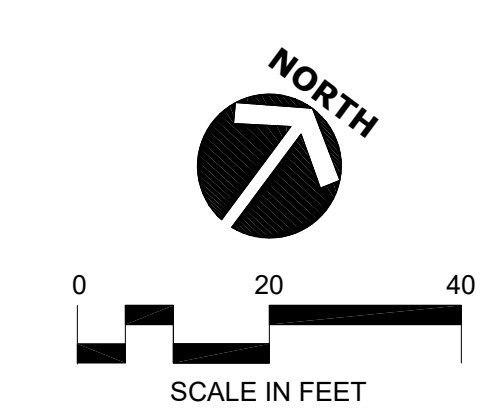


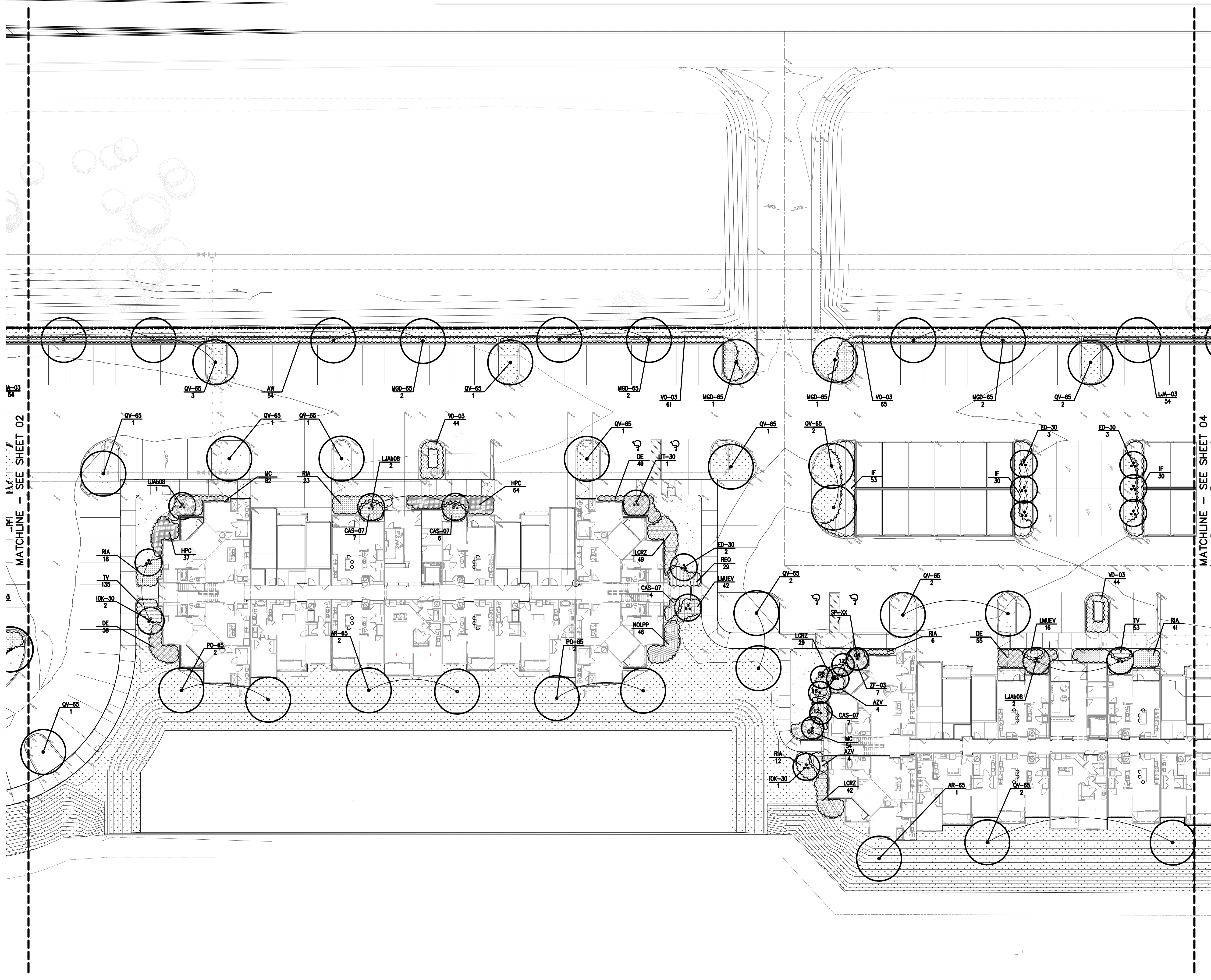
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
LANDSCAPE
PLAN

SHEET NO.

LA-02





CITY LANDSCAPE REQUIREMENTS

1. REQUIRED LANDSCAPING
ADJACENT TO PUBLIC
RIGHTS-OF-WAY.

TOTAL LINEAR FEET OF OFF STREET
PARKING: 2,223

PER DEVELOPERS AGREEMENT
1 TREE PER 40 L.F. REQUIRED

REQUIRED TREES: 56 TREES
PROPOSED TREES: 56 TREES

PER DEVELOPERS AGREEMENT
REQUIRED MIXED SPECIES HEDGE:
2,223 L.F.

PROPOSED MIXED SPECIES HEDGE:
2,223 L.F.

2. REQUIRED INTERIOR PARKING
AREA LANDSCAPING:

MINIMUM REQUIREMENT 10 S.F.
INTERIOR LANDSCAPE PER EACH
PARKING SPACE: 214 SPACES

REQUIRED INTERIOR LANDSCAPE:
2,140 S.F.

PROPOSED INTERIOR LANDSCAPE:
16,009 S.F.

REQUIRED SEPARATE LANDSCAPE
AREAS WITH TREE: 41

PROPOSED TREES IN SEPARATE
LANDSCAPE AREAS WITH TREE: 41

3. TREE REPLACEMENT

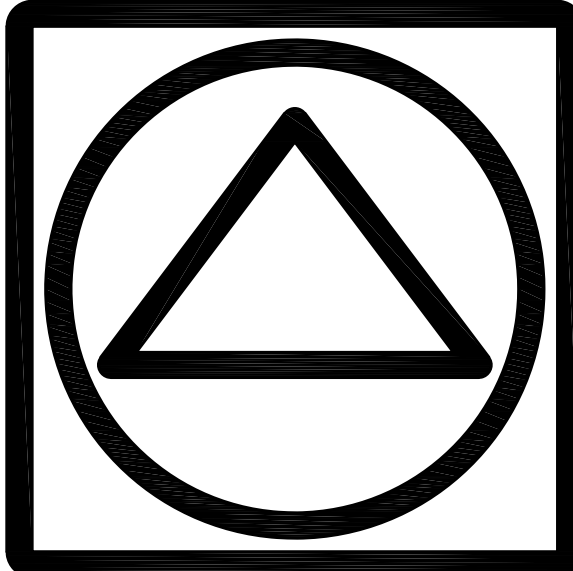
TREE INCHES REMOVED: 1535"

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TREE INCHES PROPOSED: 1702.5"

4. SOD WILL BE INSTALLED ON SLOPES
TO STABILIZE SOIL

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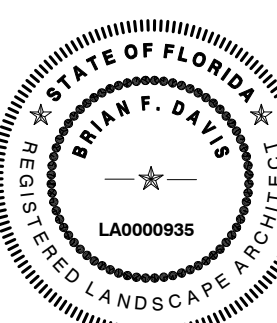
INTEGRA
LAND COMPANY

Lake Mary, Florida

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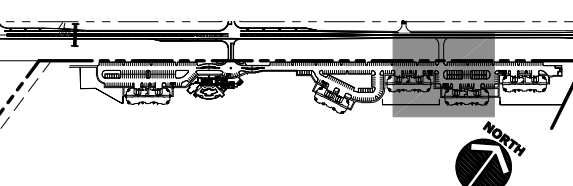
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Integra Preserve
Trail
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



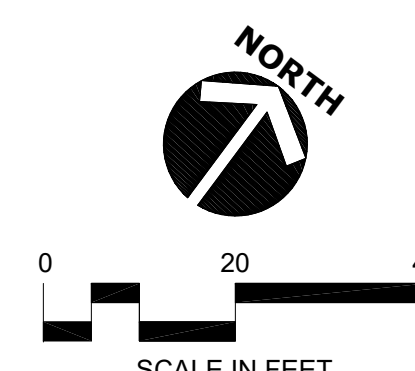
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DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

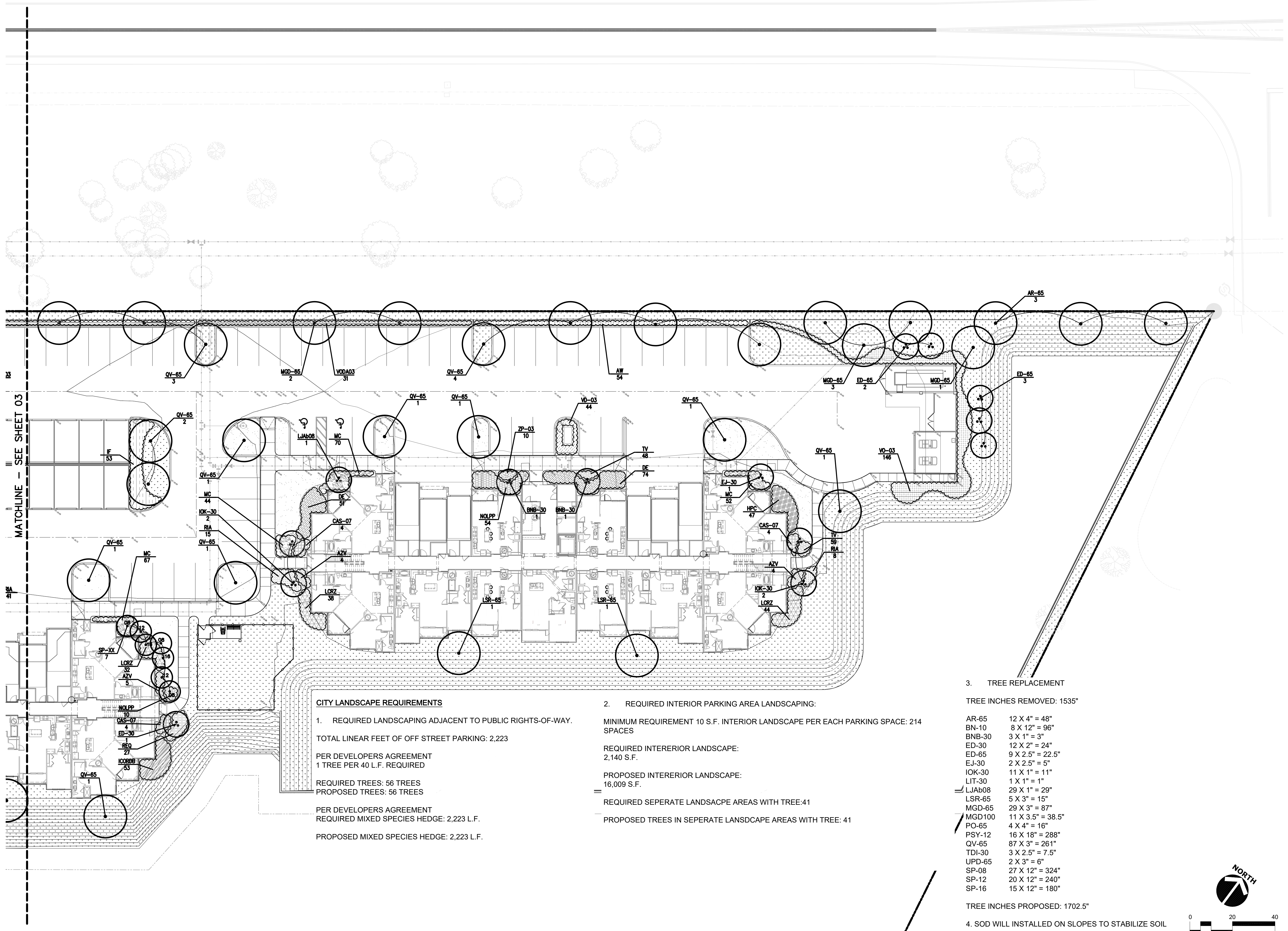
TITLE

LANDSCAPE
PLAN

SHEET NO.

LA-03





CITY LANDSCAPE REQUIREMENTS

1. REQUIRED LANDSCAPING ADJACENT TO PUBLIC RIGHTS-OF-WAY.
TOTAL LINEAR FEET OF OFF STREET PARKING: 2,223
PER DEVELOPERS AGREEMENT
1 TREE PER 40 L.F. REQUIRED
REQUIRED TREES: 56 TREES
PROPOSED TREES: 56 TREES
PER DEVELOPERS AGREEMENT
REQUIRED MIXED SPECIES HEDGE: 2,223 L.F.
PROPOSED MIXED SPECIES HEDGE: 2,223 L.F.

2. REQUIRED INTERIOR PARKING AREA LANDSCAPING:

- MINIMUM REQUIREMENT 10 S.F. INTERIOR LANDSCAPE PER EACH PARKING SPACE: 214 SPACES
REQUIRED INTERIOR LANDSCAPE:
2,140 S.F.
PROPOSED INTERIOR LANDSCAPE:
16,009 S.F.
REQUIRED SEPERATE LANDSACPE AREAS WITH TREE:41
PROPOSED TREES IN SEPERATE LANDSDCAPE AREAS WITH TREE: 41

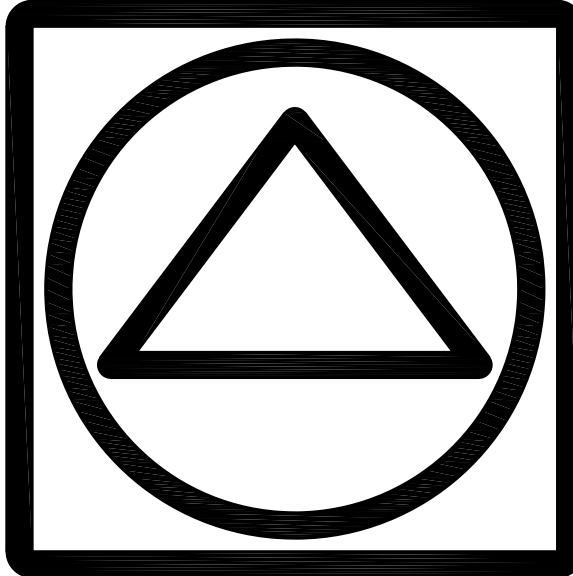
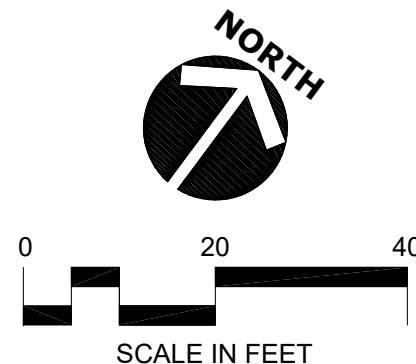
3. TREE REPLACEMENT

TREE INCHES REMOVED: 1535"

AR-65	12 X 4" = 48"
BN-10	8 X 12" = 96"
BNB-30	3 X 1" = 3"
ED-30	12 X 2" = 24"
ED-65	9 X 2.5" = 22.5"
EJ-30	2 X 2.5" = 5"
IOK-30	11 X 1" = 11"
LIT-30	1 X 1" = 1"
LJAb08	29 X 1" = 29"
LSR-65	5 X 3" = 15"
MGD-65	29 X 3" = 87"
MGD100	11 X 3.5" = 38.5"
PO-65	4 X 4" = 16"
PSY-12	16 X 18" = 288"
QV-65	87 X 3" = 261"
TDI-30	3 X 2.5" = 7.5"
UPD-65	2 X 3" = 6"
SP-08	27 X 12" = 324"
SP-12	20 X 12" = 240"
SP-16	15 X 12" = 180"

TREE INCHES PROPOSED: 1702.5"

4. SOD WILL INSTALLED ON SLOPES TO STABILIZE SOIL



P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 479-3279
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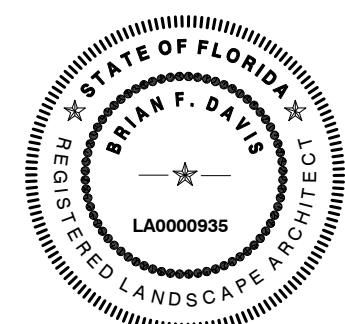


Lake Mary, Florida

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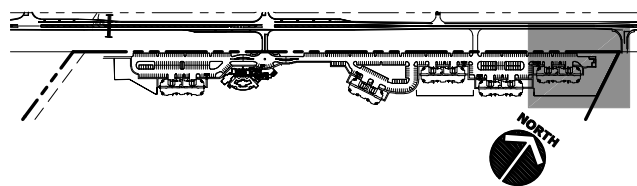
DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
03.24.2020	SOD REVISION

**Integra Preserve
Trail**
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



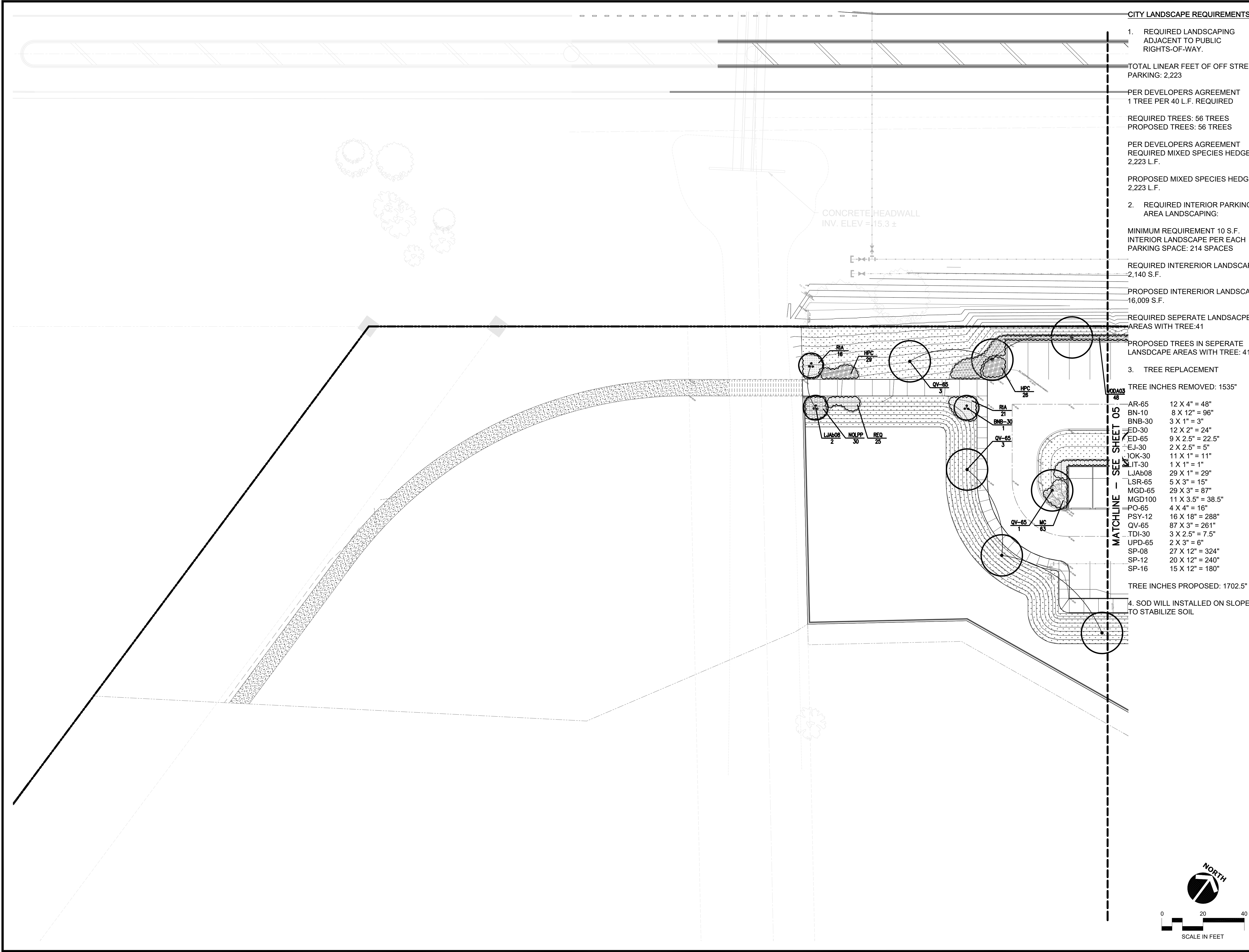
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

**LANDSCAPE
PLAN**

SHEET NO.

LA-04



CITY LANDSCAPE REQUIREMENTS

1. REQUIRED LANDSCAPING
ADJACENT TO PUBLIC
RIGHTS-OF-WAY.

TOTAL LINEAR FEET OF OFF STREET
PARKING: 2,223

PER DEVELOPERS AGREEMENT
1 TREE PER 40 L.F. REQUIRED

REQUIRED TREES: 56 TREES
PROPOSED TREES: 56 TREES

PER DEVELOPERS AGREEMENT
REQUIRED MIXED SPECIES HEDGE:
2,223 L.F.

PROPOSED MIXED SPECIES HEDGE:
2,223 L.F.

2. REQUIRED INTERIOR PARKING
AREA LANDSCAPING:

MINIMUM REQUIREMENT 10 S.F.
INTERIOR LANDSCAPE PER EACH
PARKING SPACE: 214 SPACES

REQUIRED INTERIOR LANDSCAPE:
2,140 S.F.

PROPOSED INTERIOR LANDSCAPE:
16,009 S.F.

REQUIRED SEPERATE LANDSCAPE
AREAS WITH TREE:41

PROPOSED TREES IN SEPERATE
LANDSCAPE AREAS WITH TREE: 41

3. TREE REPLACEMENT

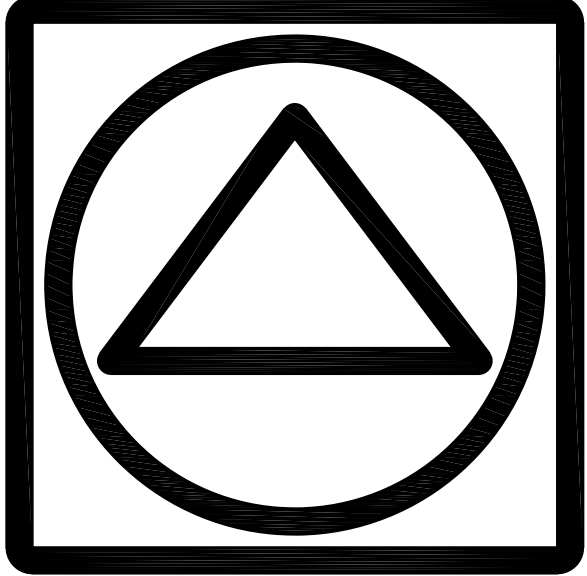
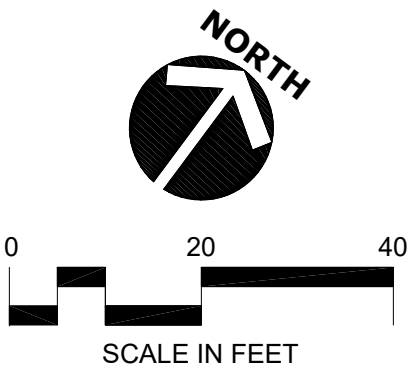
TREE INCHES REMOVED: 1535"

AR-65	12 X 4" = 48"
BN-10	8 X 12" = 96"
BNB-30	3 X 1" = 3"
ED-30	12 X 2" = 24"
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EJ-30	2 X 2.5" = 5"
LOK-30	11 X 1" = 11"
LIT-30	1 X 1" = 1"
LJAb08	29 X 1" = 29"
LSR-65	5 X 3" = 15"
MGD-65	29 X 3" = 87"
MGD100	11 X 3.5" = 38.5"
PO-65	4 X 4" = 16"
PSY-12	16 X 18" = 288"
QV-65	87 X 3" = 261"
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SP-08	27 X 12" = 324"
SP-12	20 X 12" = 240"
SP-16	15 X 12" = 180"

TREE INCHES PROPOSED: 1702.5"

4. SOD WILL INSTALLED ON SLOPES
TO STABILIZE SOIL

MATCHLINE - SEE SHEET 05



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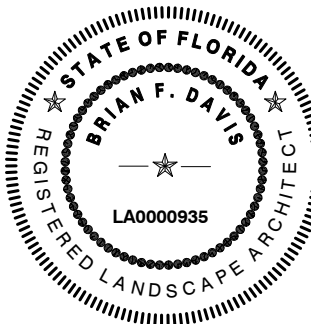


Lake Mary, Florida

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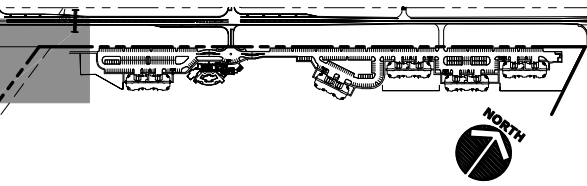
DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW
03.24.2020	SOD REVISION

Integra Preserve
Trail
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN



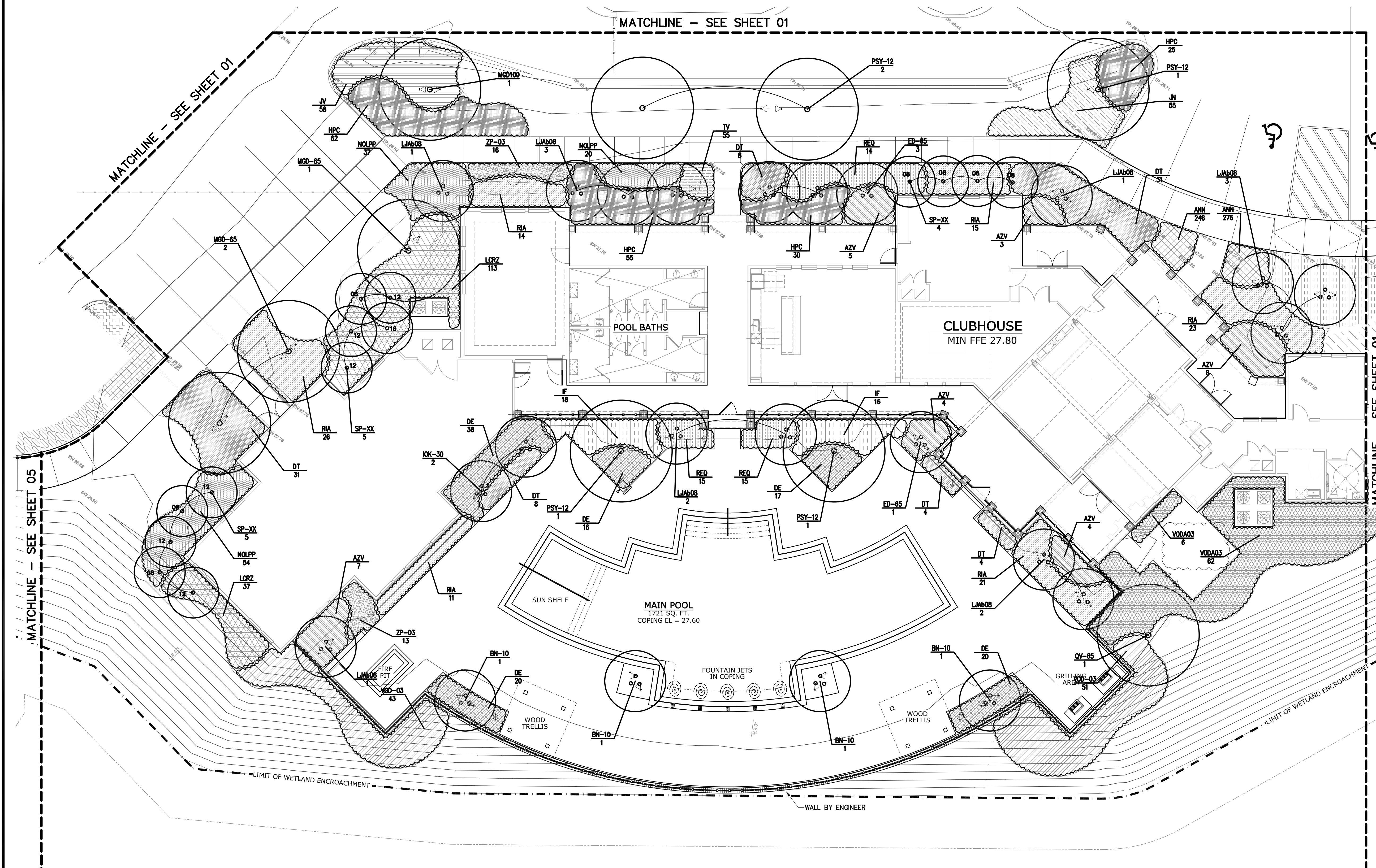
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

LANDSCAPE
PLAN

SHEET NO.

LA-06



CITY LANDSCAPE REQUIREMENTS

1. REQUIRED LANDSCAPING ADJACENT TO PUBLIC RIGHTS-OF-WAY.

TOTAL LINEAR FEET OF OFF STREET PARKING: 2,223

PER DEVELOPERS AGREEMENT
1 TREE PER 40 L.F. REQUIRED

REQUIRED TREES: 56 TREES
PROPOSED TREES: 56 TREES

PER DEVELOPERS AGREEMENT
REQUIRED MIXED SPECIES HEDGE:
2,223 L.F.

PROPOSED MIXED SPECIES HEDGE:
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2. REQUIRED INTERIOR PARKING AREA LANDSCAPING:

MINIMUM REQUIREMENT 10 S.F.
INTERIOR LANDSCAPE PER EACH
PARKING SPACE: 214 SPACES

REQUIRED INTERIOR LANDSCAPE:
2,140 S.F.

PROPOSED INTERIOR LANDSCAPE
16,009 S.F.

REQUIRED SEPERATE LANDSCAPE
AREAS WITH TREE:41

PROPOSED TREES IN SEPERATE
LANDSCAPE AREAS WITH TREE: 41

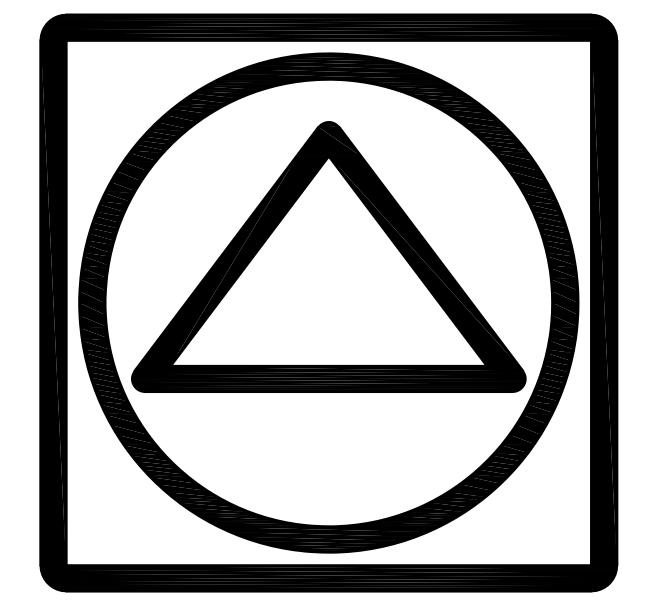
3. TREE REPLACEMENT

TREE INCHES REMOVED: 1535"

AR-65	12 X 4" = 48"
BN-10	8 X 12" = 96"
BNB-30	3 X 1" = 3"
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TREE INCHES PROPOSED: 1702.5"

4. SOD WILL INSTALLED ON SLOPES TO STABILIZE SOIL



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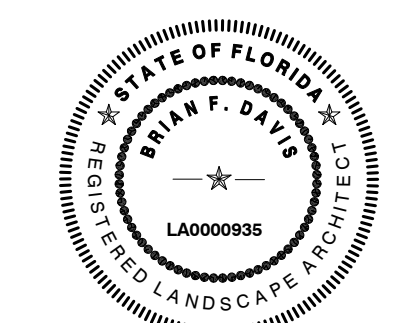
Lake Mary, Florida

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DATE:	FOR:
07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW
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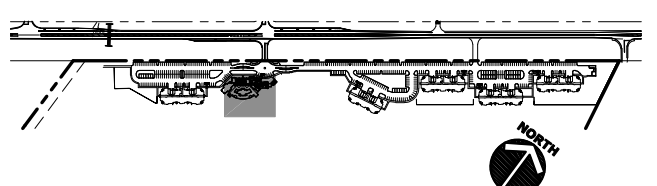
Integra Preserve Trail

Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN

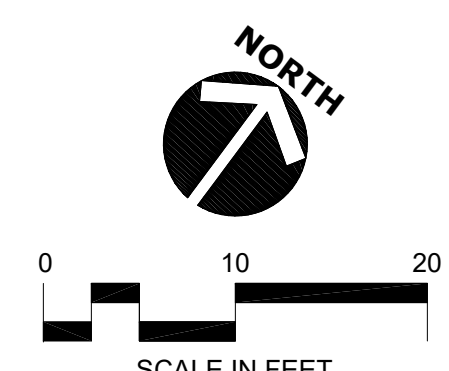


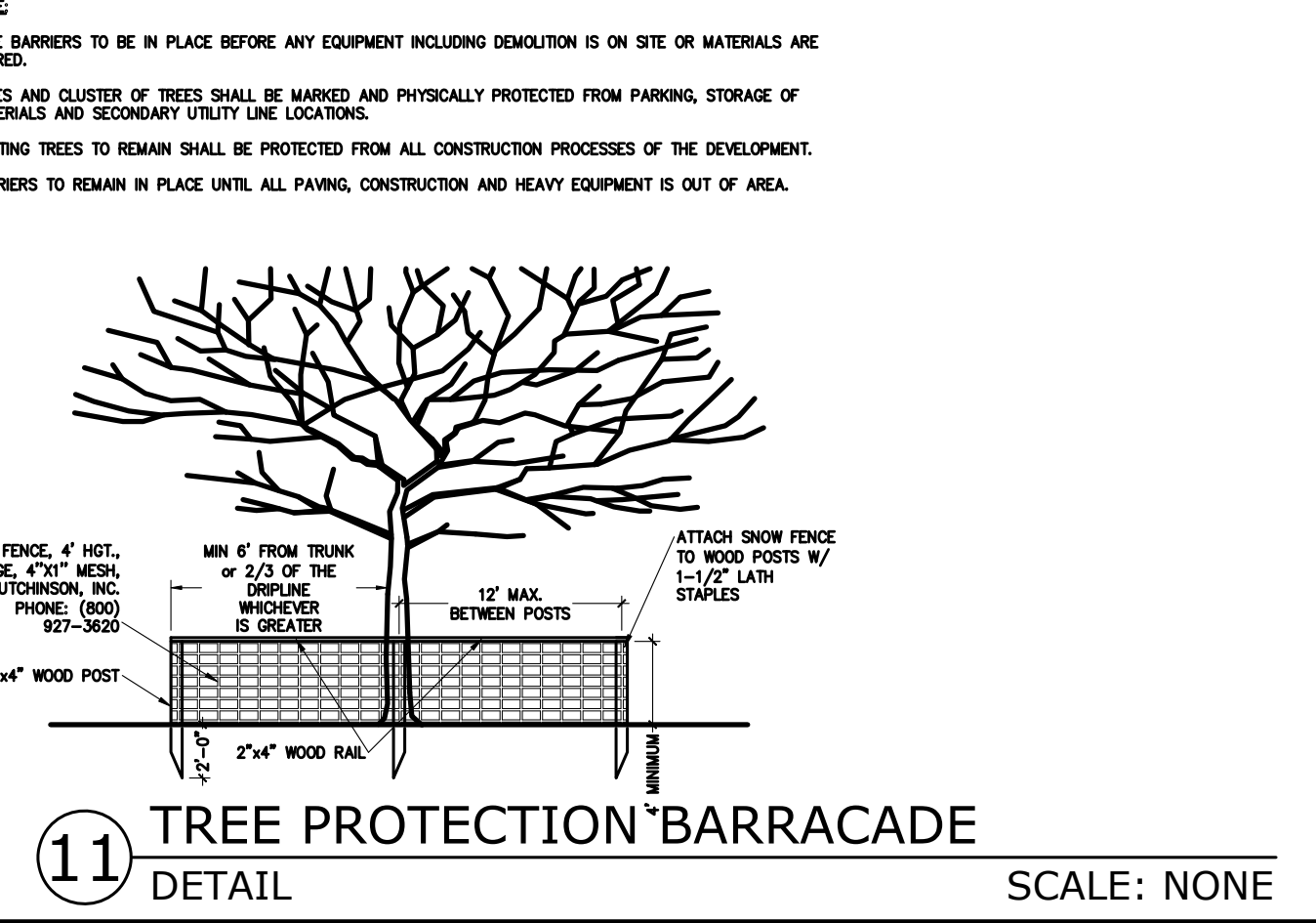
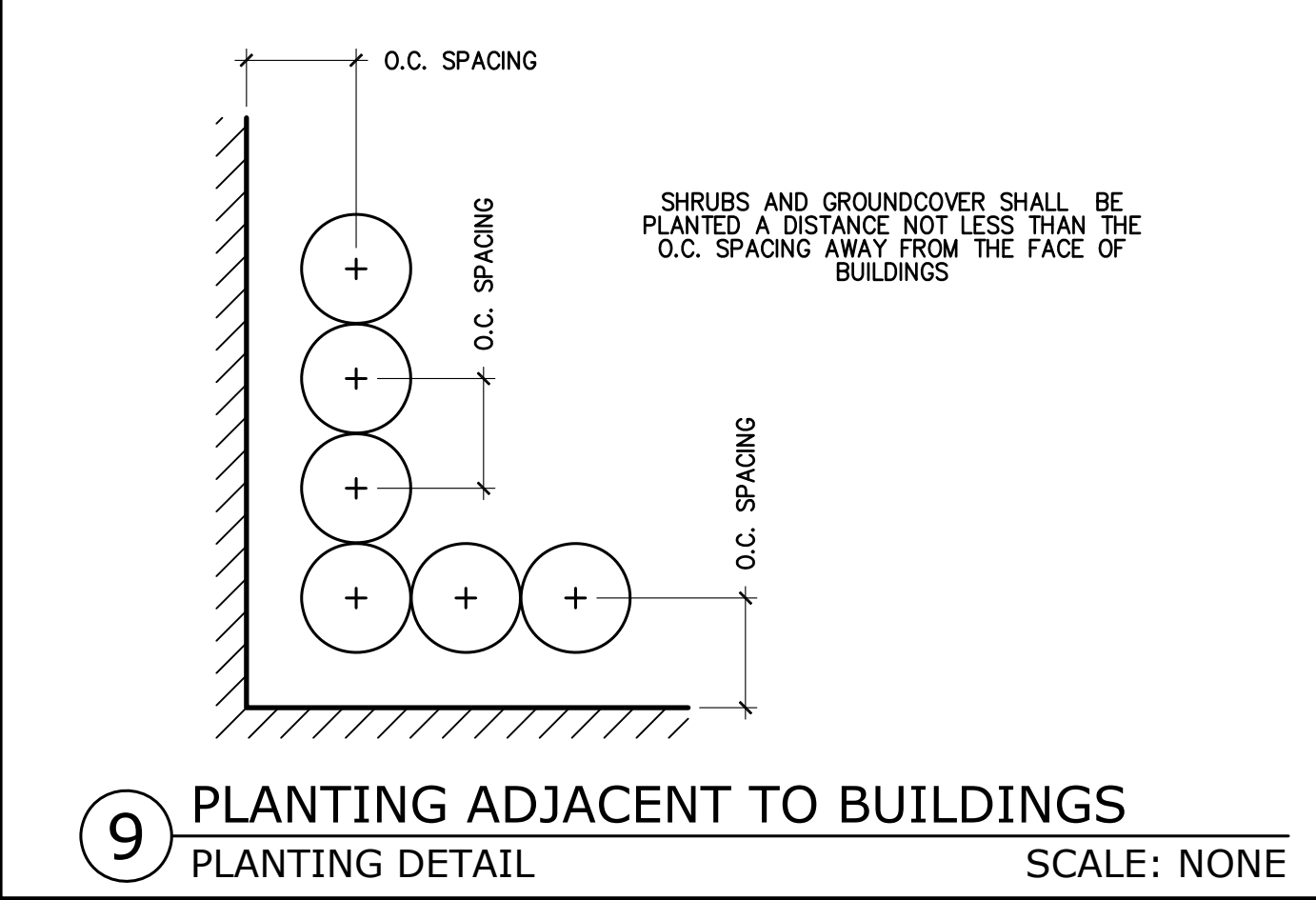
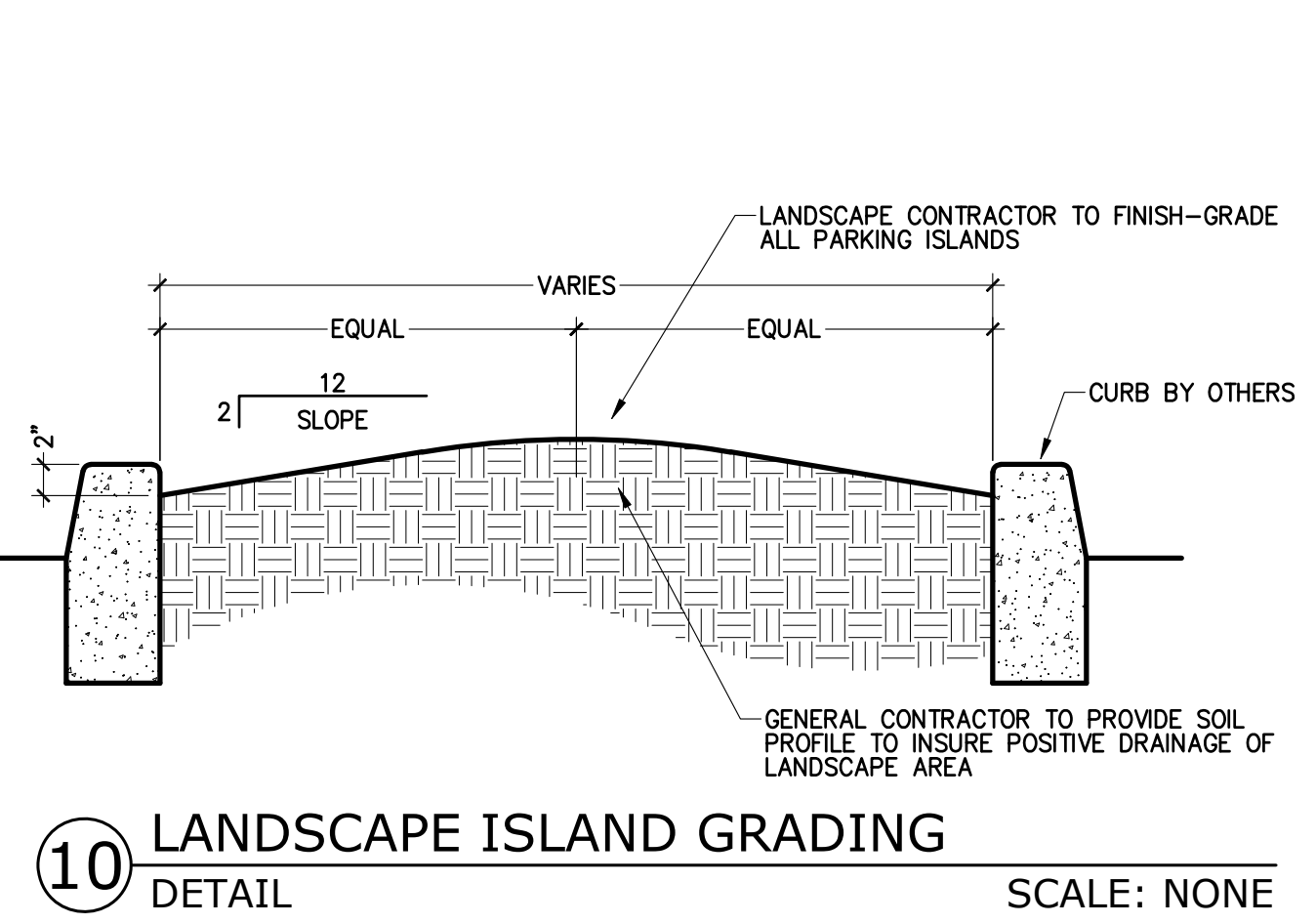
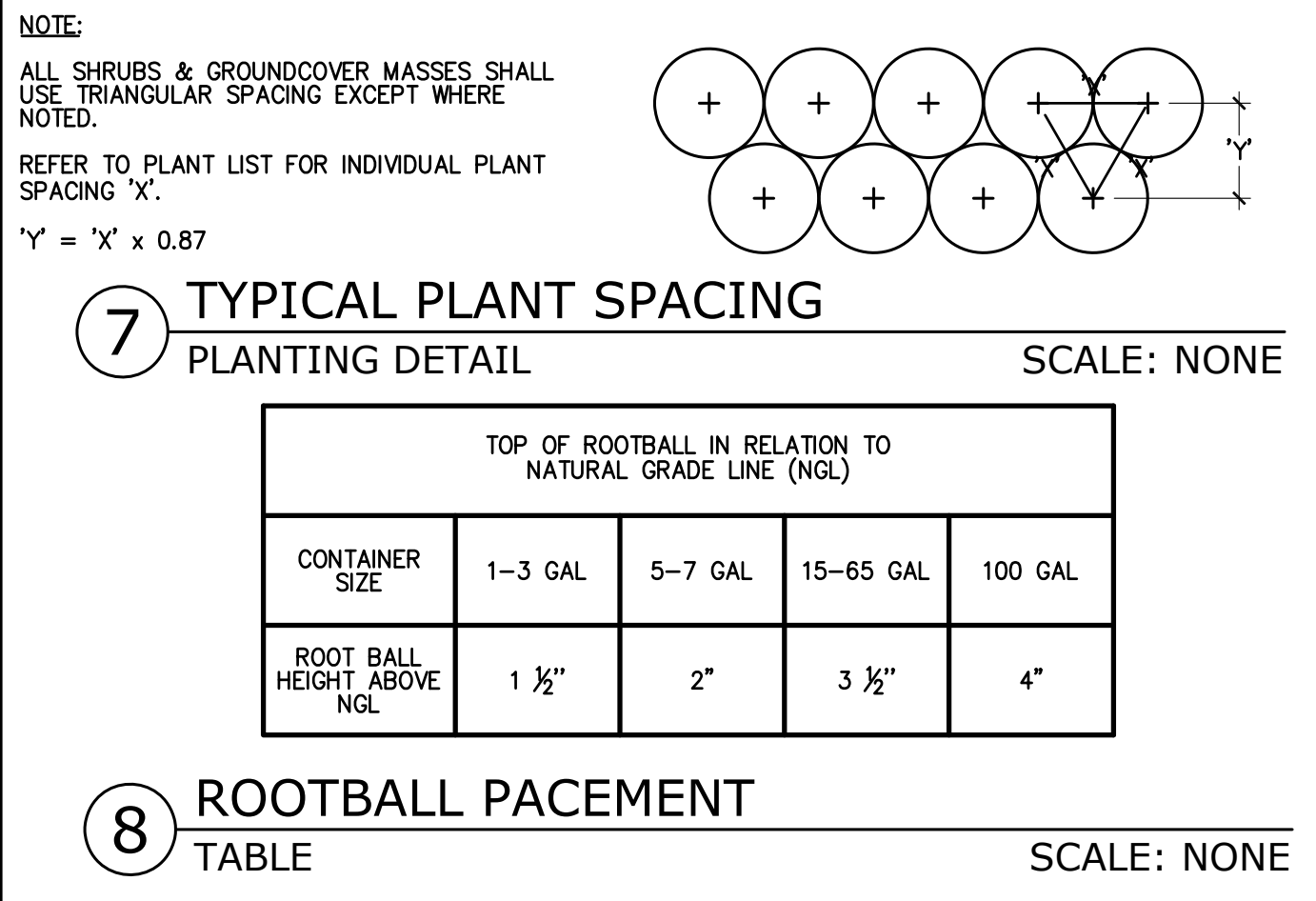
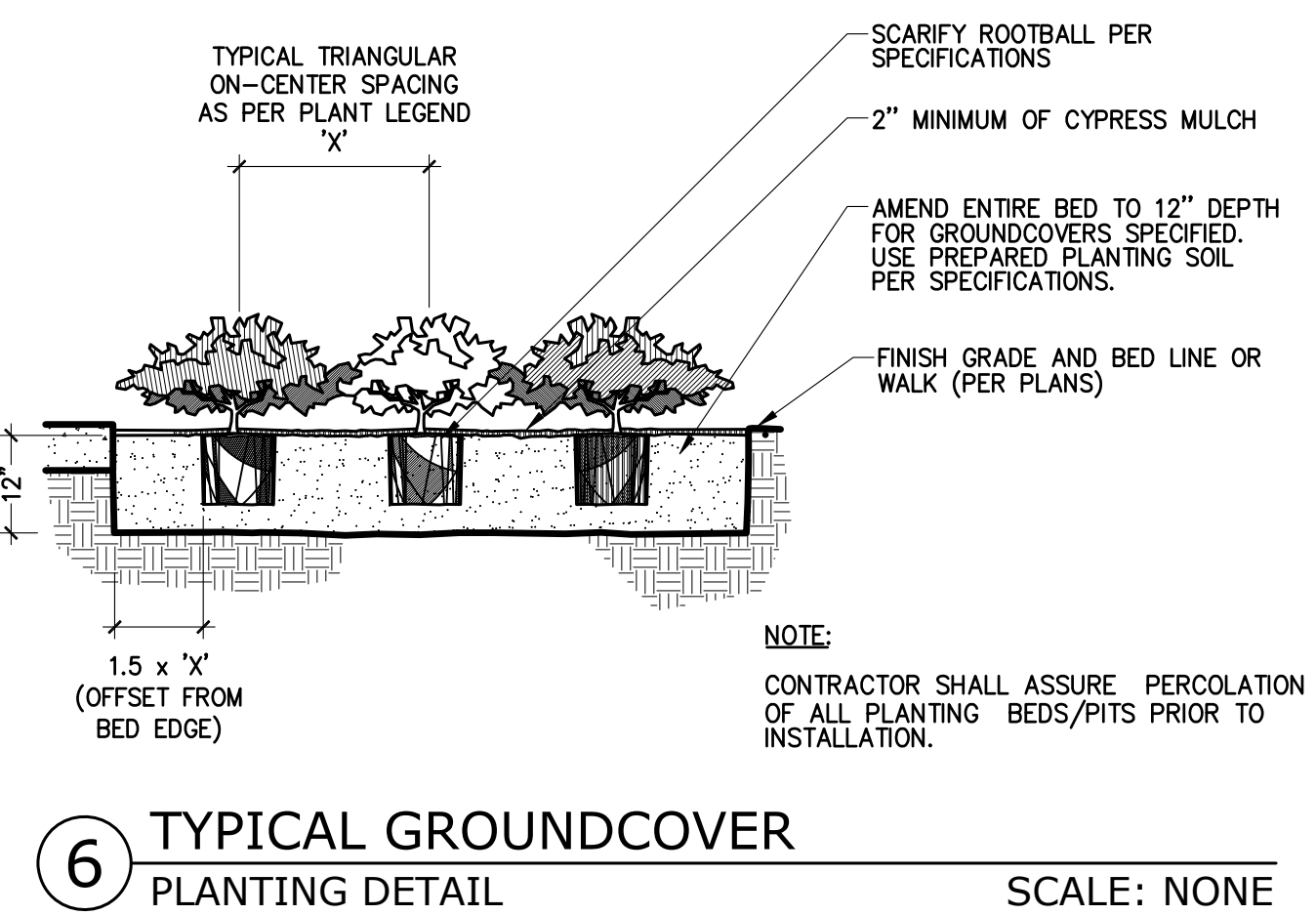
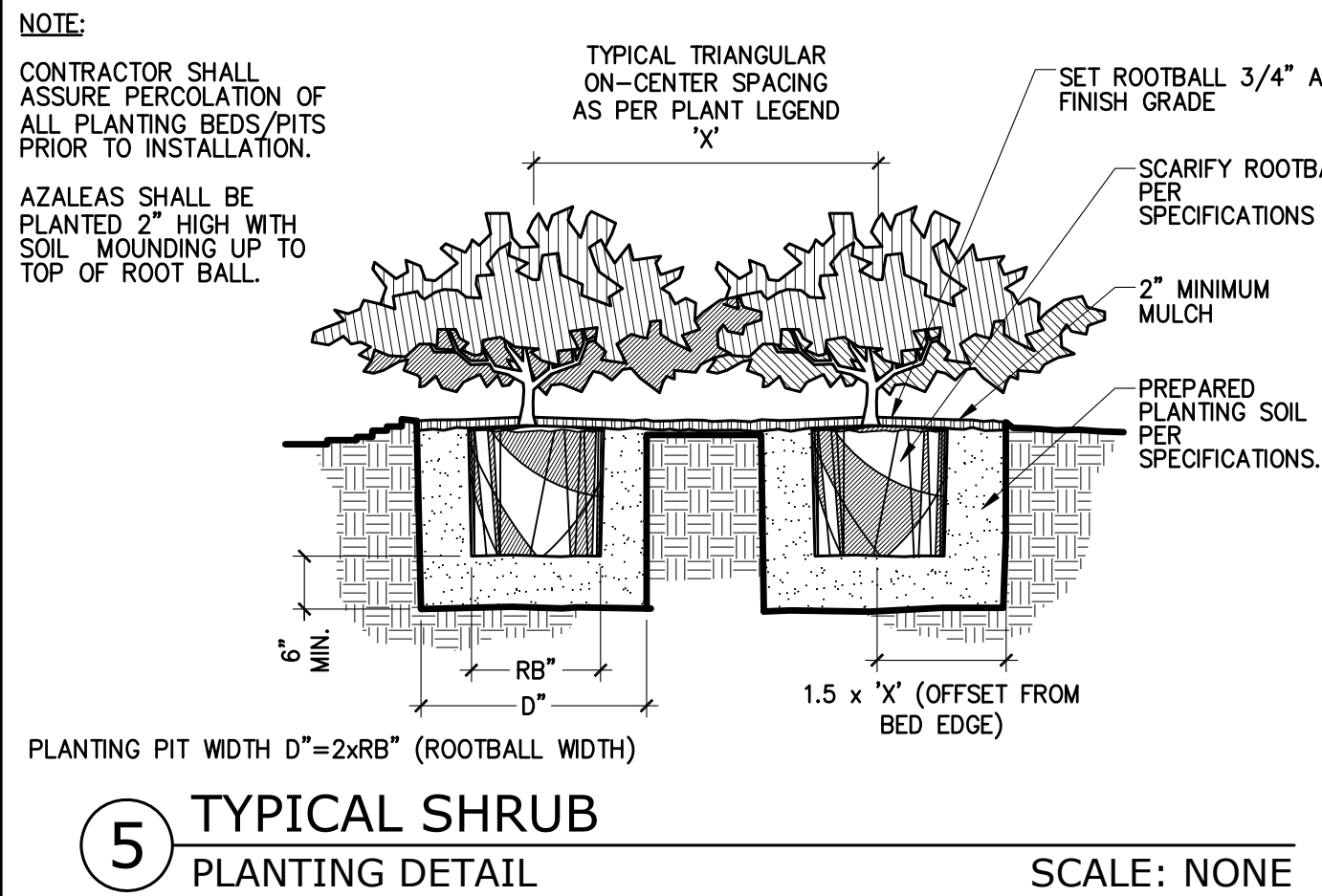
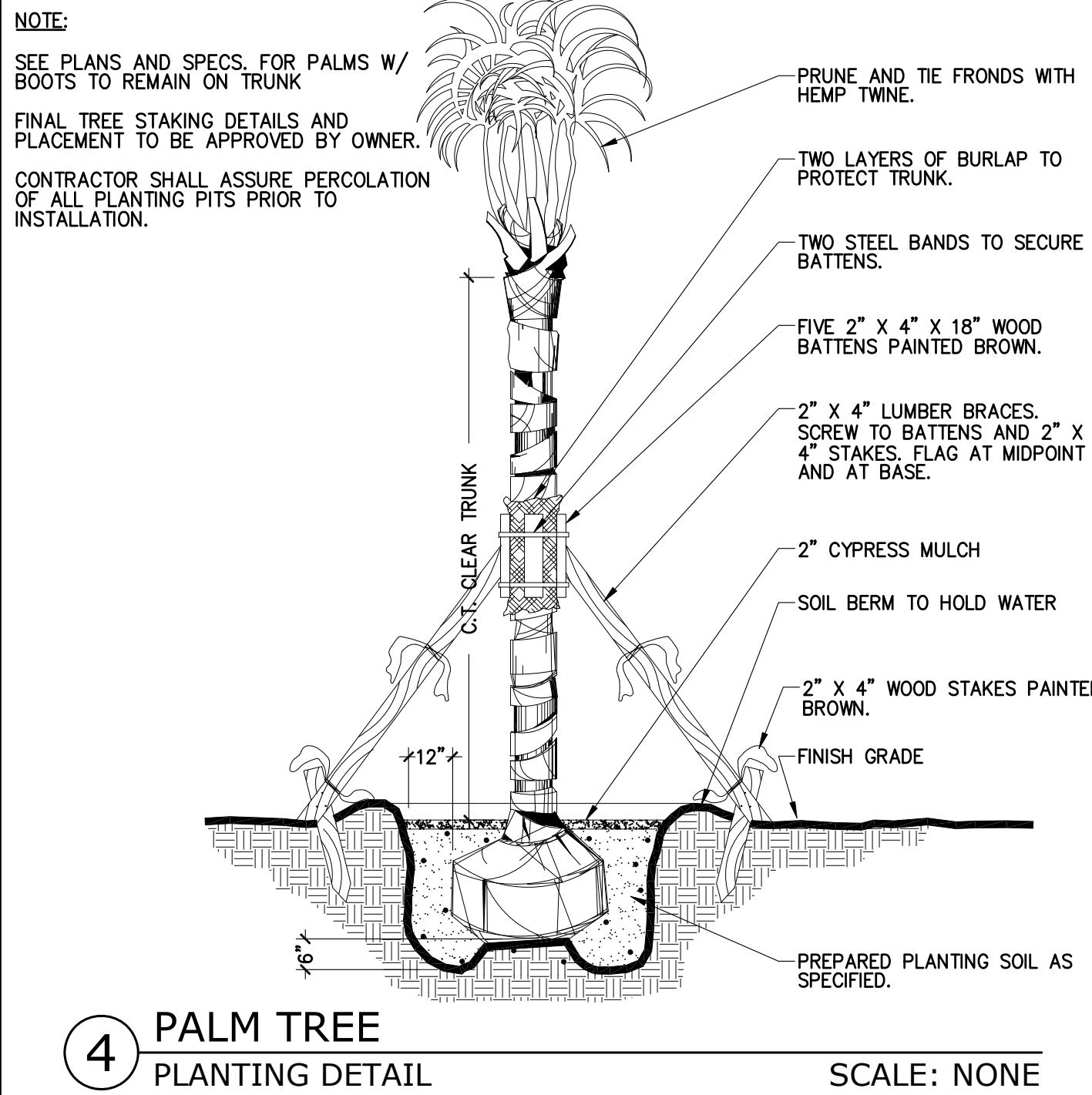
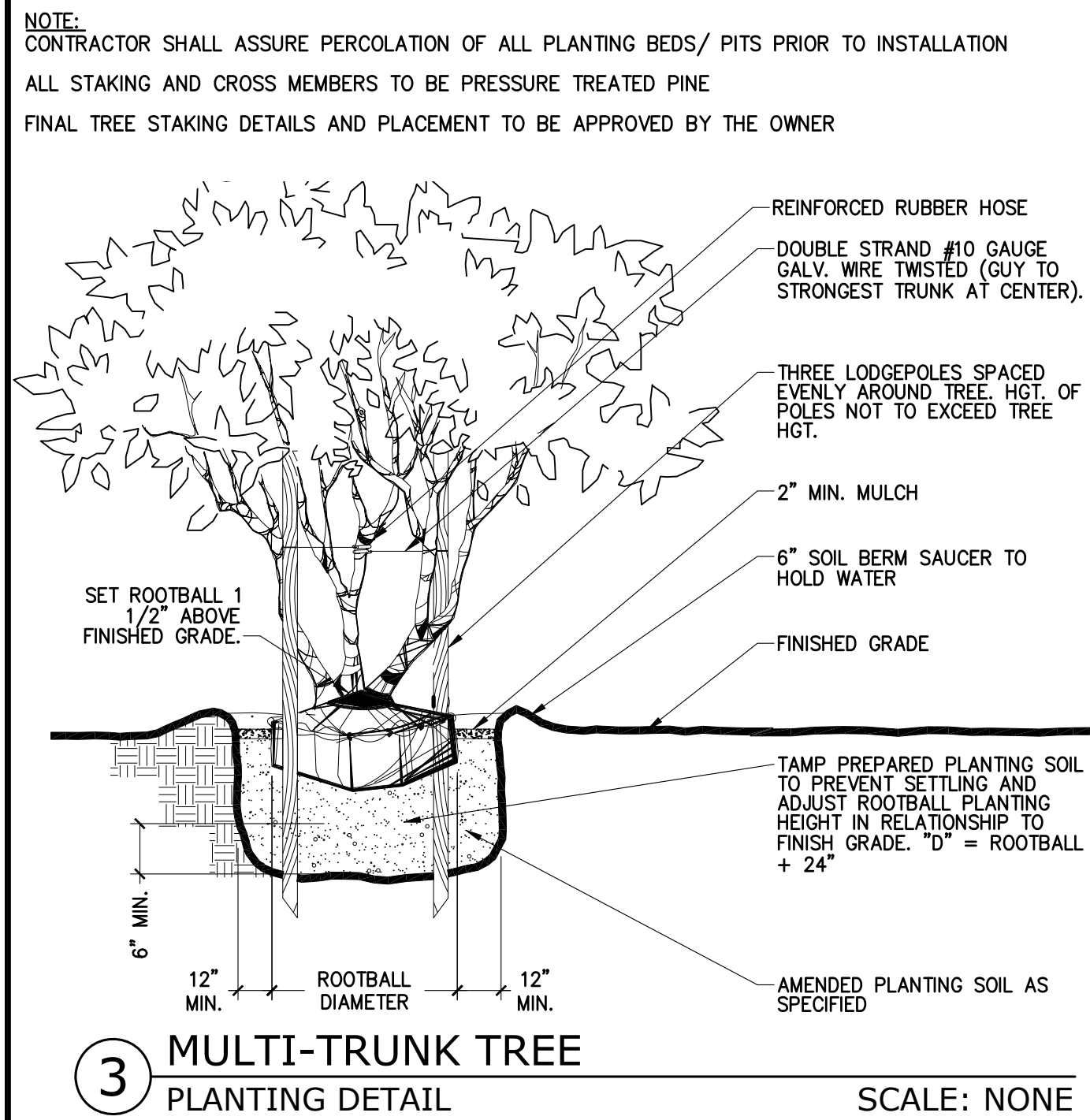
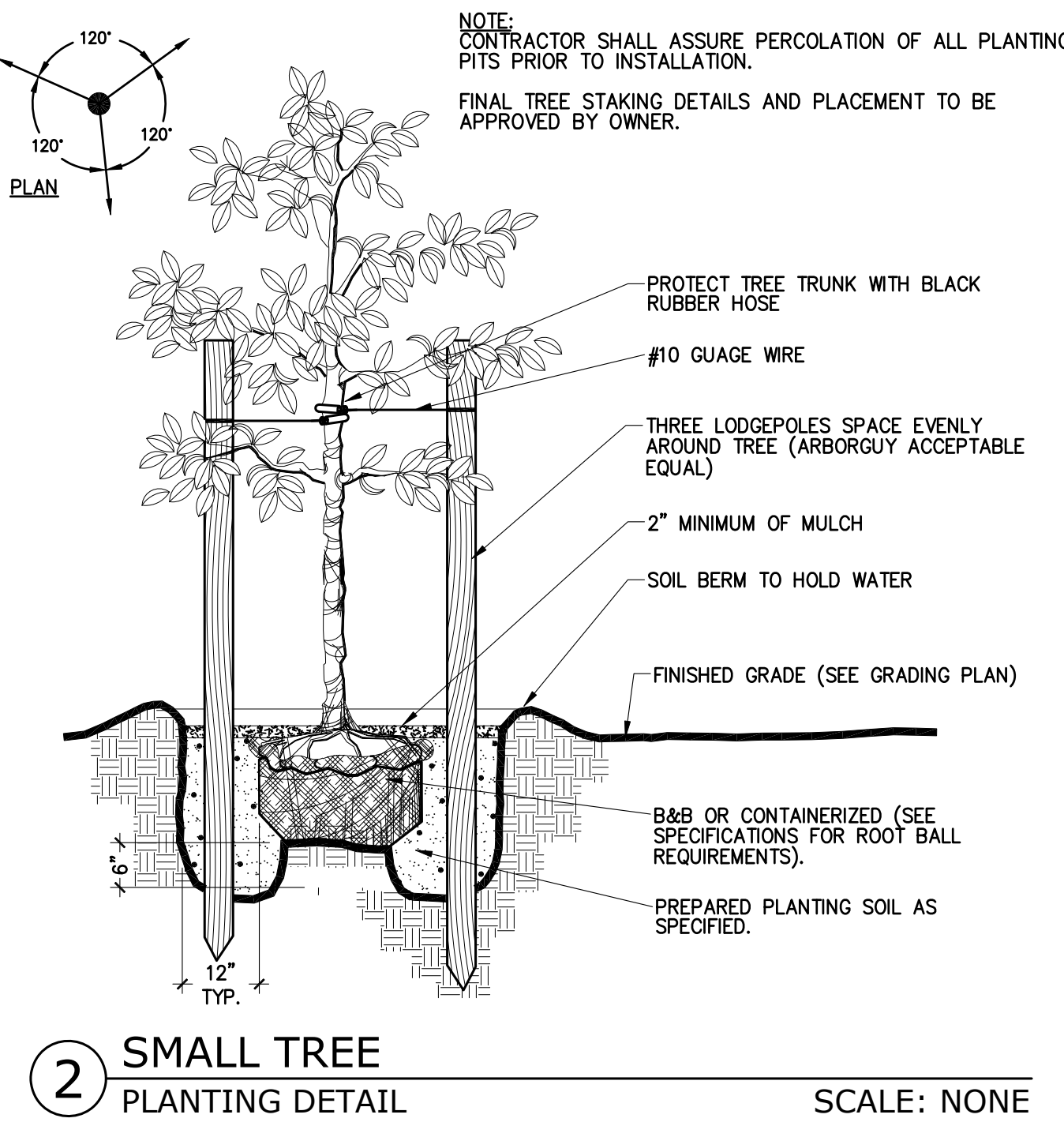
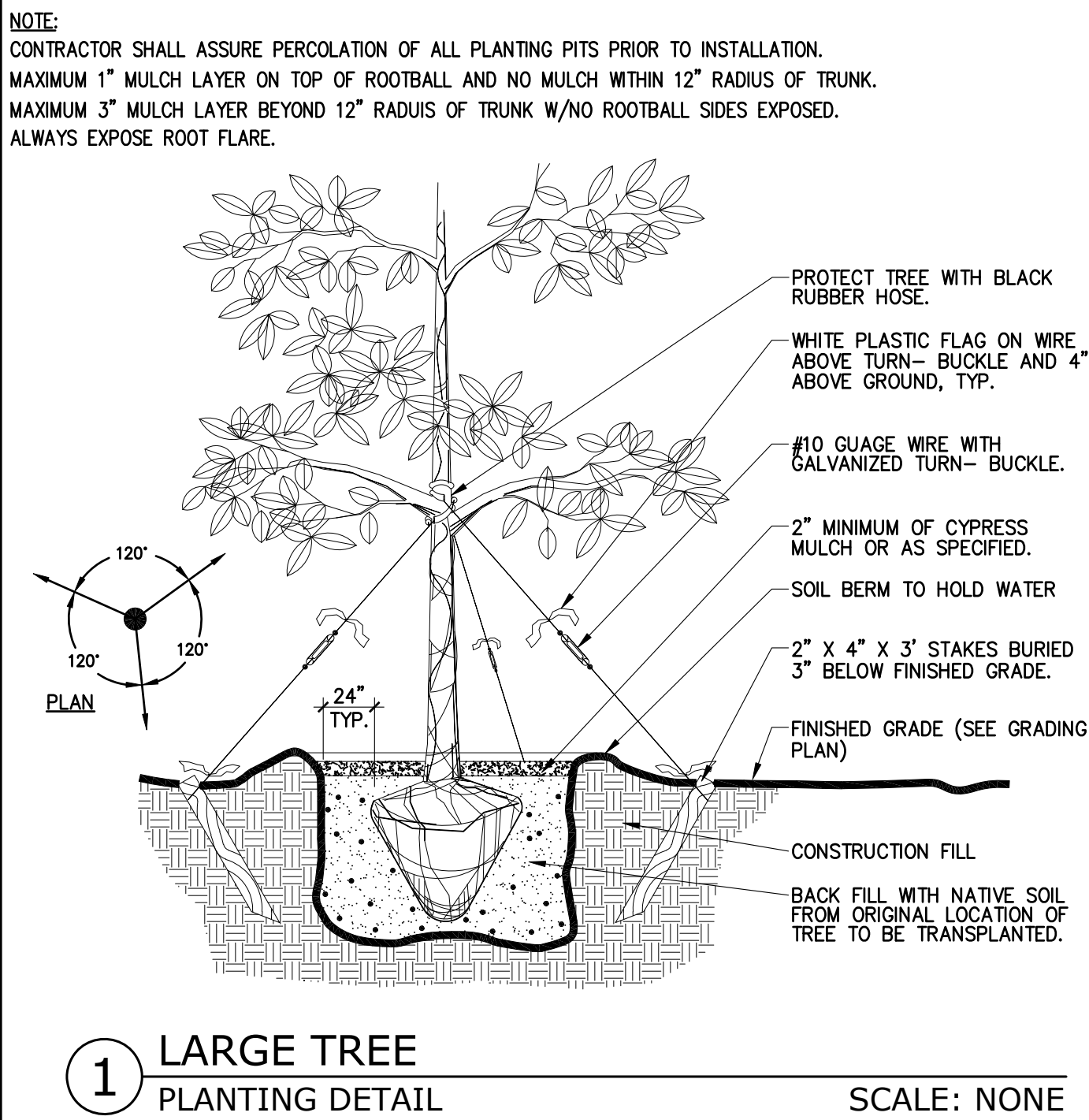
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
LANDSCAPE
PLAN
(POOL AREA)

SHEET NO.

LA-07





Trees			
Symbol	Qty	Common Name	Latin Name
AR-65	12	Red Maple	Acer rubrum
BN-10	8	Bismark Palm	Bismark nobilis
BNB-30	3	River Birch	Betula nigra 'BNMTF (Dura-Heat™)'
ED-30	12	Japanese Blueberry	Elaeocarpus decipiens
ED-65	9	Japanese Blueberry	Elaeocarpus decipiens
EJ-30	3	Liquidambar	Eriobotrya japonica
IOK-30	11	Holly Oakleaf	Ilex hybrida 'Conaf' oak leaf
LIT-30	1	Red Crape Myrtle	Lagerstroemia indica 'Tuscarora'
LJA-08	33	Japanese Privet	Ligustrum japonicum
LSR-65	5	Sweetgum	Liquidambar styraciflua 'Rotundiloba'
MGD-65	31	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'
MGD100	11	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'
PO-65	4	Sycamore	Platanus occidentalis
PSY-12	16	Indian Date Palm	Phoenix sylvestris
QV-65	91	Live Oak	Quercus virginiana
TDI-30	4	Bald Cypress	Taxodium distichum
UPD-65	2	Drake Elm	Ulmus parvifolia 'Drake'
SP-08	27	Cabbage Palm	Sabal palmetto
SP-12	20	Cabbage Palm	Sabal palmetto
SP-16	15	Cabbage Palm	Sabal palmetto
Shrubs			
Symbol	Qty	Common Name	Latin Name
AW	213	Copper Leaf	Acalypha wilkesiana
AZV	60	Variegated Shell Ginger Lily	Alpinia zerumbet 'Variegata'
CAS-07	36	Crinum Lily	Crinum asiaticum
HPC	564	Firebush Compact	Hamelia patens 'compacta'
LJA-03	220	Japanese Privet	Ligustrum japonicum
MC	744	Muhly Grass	Muhlenbergia capillaris
VO-03	490	Walter's Viburnum	Viburnum obovatum
VO-03	94	Sweet Viburnum	Viburnum odoratissimum
VODA-03	295	Mirror-Leaf Sweet Viburnum	Viburnum odoratissimum awabuki
ZF-03	97	Cardboard Cycad	Zamia furfuracea
Dwarf Shrubs			
Symbol	Qty	Common Name	Latin Name
DE	973	Golden Dewdrop	Duranta erecta 'Gold Mound'
DT	96	Striped Flax Lily	Dianella tasmanica 'Variegata'
ICORDB	95	Dwarf Burford Chinese Holly	Illex cornuta 'Dwarf Burford'
IF	263	Red Anise	Illicium floridanum
JN	152	Shining Jasmine	Jasminum nitidum
JV	58	Wax Jasmine	Jasminum volubile
LCRZ	536	Dwarf Fringe Bush	Loropetalum chinense rubrum 'Zhuzhou Fuchs'
NOLPP	401	Dwarf Pink Oleander	Nerium oleander 'Petite Pink'
RE-03	16	Lady Palm	Rhapis excelsa
REQ	308	Firecracker Plant	Russelia equisetiformis
RIA	380	White Indian Hawthorn	Raphiolepis indica 'Alba'
VO-D-03	445	Walter's Viburnum	Viburnum obovatum densa
ZP-03	50	Coontie Fern	Zamia pumila
Ground Cover			
Symbol	Qty	Common Name	Latin Name
ANN	1014	Annuals	
HD	115	Dune Sunflower	Helianthus debilis
LMUEV	92	Evergreen Giant Border Grass	Liriope muscari 'Evergreen Giant'
LMUV	19	Variegated Border Grass	Liriope muscari 'Variegata'
TAK	47	Dwarf Minima Jasmine	Trachelospermum asiaticum 'Kenrokuen'
TV	820	Society Garlic	Tulbaghia violacea
Sod & Mulch			
Symbol	Qty	Common Name	Latin Name
PNA-1	132,615	Bahia Grass	Paspalum notatum 'Argentine'
SSF	9324	'Floritan' St. Augustine Sod	Stenotaphrum secundatum 'Floritan'
Plant List Notes			
Quantities (Qty), if shown above, are presented as a courtesy and shall not be relied upon for the purposes of estimating, bidding or purchasing of labor and/or materials. Sod & Mulch quantities represent square feet.			
Any interested party shall derive actual quantities by performing a thorough and complete review of the Landscaping Plan(s) with adequate consideration given to all information in the Plant List above excluding quantities.			
In the event of a discrepancy between the plant list and plan count, the plans shall control.			

12

PLANT LIST

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Tel (407) 649-1828 Fax (407) 479-3279
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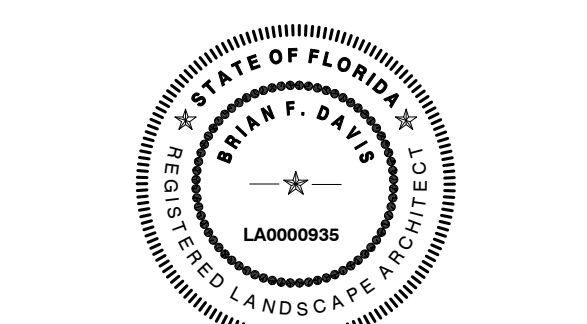
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DATE:	FOR:	DATE:	FOR:
07.02.2019	CITY OF COCOA	07.02.2019	CITY OF COCOA
09.16.2019	REVIEW LANDSCAPE	09.16.2019	REVIEW LANDSCAPE
10.07.2019	BID / CITY REVIEW	10.07.2019	BID / CITY REVIEW
11.20.2019	CITY OF COCOA REVISIONS	11.20.2019	CITY OF COCOA REVISIONS
01.15.2020	CITY OF COCOA REVISIONS 2	01.15.2020	CITY OF COCOA REVISIONS 2
02.07.2020	HUD REVIEW	02.07.2020	HUD REVIEW
02.21.2020	CITY SUBMITTAL	02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION	03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION	05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.	06.22.2020	CITY SUBMITTAL / I.F.C.

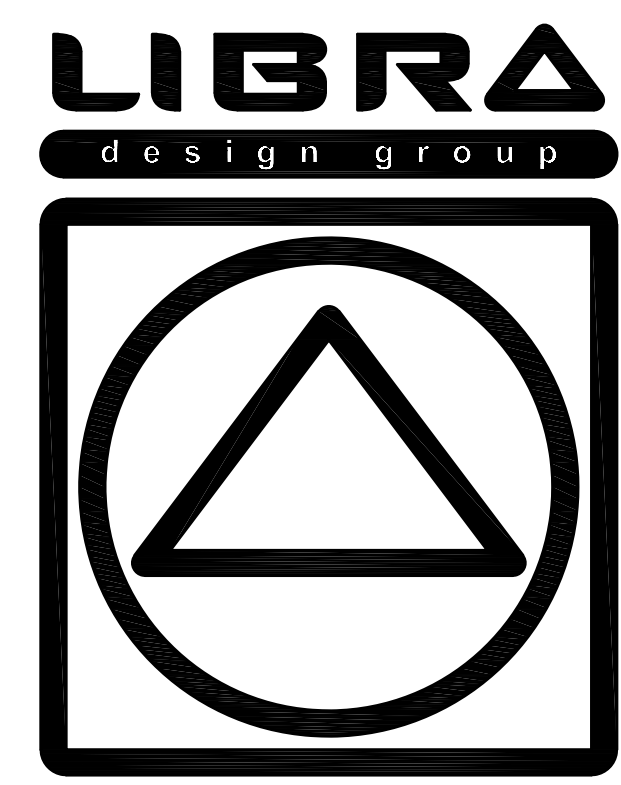
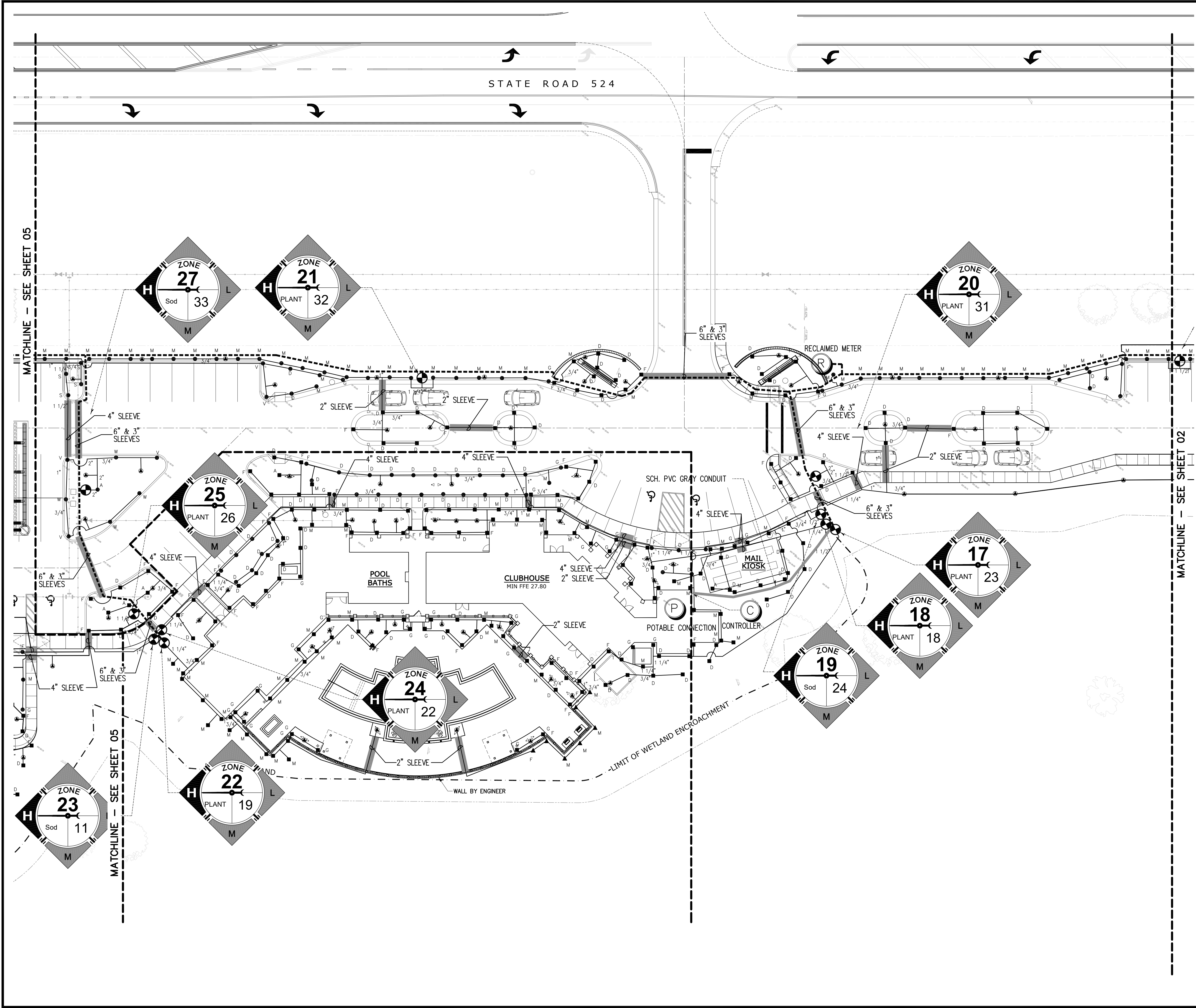
Integra Preserve Trail
Cocoa, Florida



Brian F. Davis LA0000935
KEY PLAN

JOB NO.:	19109
DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	
TITLE	LANDSCAPE DETAILS & SCHEDULE
SHEET NO.	

LD-01



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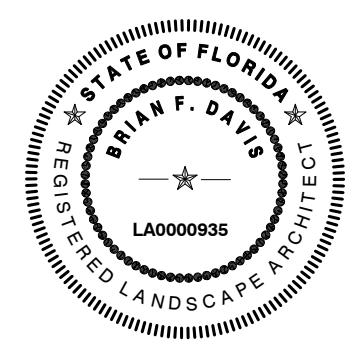
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Evergreen Integra Cocoa LLC

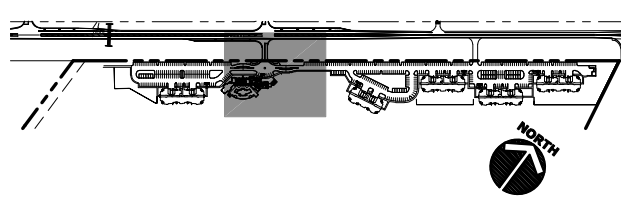
Lake Mary, Florida
ISSUED

DATE:	FOR:
07.02.2019	CITY OF COCOA
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02.21.2020	CITY SUBMITTAL
03.24.2020	SOD REVISION
05.20.2020	CITY SUBMITTAL REVISION
06.22.2020	CITY SUBMITTAL / I.F.C.

Integra Preserve Trail Cocoa, Florida



Brian F. Davis LA0000935
KEY PLAN

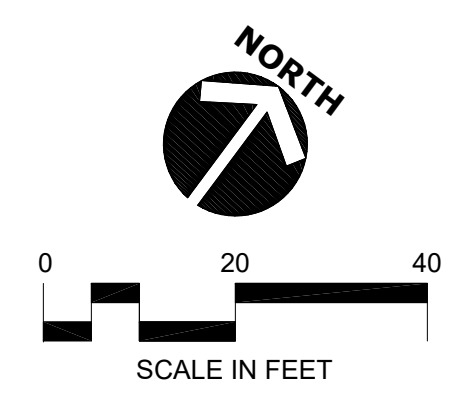


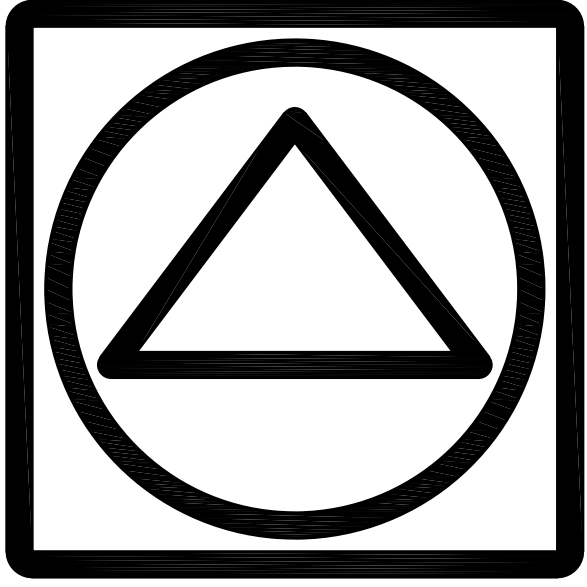
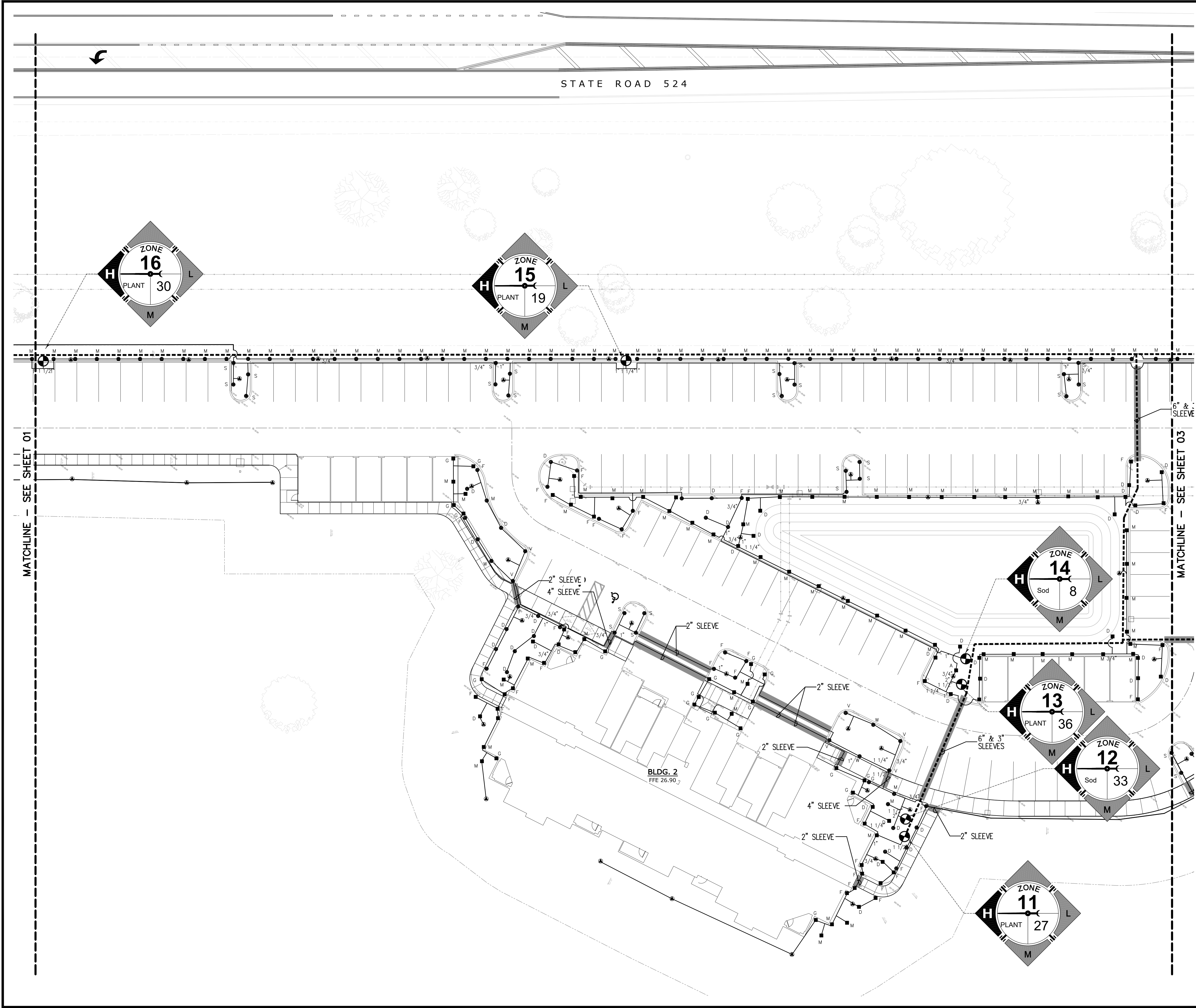
JOB NO.:	19109
DESIGNED BY:	BD
DRAWN BY:	
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE
IRRIGATION
PLAN

SHEET NO.

LI-01





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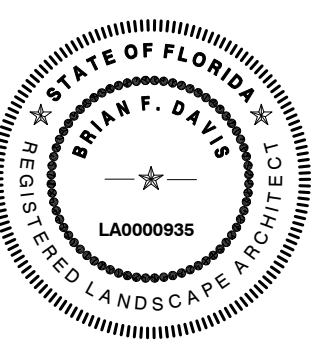
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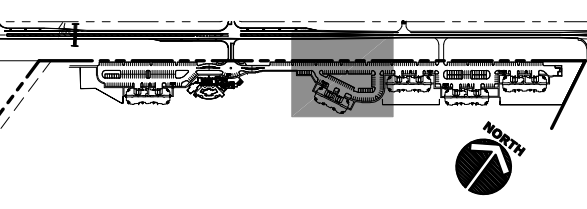
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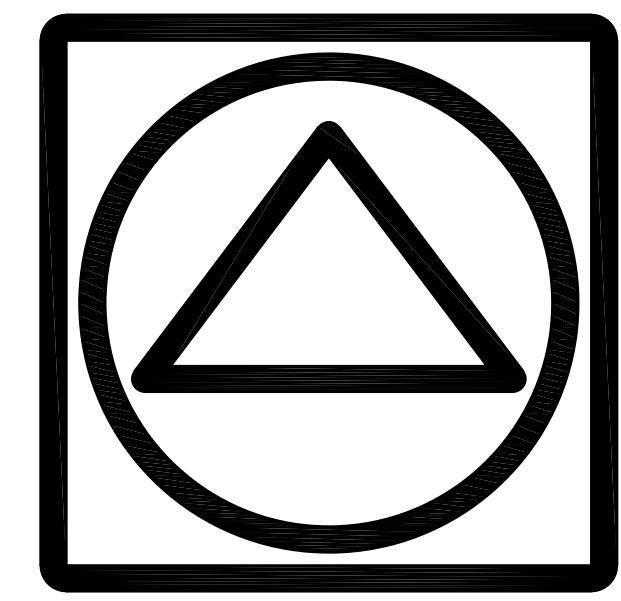
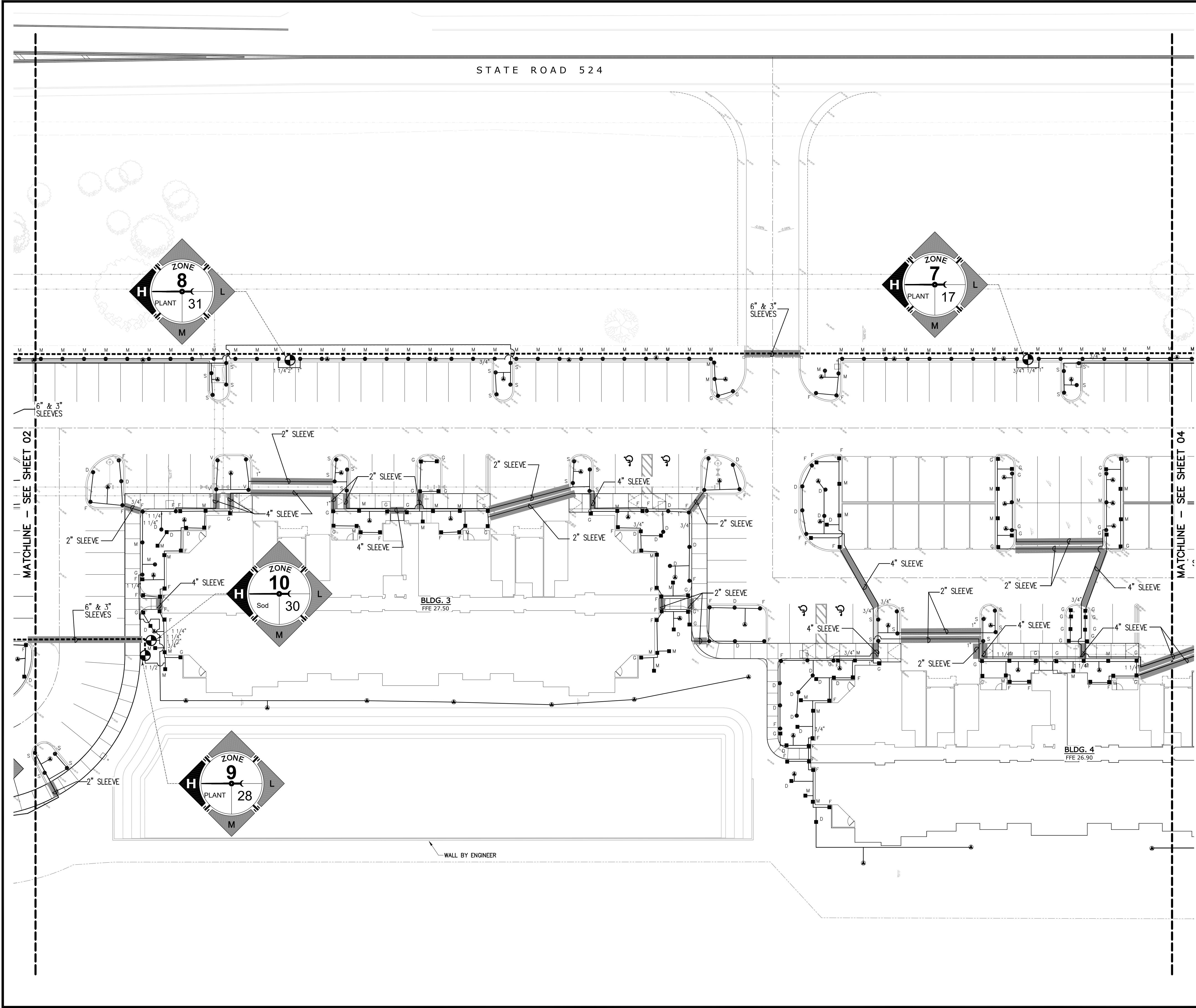
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PROJECT APPROVAL:	
TITLE	IRRIGATION PLAN

SHEET NO.

LI-02



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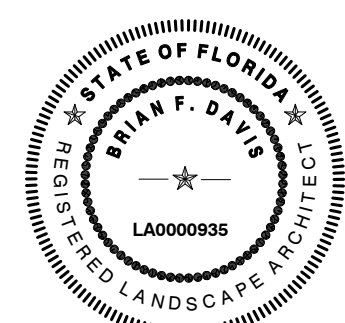
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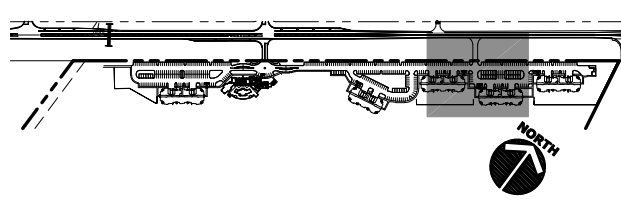
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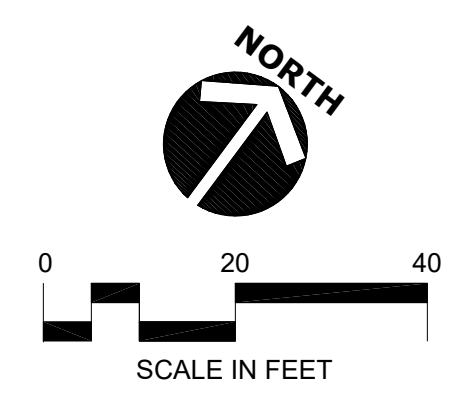


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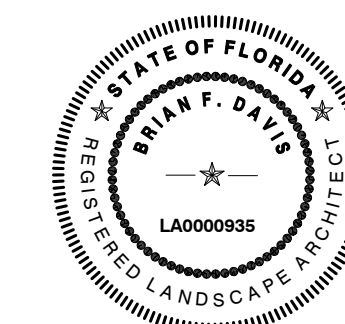
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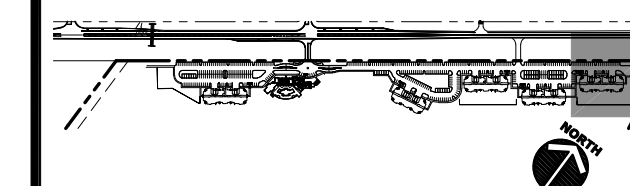
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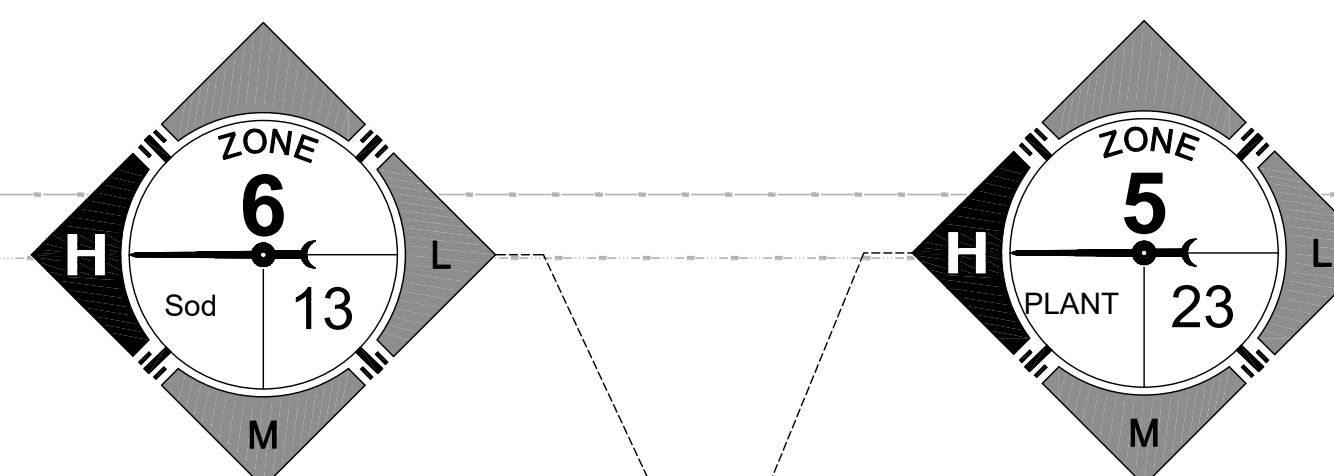


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IRRIGATION PLAN

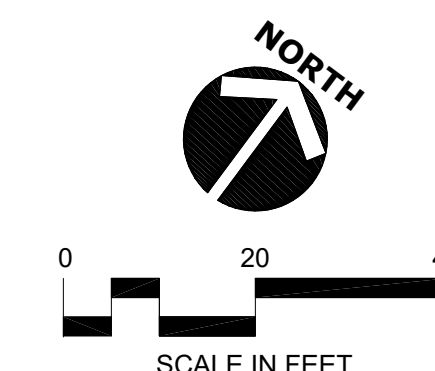
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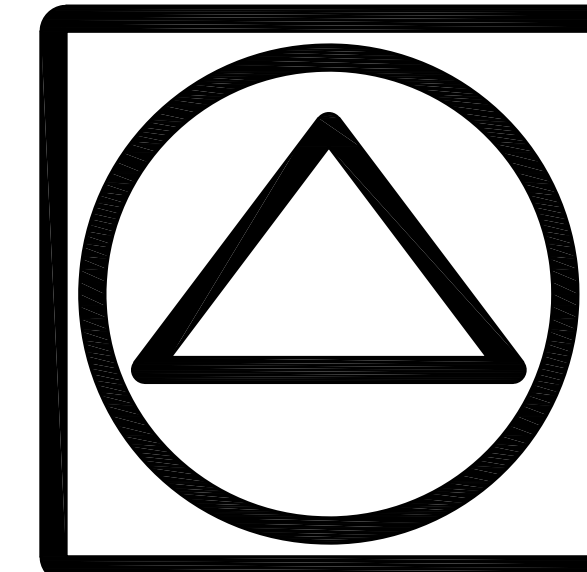
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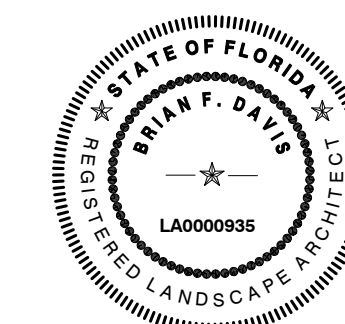
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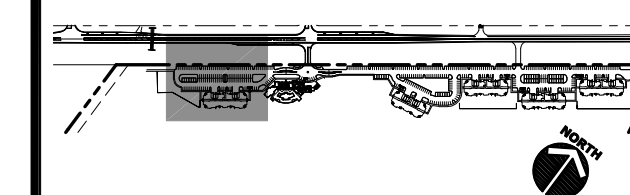
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Cocoa, Florida



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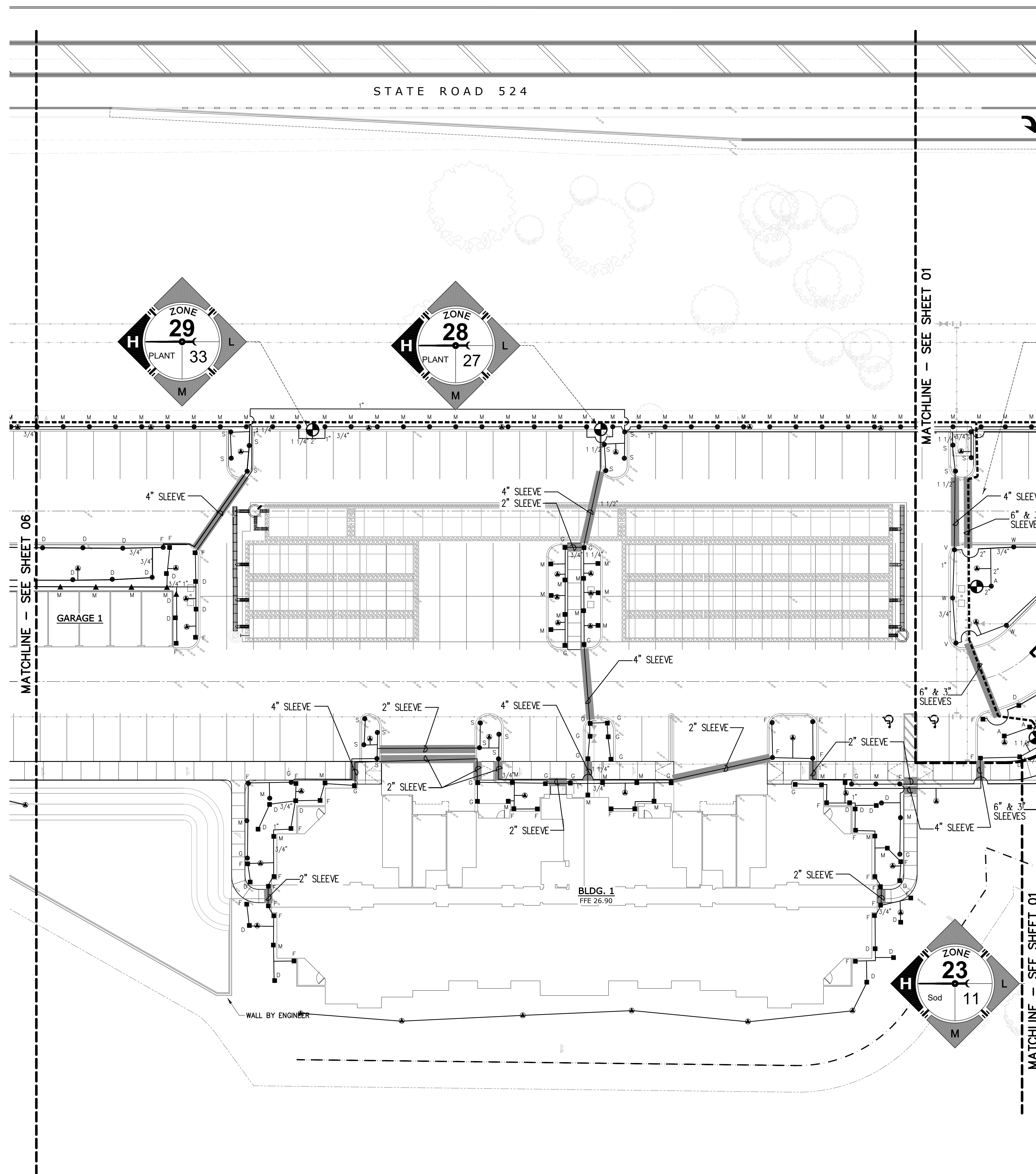
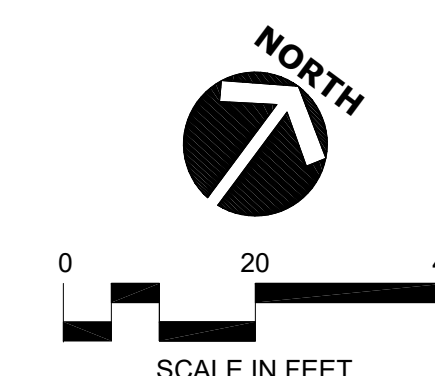
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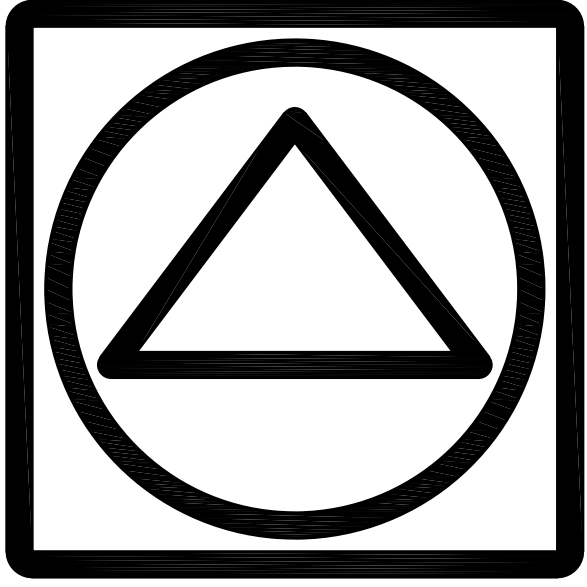
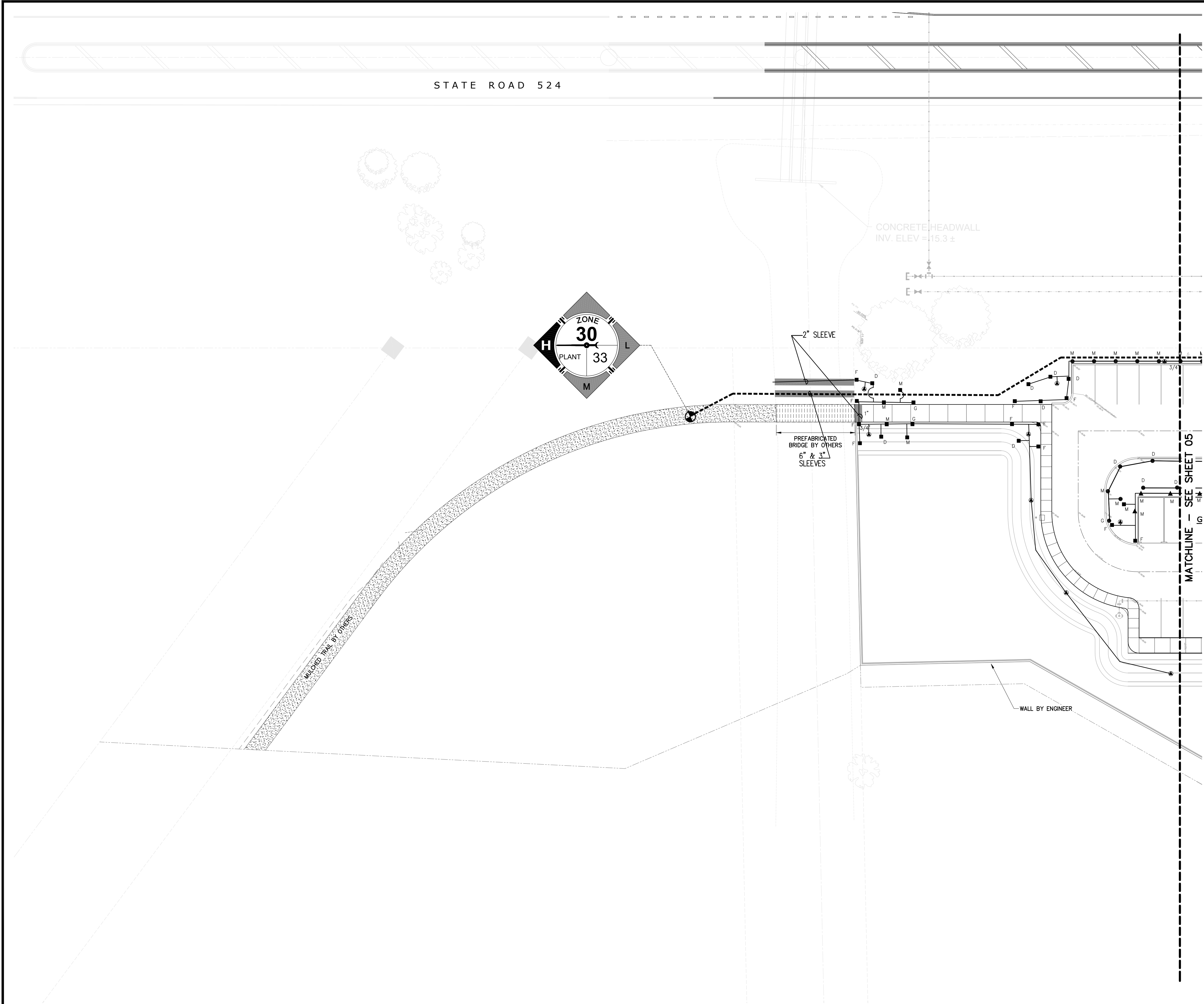
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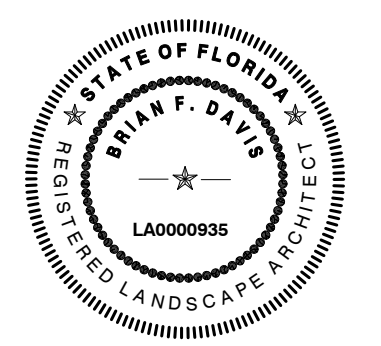
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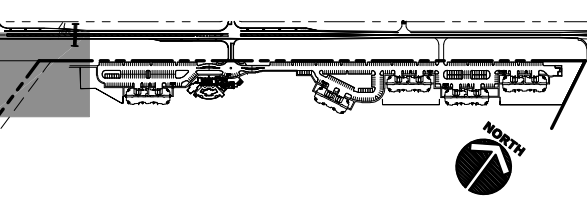
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Integra Preserve Trail

Cocoa, Florida



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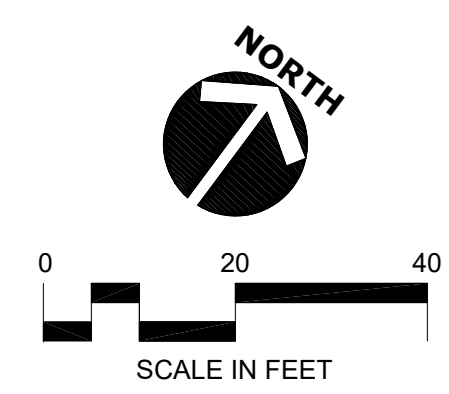


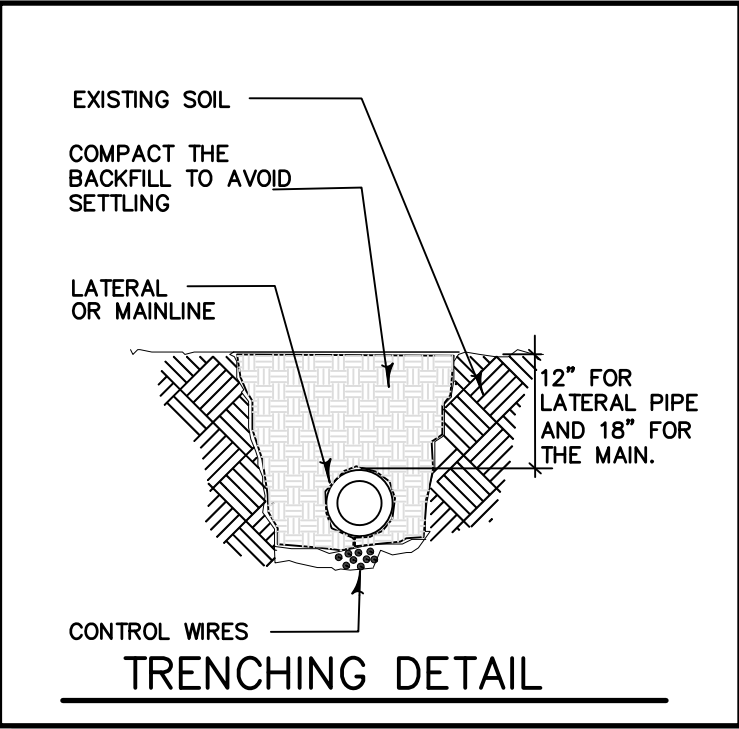
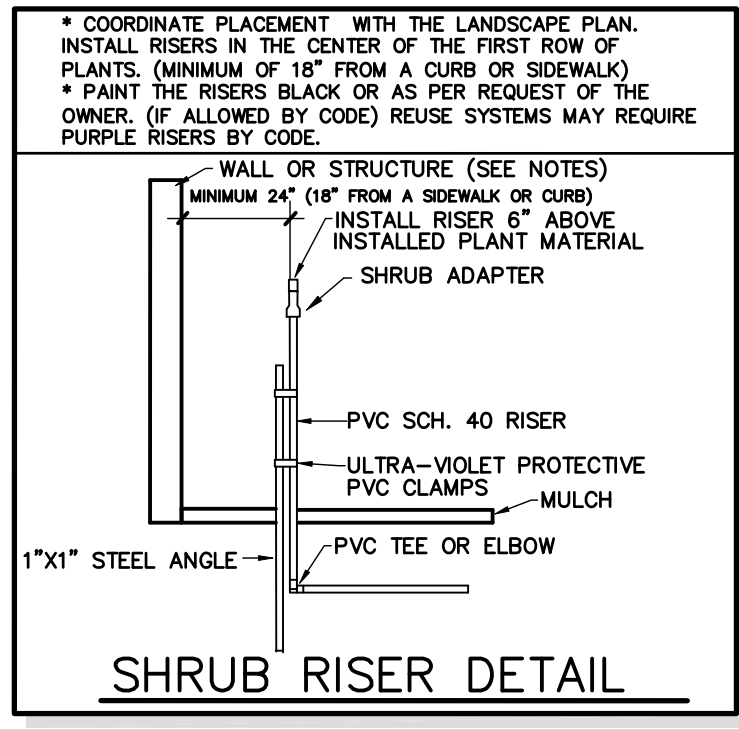
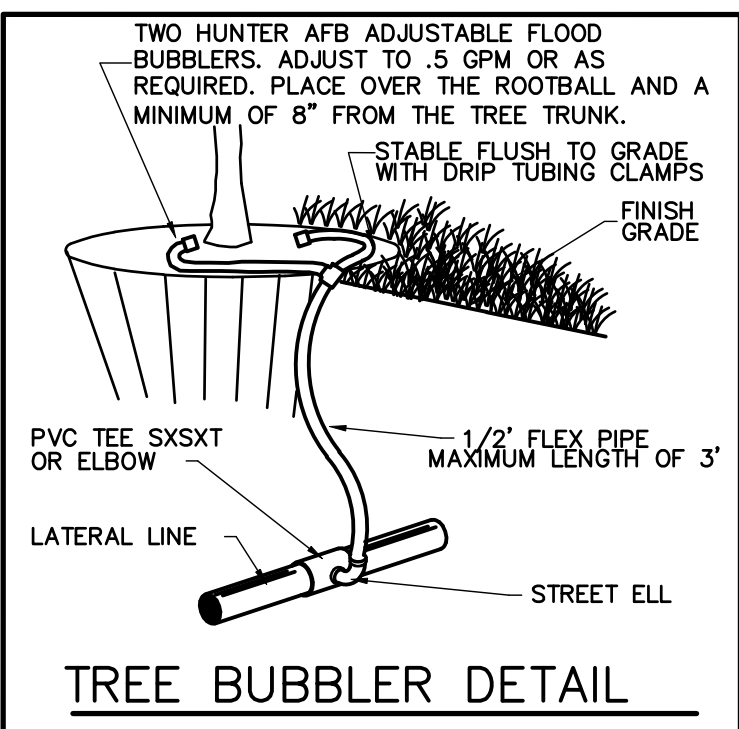
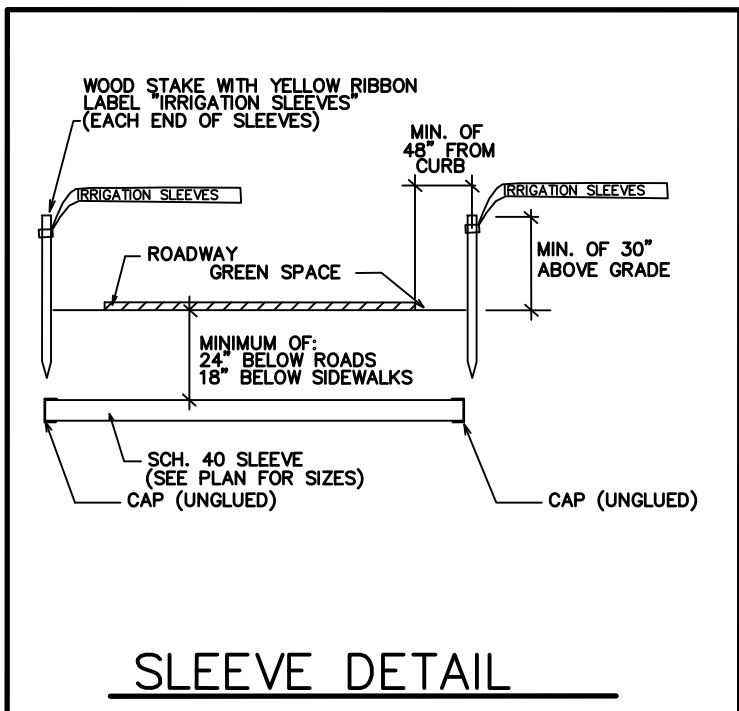
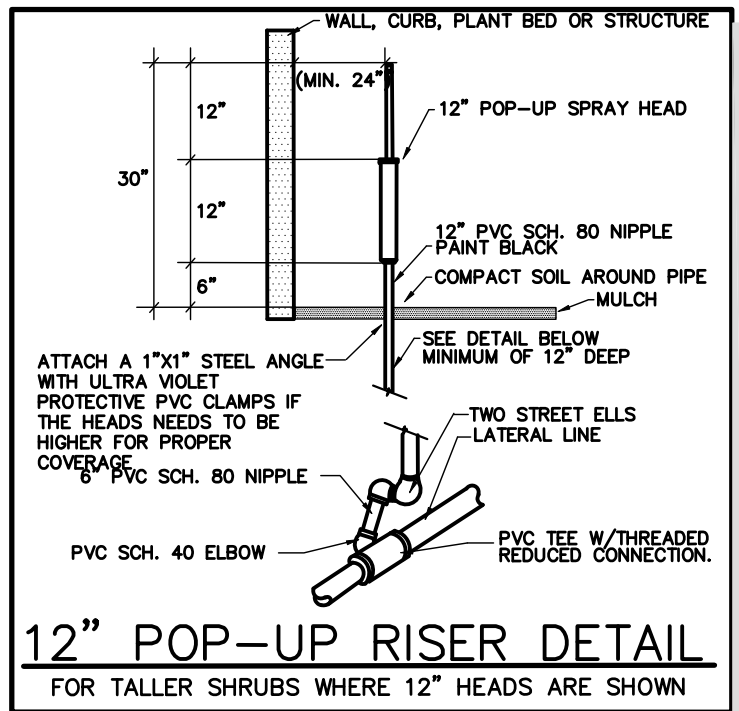
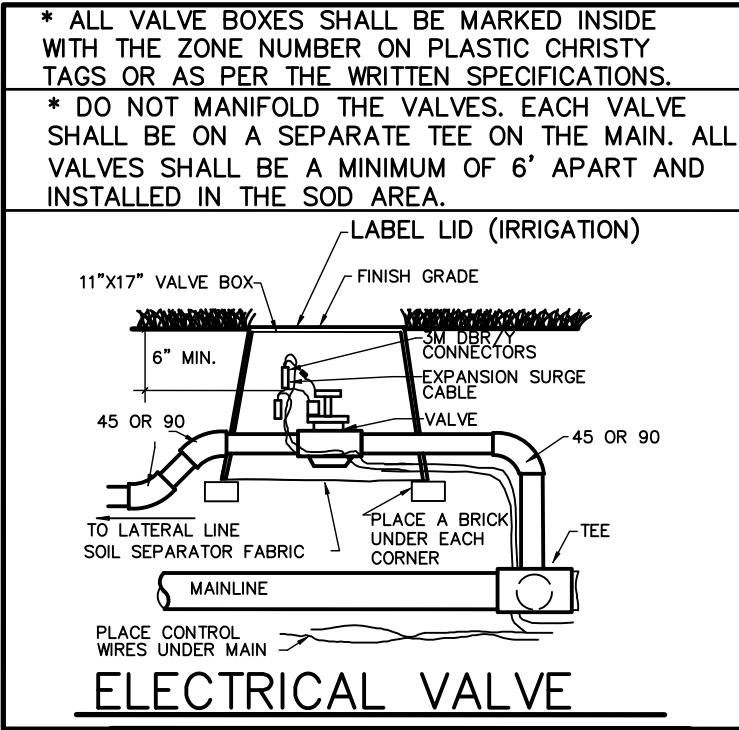
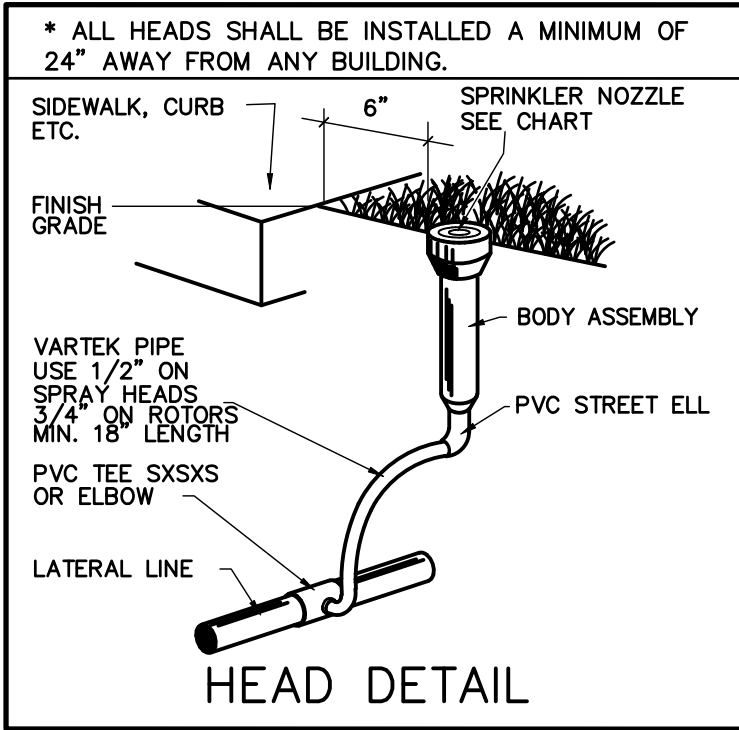
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GENERAL NOTES

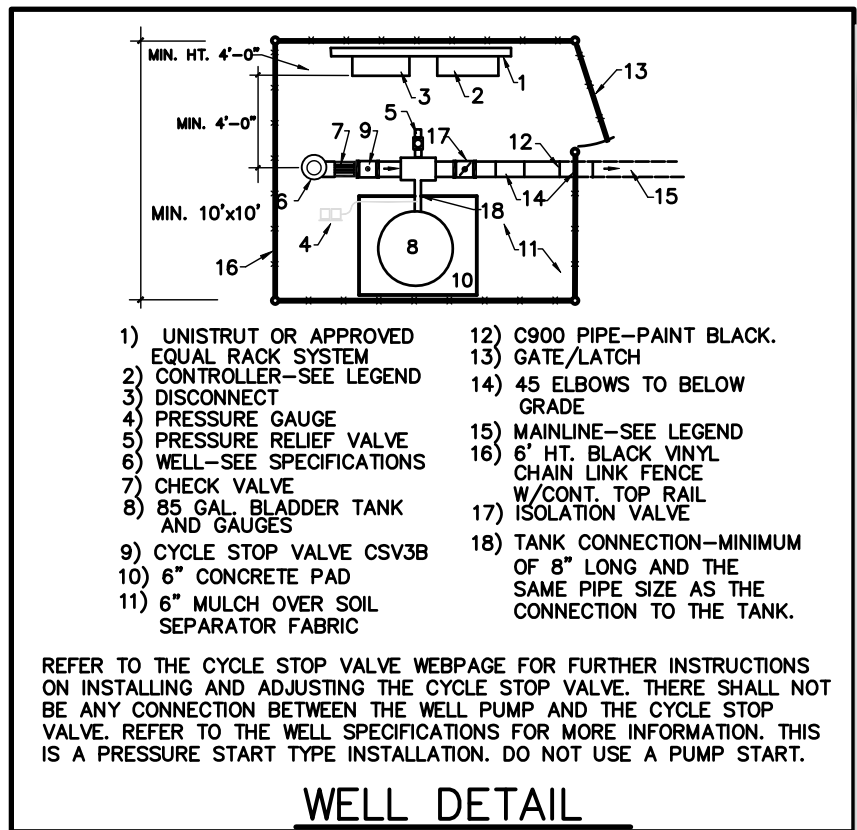
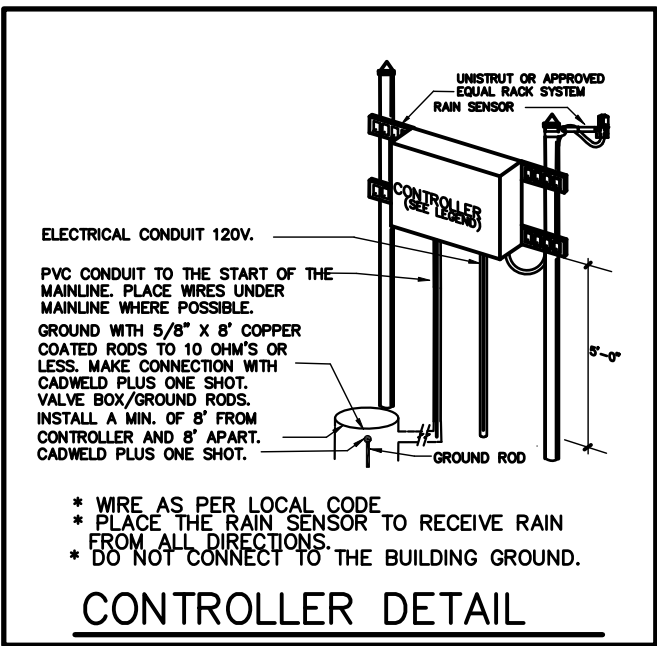
- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.
- 6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- 8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- 9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
- 11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- 13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- 14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
- 16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M.	40 PSI	DISTANCE	RADIUS	ZONE LABELS
A	MP2000	RED	1.47	19'	FULL	360'	
B	MP CORNER	TURQUOISE	.45	14'	CORNER	105'	
C	MP CORNER	TURQUOISE	.19	14'	CORNER	45'	
D	MP2000	BLACK	.74	19'	HALF	180'	
F	MP2000	BLACK	.40	19'	QUARTER	90'	
G	MP END STRIP	COBALT	.22	5' X 15'	END STRIP		
H	RAIN. XPCN	BLACK	.23	4.5'	HALF PATTERN		
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP		
S	MP815-90	GRAY	.49-.93	8'-16'	90-180'		
V	MP3000	BLUE	.86	30'	QUARTER	90'	
W	MP3000	BLUE	1.82	30'	HALF	180'	
X	MP3000	YELLOW	2.73	30'	THREE QTR.	270'	
Y	MP3000	GRAY	3.64	30'	FULL	360'	
Z	MP2000	GREEN	1.10	19'	THREE QTR.	270'	

Diagram illustrating the ZONE LABELS. It shows a ZONE NUMBER, GPM, and WATER USE LEVEL. The diagram is labeled "ZONE LABELS".

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.



LEGEND

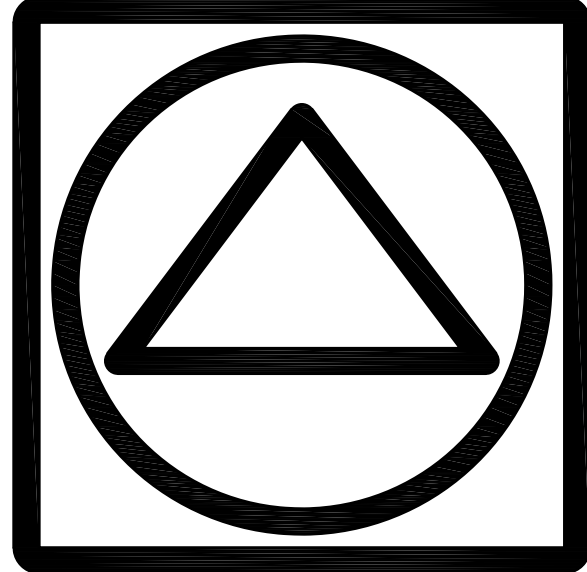
USE HUNTER MP ROTATOR NOZZLES

●	HUNTER PRS40 SPRAY SERIES 6" POP-UP
■	HUNTER PRS40 SPRAY SERIES 12" POP-UP
▲	HUNTER PRS40 SPRAY SERIES SHRUB ADAPTER ON RISER
⬇	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
⬆	HUNTER PGP ULTRA ROTOR HEAD - 6 GPM
⬆	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
-----	CLASS 200 PVC MAINLINE-3"
----	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
----	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
⊙	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"x17" VALVE BOX AND COVER 0-25 GPM=1" 25-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
⊙	CONTROLLER- HUNTER ICC2. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLICK RAIN SENSOR. GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
⊙	WELL-REFER TO THE DETAILS AND SPECIFICATIONS ON THIS SHEET.

WELL SPECIFICATIONS

- 1.1 THE CONTRACTOR SHALL DRIVE OR DRILL ONE 4" DIAMETER DEEP WELL WITH STEEL CASING FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE 60 GALLONS PER MINUTE WITH NOT MORE THAN A 5 FT. PUMPING DRAWDOWN.
- 1.2 ALL EQUIPMENT AND INSTALLATION SHALL BE AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL THE WELL OR WELLS.
- 2.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ONE 5 H.P. SUBMERSIBLE PUMP IN THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING 60 GALLONS PER MINUTE AT 140 T.D.H. (TOTAL DYNAMIC HEAD) THE T.D.H. IS AT GROUND LEVEL. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. REFER TO THE DETAIL. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM..
 - A) SANITARY WELL SEAL
 - B) GALVANIZED DROP PIPE
 - C) SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED
 - D) ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR THE CONNECTION OF THE SYSTEM. ALL ABOVE GROUND PIPE SHALL BE SCH. 40 PVC (PAINT BLACK). SAME SIZE AS THE MAINLINE.
 - E) ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT
 - F) ISOLATION VALVE
 - G) SILENT CHECK VALVE
 - H) ABOVE GROUND CHECK VALVE
 - I) CYCLE STOP VALVE CSVB
- 3.1 THE PRESSURE TANK PRE-CHARGE SHALL BE 5-10 PSI LOWER THAN THE PRESSURE SWITCH START POINT. A WATER LINE AT LEAST 8" OR LONGER AND NO LARGER THAN THE TANK INLET SIZE SHALL BE CONNECTED TO THE TANK AT A 90° ANGLE. THE PRESSURE SWITCH SHALL BE INSTALL ON THE PIPE TO THE TANK, AS CLOSE TO THE TANK AS POSSIBLE.REFER TO CYCLE STOP VALVES WEBSITE FOR MORE DETAILED INFORMATION. ALL INSTALLATION SHALL BE AS PER MANUFACTURERS SPECIFICATIONS.
- 3.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM.
- 3.3 POWER FOR THE OPERATION OF THE WELL PUMP SHALL BE SUPPLIED TO A JUNCTION BOX AT THE WELL LOCATION AS PART OF THE ELECTRICAL PLANS OR BY OWNER. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR THE GENERAL CONTRACTOR BEFORE PURCHASE OF THE PUMP.
- 4.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER SAMPLES FROM THE WELL. AT THE LANDSCAPE CONTRACTOR'S EXPENSE, HE SHALL HAVE A CERTIFIED LAB ANALYZE THE WATER QUALITY. THE LANDSCAPE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT MANAGER, ANY POTENTIAL ISSUES THAT MAY AFFECT THE HEALTH OF THE PLANT MATERIAL OR POTENTIAL STAINING TO SIDEWALKS AND BUILDINGS. REPORTING SHALL OCCUR BEFORE THE SYSTEM IS IN OPERATION. FAILURE TO REPORT SHALL PLACE LIABILITY ON THE CONTRACTOR.
- 4.2 BEFORE SETTING THE PUMP THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE STATIC WATER LEVEL. TO DETERMINE IF THE PUMP CAN PROVIDE THE PROPER GPM AND PSI FOR THE OPERATION OF THE IRRIGATION SYSTEM.
- 5.1 THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ON SITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.

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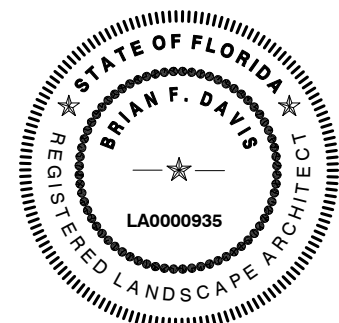
Evergreen Integra Cocoa LLC

Lake Mary, Florida

ISSUED

DATE: 07.02.2019
FOR: CITY OF COCOA
09.16.2019 REVIEW LANDSCAPE
10.07.2019 BID / CITY REVIEW
11.20.2019 CITY OF COCOA REVISIONS
01.15.2020 CITY OF COCOA REVISIONS 2
02.07.2020 HUD REVIEW
02.21.2020 CITY SUBMITTAL
03.24.2020 SOD REVISION
05.20.2020 CITY SUBMITTAL REVISION
06.22.2020 CITY SUBMITTAL / I.F.C.

Integra Preserve Trail
Cocoa, Florida



Brian F. Davis LA0000935

KEY PLAN

JOB NO.: 19109

DESIGNED BY: BD

DRAWN BY:

CHECKED BY: BD

PROJECT APPROVAL: _____

TITLE

**IRRIGATION
DETAILS**

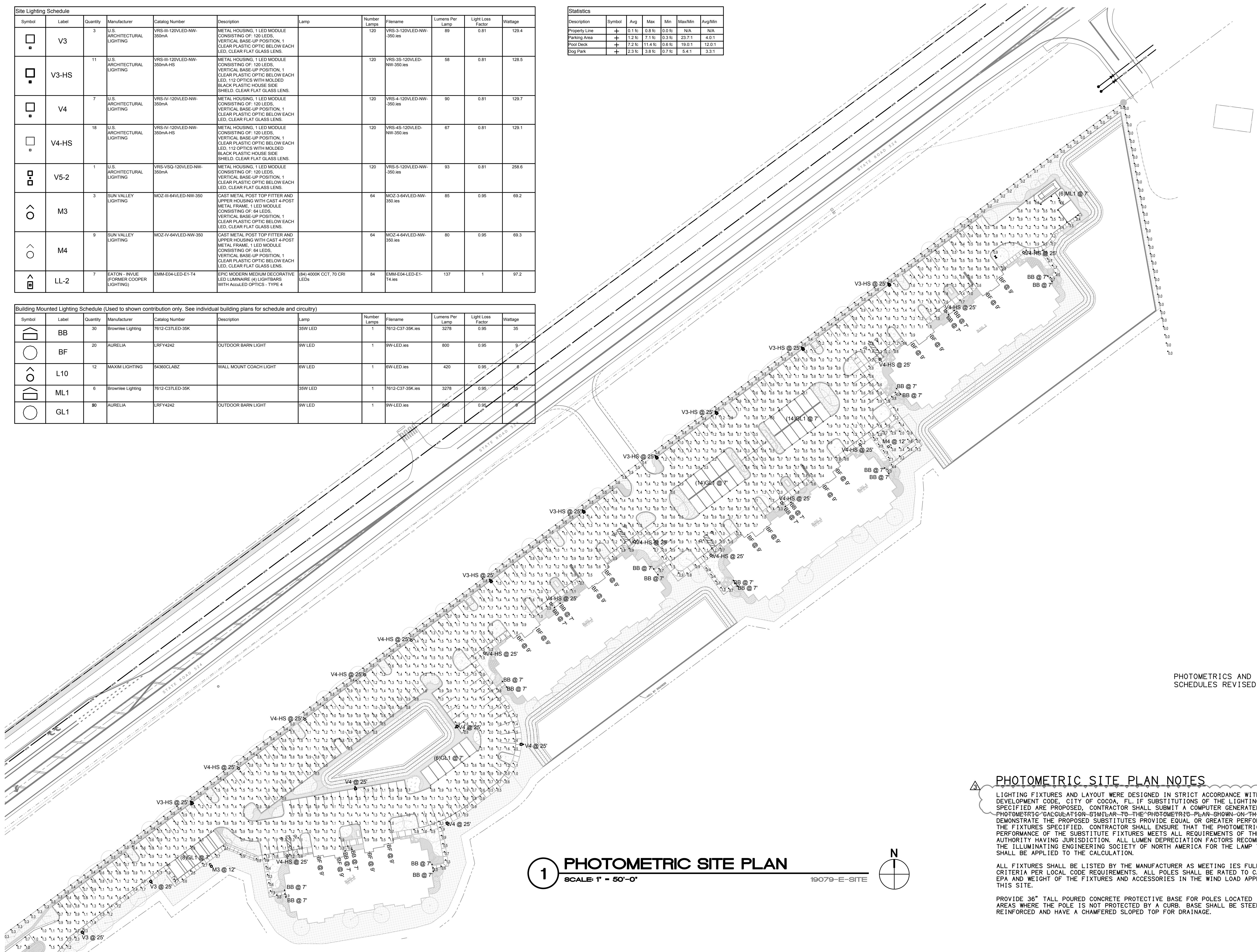
SHEET NO.

LI-07

Site Lighting Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	V3	3	U.S. ARCHITECTURAL LIGHTING	VRS-III-120VLED-NW-350mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS		120	VRS-3-120VLED-NW-350.ies	89	0.81	129.4
	V3-HS	11	U.S. ARCHITECTURAL LIGHTING	VRS-III-120VLED-NW-350mA-HS	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 112 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.		120	VRS-3S-120VLED-NW-350.ies	58	0.81	128.5
	V4	7	U.S. ARCHITECTURAL LIGHTING	VRS-IV-120VLED-NW-350mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		120	VRS-4-120VLED-NW-350.ies	90	0.81	129.7
	V4-HS	18	U.S. ARCHITECTURAL LIGHTING	VRS-IV-120VLED-NW-350mA-HS	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 112 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.		120	VRS-4S-120VLED-NW-350.ies	67	0.81	129.1
	V5-2	1	U.S. ARCHITECTURAL LIGHTING	VRS-VSQ-120VLED-NW-350mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS		120	VRS-5-120VLED-NW-350.ies	93	0.81	258.6
	M3	3	SUN VALLEY LIGHTING	MOZ-III-64VLED-NW-350	CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST 4-POST METAL FRAME, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS		64	MOZ-3-64VLED-NW-350.ies	85	0.95	69.2
	M4	9	SUN VALLEY LIGHTING	MOZ-IV-64VLED-NW-350	CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST 4-POST METAL FRAME, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		64	MOZ-4-64VLED-NW-350.ies	80	0.95	69.3
	LL-2	7	EATON - INVUE (FORMER COOPER LIGHTING)	EMM-E04-LED-E1-T4	EPIC MODERN MEDIUM DECORATIVE LED LUMINAIRE (4) LIGHTBARS WITH AcQuLED OPTICS - TYPE 4	(64) 4000K CCT, 70 CRI LEDs	84	EMM-E04-LED-E1-T4.ies	137	1	97.2

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	BB	30	Brownlee Lighting	7612-C37LED-35K		35W LED	1	7612-C37-35K.ies	3278	0.95	35
	BF	20	AURELIA	LRFY4242	OUTDOOR BARN LIGHT	9W LED	1	9W-LED.ies	800	0.95	9
	L10	12	MAXIM LIGHTING	54360CLAB2	WALL MOUNT COACH LIGHT	6W LED	1	6W-LED.ies	420	0.95	6
	ML1	6	Brownlee Lighting	7612-C37LED-35K		35W LED	1	7612-C37-35K.ies	3278	0.95	35
	GL1	80	AURELIA	LRFY4242	OUTDOOR BARN LIGHT	9W LED	1	9W-LED.ies	800	0.95	9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Parking Area	+	1.2 fc	7.1 fc	0.3 fc	23.7:1	4.0:1
Pool Deck	+	7.2 fc	11.4 fc	0.6 fc	19.0:1	12.0:1
Dog Park	+	2.3 fc	3.8 fc	0.7 fc	5.4:1	3.3:1



PHOTOMETRIC SITE PLAN NOTES

LIGHTING FIXTURES AND LAYOUT WERE DESIGNED IN STRICT ACCORDANCE WITH THE LAND DEVELOPMENT CODE, CITY OF COCOA, FL. IF SUBSTITUTIONS OF THE LIGHTING FIXTURES SPECIFIED ARE PROPOSED, CONTRACTOR SHALL SUBMIT A COMPUTER GENERATED PHOTOGRAPHIC SIMULATION OF THE PROPOSED LAYOUT. THE PHOTOGRAPHIC SHEET-TO-DEMONSTRATE THE PROPOSED SUBSTITUTES PROVIDE EQUAL OR GREATER PERFORMANCE THAN THE FIXTURES SPECIFIED. CONTRACTOR SHALL ENSURE THAT THE PHOTOMETRIC PERFORMANCE OF THE SUBSTITUTE FIXTURES MEETS ALL REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. THE LUMEN DEPRECIATION FACTORS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA OR THE LAMP TYPES USED SHALL BE APPLIED TO THE CALCULATION.

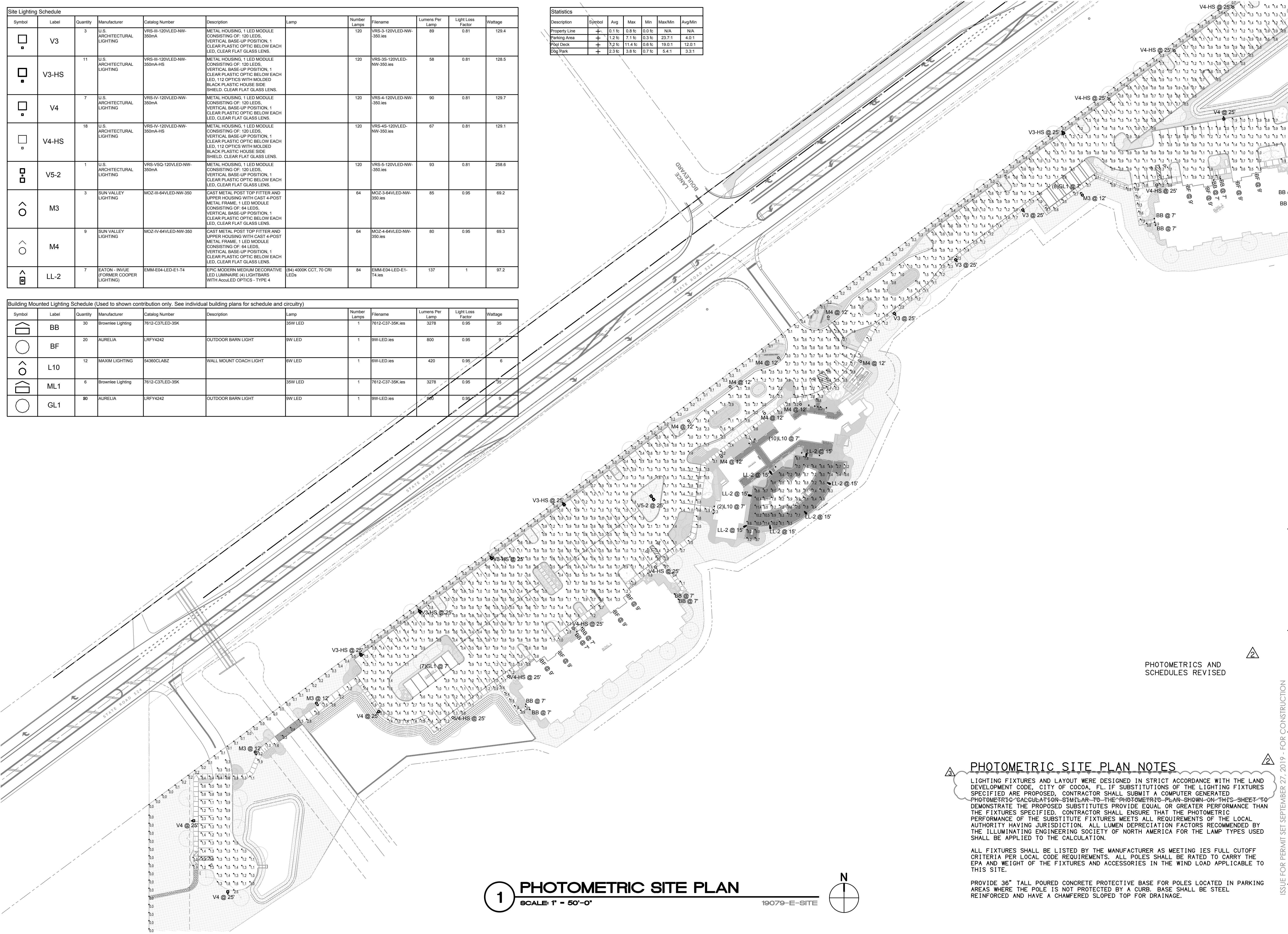
ALL FIXTURES SHALL BE LISTED BY THE MANUFACTURER AS MEETING IES FULL CUTOFF CRITERIA PER LOCAL CODE REQUIREMENTS. ALL POLES SHALL BE RATED TO CARRY THE EPA AND WEIGHT OF THE FIXTURES AND ACCESSORIES IN THE WIND LOAD APPLICABLE TO THIS SITE.

PROVIDE 36" TALL POURED CONCRETE PROTECTIVE BASE FOR POLES LOCATED IN PARKING AREAS WHERE THE POLE IS NOT PROTECTED BY A CURB. BASE SHALL BE STEEL REINFORCED AND HAVE A CHAMFERED SLOPED TOP FOR DRAINAGE.

Site Lighting Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	V3	3	U.S. ARCHITECTURAL LIGHTING	VRS-III-120VLED-NW-350mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		120	VRS-3S-120VLED-NW-350.ies	89	0.81	129.4
	V3-HS	11	U.S. ARCHITECTURAL LIGHTING	VRS-III-120VLED-NW-350mA-HS	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 112 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.		120	VRS-3S-120VLED-NW-350.ies	58	0.81	128.5
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	V4-HS	18	U.S. ARCHITECTURAL LIGHTING	VRS-IV-120VLED-NW-350mA-HS	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 112 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.		120	VRS-4S-120VLED-NW-350.ies	67	0.81	129.1
	V5-2	1	U.S. ARCHITECTURAL LIGHTING	VRS-VSQ-120VLED-NW-350mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		120	VRS-5-120VLED-NW-350.ies	93	0.81	258.6
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Building Mounted Lighting Schedule (Used to shown contribution only. See individual building plans for schedule and circuitry)											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	BB	30	Brownlee Lighting	7612-C37LED-35K		35W LED	1	7612-C37-35K.ies	3278	0.95	35
	BF	20	AURELIA	LRFY4242	OUTDOOR BARN LIGHT	9W LED	1	9W-LED.ies	800	0.95	9
	L10	12	MAXIM LIGHTING	54360CLABZ	WALL MOUNT COACH LIGHT	6W LED	1	6W-LED.ies	420	0.95	6
	ML1	6	Brownlee Lighting	7612-C37LED-35K		35W LED	1	7612-C37-35K.ies	3278	0.95	35
	GL1	80	AURELIA	LRFY4242	OUTDOOR BARN LIGHT	9W LED	1	9W-LED.ies	800	0.95	9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Parking Area	+	1.2 fc	7.1 fc	0.3 fc	23.7:1	4.0:1
Pool Deck	+	7.2 fc	11.4 fc	0.6 fc	19.0:1	12.0:1
Dog Park	+	2.3 fc	3.8 fc	0.7 fc	5.4:1	3.3:1



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 50'-0"
19079-E-SITE

PHOTOMETRIC SITE PLAN NOTES

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INTEGRA COCOA
BREVARD COUNTY, FL

charlan • brock
associates
architects • planners

1770 fennell street
maitland florida 32751-7208
407 660 8900 f; 407 875 9948
www.cbaarchitects.com

PHOTOMETRIC
SITE PLAN

ISSUE FOR PERMIT SET SEPTEMBER 27, 2019 - FOR CONSTRUCTION

date: 09-27-19
job no: 4159.19
drawn by: MLD
reviewed by: MLD
file: 19079-E-SITE
issue history:

05-11-2020
06-22-2020

FHA# 067-35567

E0.11B

SHEET E4 OF E39

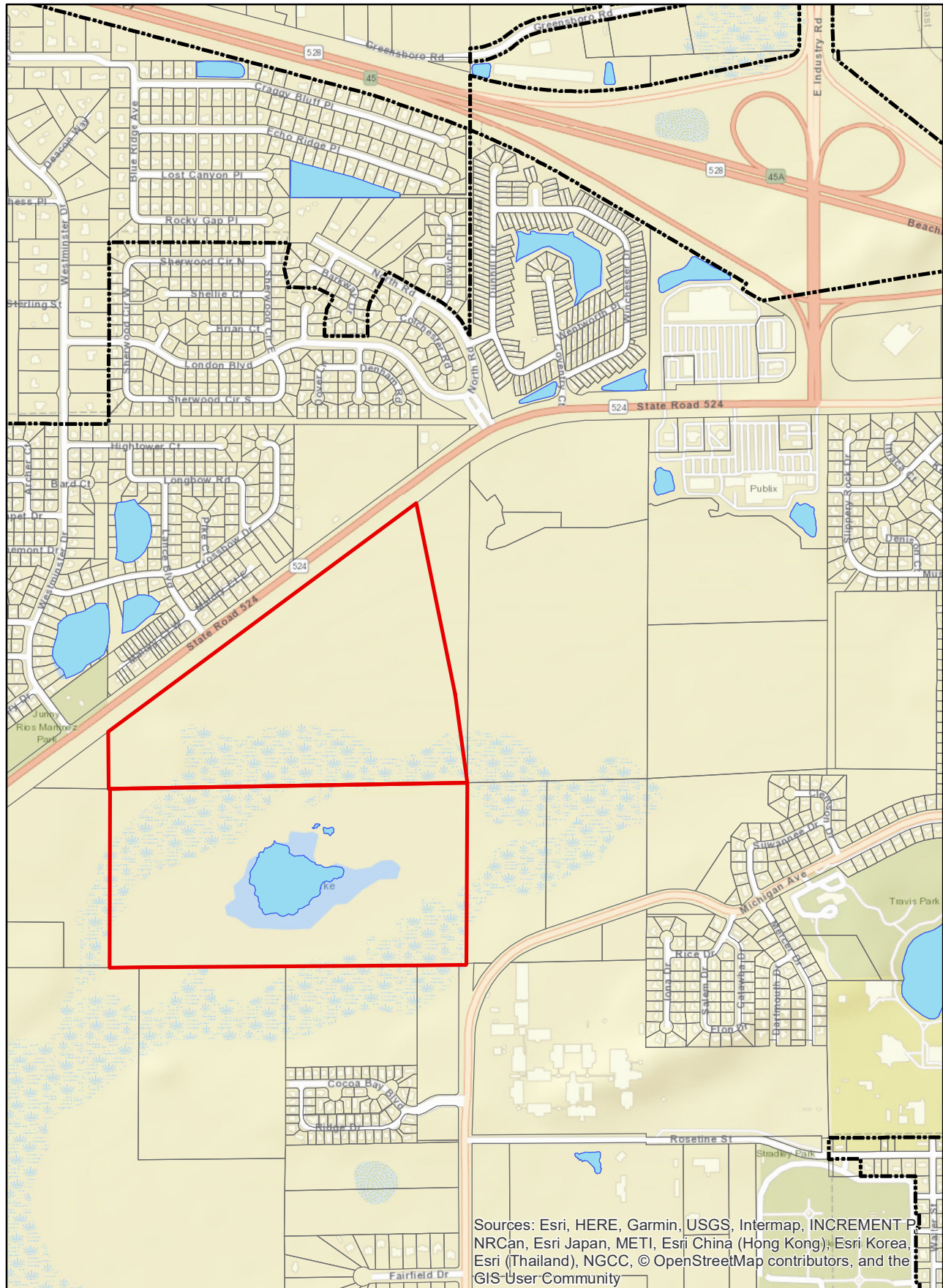
760 FLORIDA CENTRAL PARKWAY
SUITE 224
LONGWOOD, FL 32750
PH: 407.636.7999
PROJECT # 19079

STATE OF FLORIDA
PROFESSIONAL ENGINEER
MICHAEL D. DODANE
No. 44665

Gay F. Brock
Architect AAC000798

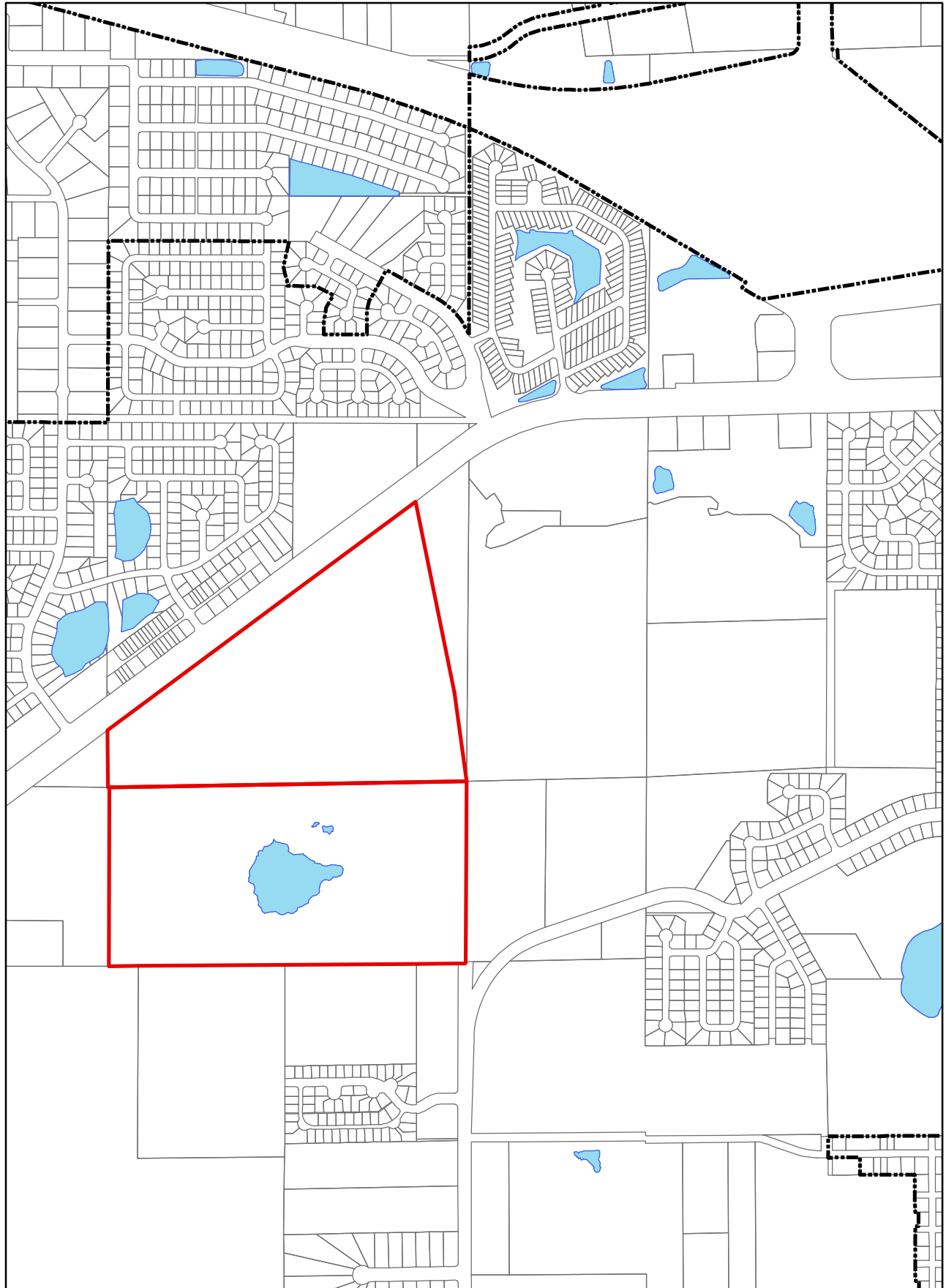
Integra Trails Apartments

Exhibit D - Location Map #1



Integra Trails Apartments

Exhibit D - Location Map #2



THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

CITY OF COCOA

**ADDENDUM TO INTEGRA COCOA APARTMENTS DEVELOPMENT
AGREEMENT**

Integra Luxury Apartments

THIS ADDENDUM TO THE INTEGRA COCOA APARTMENTS DEVELOPMENT AGREEMENT ("Addendum") is made and executed this _____ day of _____, 2020, by and between the **CITY OF COCOA**, a Florida Municipal Corporation ("City"), whose address is 65 Stone Street, Cocoa, Florida 32922 and **EVERGREEN INTEGRA COCOA, LLC**, a foreign limited liability company authorized to conduct business in the State of Florida ("Developer"), whose address is 25 Dorchester Avenue, #51943, Boston, MA 02205.

WITNESSETH:

WHEREAS, Developer owns 150.35 acres, more or less, of real property located on the southeast side of State Road 524, approximately 3,300 feet northeast of the Cox Road/State Road 524 intersection, Cocoa, Brevard County, Florida, with Tax Parcel IDs 24-35-13-00-750 and 24-35-24-00-1, more particularly described herein in **Exhibit A** ("Property"); and

WHEREAS, Developer's predecessor in title and the City entered into a binding Development Agreement on December 30, 2019, which was recorded in the Public Records of Brevard County, Book 8669, Page 340, on February 19, 2020 (the "Agreement"), governing the future development of the Property; and

WHEREAS, the Developer continues to desire that the Property be developed into a luxury apartment complex consisting of five (5) apartment buildings and five (5) parking garages; and

WHEREAS, a height variance was previously granted by the City's Board of Adjustment on November 9, 2014, to allow for an increase in height from 35 feet to 45 feet and a site plan was also previously conditionally approved by the City's Planning and Zoning Board on April 8, 2015, to allow for the development of The Preserve at Cocoa (formerly the Tree Tops development), which would have consisted of eight (8) apartment buildings with a total of 248 market-rate apartment units; and

WHEREAS, due to temporal limitations and conditions imposed by both the Board of Adjustment and Planning and Zoning Board in granting the variance and site plan, both approvals have long expired; and

WHEREAS, the previously granted height variance was premised upon the fact that the Property consists almost entirely of wetlands, with only approximately 8.7 percent of the Property being developable upland, and the height variance allowed the applicant to achieve use of its Property while largely conserving the wetlands; and

WHEREAS, the Developer continues to propose a similar luxury apartment complex with additional variances requested, including an increase in maximum building width and a decrease in the minimum living area for one-bedroom apartments; and

WHEREAS, the Developer desires to amend the Agreement to alter the project enhancements previously contained in the Agreement; and

WHEREAS, the City believes that the amended project enhancements will continue to provide an important public benefit by improving pedestrian access opportunities to trails in the Cocoa Conservation Area; and

WHEREAS, the Developer's obligation to convey approximately 137 acres of wetland to the City of Cocoa remains unchanged; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2.0 Amended Project Description and Requirements. Section 4.0 of the Agreement regarding Project Description and Requirements is modified as follows:

Developer shall, at its expense, design, permit and construct a luxury, multi-family residential apartment community in the City of Cocoa with market-rate apartment units. The apartment buildings, all amenity buildings, and parking garages shall be constructed in a single phase and consist of approximately 249 apartment units. Developer agrees that the apartment community shall include no more than five (5) apartment buildings, five (5) parking garages, a

community clubhouse, and other buildings necessary to serve the project (“the Project”). The Developer shall be specifically required to develop the Project to include certain amenities, which shall be maintained in good and working condition throughout the life of the Project, shall be of adequate size to service the intended number of residential units, and shall be incorporated into the final site plan. These amenities include the community clubhouse with an exercise/workout room; business center; “party room” that may be reserved by residents for events; swimming pool; and two (2) Level 2+ electric car charging stations. The Project is generally depicted on the Amended Concept Plan, which consists of a proposed concept site plan that is attached hereto and fully incorporated by reference herein as **Exhibit B** (“Amended Concept Plan”). The Concept Plan attached to the Agreement is hereby superseded and replaced by the attached Amended Concept Plan in **Exhibit B**. The Project shall be constructed in accordance with the requirements set forth in this Agreement.

(Hereinafter the project description and requirements are referred to as the “**Project**”).

3.0 Amended Concept Plan. The Project shall be substantially developed in accordance with the Amended Concept Plan which is attached hereto in **Exhibit B**, and superseding the Concept Plan attached to the Agreement. All references to the Concept Plan herein and in the Agreement shall be deemed to refer to the Amended Concept Plan attached to this Addendum as **Exhibit B**. The Amended Concept Plan is intended to be the general blueprint which details key aspects of the future physical development of the Property. The Amended Concept Plan shall also serve as a necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Developer shall have the obligation to further obtain the City’s approval of a floodplain development permit, final site plan, and final engineering plans (“**Final Engineering Plans**”) consistent with the Amended Concept Plan in all material respects and in compliance with the City Code. The City and Developer expressly acknowledge and agree that the Amended Concept Plan attached as **Exhibit B** was prepared during the application process for a floodplain development permit and final engineering plans. The Amended Concept Plan, and particularly the removal of the trailhead parking area and trailhead stub out, became necessary to accommodate flood storage required by the City’s Comprehensive Plan. Accordingly, the City herein expressly agrees to the modifications contained in the Amended Concept Plan, in consideration of the project enhancement described herein in Section 5.0. While the City recognizes this Amended Concept Plan may be reasonably modified to accommodate necessary changes related to bringing the Project into full compliance with the City Code, any such modification may not include (a) a different use of the Property; (b) an increase in the proposed number of units; or (c) a reduction in the required amenities as provided in this Addendum. The Amended Concept Plan shall be subject to reasonable adjustments at the Final Engineering Plan phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimensions of the building, landscaping, entrances, utilities, parking and other site improvements may vary slightly between Concept Plan approval and approval of the Final Engineering Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this

Agreement and preserve the general character of the development shown on the Amended Concept Plan.

4.0 Future Permitting. All timelines and requirements for future permitting as contained in Section 7.0 of the Agreement shall remain binding, except as expressly agreed to in this Addendum.

5.0 Amended Project Enhancements; Conveyance of Property. Section 8.0 of the Agreement regarding Project Enhancements; Conveyance of Property is modified as follows:

In accordance with Section 15-21 of the City Code and in consideration of the variances and waivers granted in Section 9.0 of the Agreement, the Developer agrees to affect conveyance of a portion of the Property as follows and to reimburse the City for certain costs associated with designing and permitting certain improvements on such portion of the Property to be conveyed to the City:

(a) Prior to receiving any certificate of occupancy, the Developer shall convey to the City, free of charge and free and clear of all liens and mortgages, and other encumbrances that are not deemed by the City to be permitted exceptions that will interfere with the City's intended purpose and use for the land, a portion of its Property as legally described and depicted in the survey attached to this Addendum as **Exhibit C** (the "Conveyance Property"). The Conveyance Property consists of:

- i. The entirety of Tax Parcel Number 24-35-24-00-1; and
- ii. The portion of Tax Parcel Number 24-35-13-00-750 that consists of wetland, excluding the upland buffer and mitigated wetland as determined by the developable limit line and wetland impact line as approved by St. John's River Water Management District and an additional 10 foot buffer to allow for the Developer's maintenance of a retaining wall.

The total Conveyance Property shall consist of 136.637 acres, more or less, as described in **Exhibit C**.

In order to initiate the conveyance, the Developer shall provide the City with a written notice requesting the City to accept conveyance of the Conveyance Property ("Written Notice"), which shall be accompanied by a commitment for an Owner's Title Insurance Policy (ALTA FORM B-1970) from a title insurance company ("Title Company") acceptable to the City, agreeing to insure title to the Property in an amount equal to the estimated assessed value of the property to be conveyed, and subject to: no exceptions other than those matters herein permitted; those which will be discharged prior to or at Closing; and the standard printed exceptions and exclusions from coverage customarily contained in an Owner's Policy from the Title Company. The Developer shall provide the City a copy of the title commitment upon receipt of same. The City shall have twenty (20) days to examine the commitment and tender any objections thereto.

At closing, Title Company shall provide the City standard “gap” coverage in the custom as established by title insurance practices in Florida. Subsequent to closing, Title Company, at the Developer’s expense, shall provide an owner’s title policy showing title up to and including the recording of the deed delivered at closing, said policy showing the continuation of good and marketable title in the Developer to the moment of recording the a warranty deed and subject only to the Permitted Exceptions and any matters created at closing. If the title commitment discloses unpermitted exceptions or matters that render the title non-marketable or unacceptable to the City for its intended purposes and proposed land uses, the Developer, at its option, shall have forty-five (45) days from the date of receiving written notice of defects from the City within which to have the exceptions removed from the commitment or the defects cured to the reasonable satisfaction of the City. In such event, the time of closing shall be thirty (30) days after delivery of the commitment or the time expressly specified in this Agreement, whichever is later. If the Developer fails to have the commitment exceptions removed or the defects cured within the specified time, the City may terminate this Agreement or the City may elect, upon notice to the Developer within ten (10) days after the expiration of the forty-five (45) day curative period, to take title as it then is notwithstanding such exceptions or title defects. Notwithstanding anything herein contained to the contrary, the Developer shall exercise reasonable diligence in the curing of any defects in title, including the payment and discharge of any liens or encumbrances affecting the title status of the property. The Developer shall pay for the cost of recording any necessary curative instruments, the title insurance commitment, and the Owner’s policy if issued, and recording of the deed. Each party shall pay their respective attorney’s fees.

The Developer has indicated to the City its intent to grant a conservation easement over the entirety of Tax Parcel Number 24-35-24-00-1 and the portion of Tax Parcel Number 24-35-13-00-750 that consists of wetland, less the existing 55-foot drainage easement and 50-foot access easement, in favor of St. John’s River Water Management District, prior to the conveyance of this property to the City. The Developer acknowledges and agrees that the City intends to use this property for purposes of installing hiking trails and other recreational amenities, as well as conducting activities outlined in the Cocoa Conservation Area Management Plan. Accordingly, the City will find any conservation easement granted over Tax Parcel Numbers 24-35-24-00-1 and 24-35-13-00-750 to be unacceptable for the City’s intended purposes unless the conservation easement expressly permits the following minimum activities:

- Right to construct up to 12,000 linear feet of 10’ trails and boardwalks;
- Right to mechanically maintain vegetation within the limits of the trails/boardwalks;
- Right to construct wayfinding and educational signage;
- Right to place benches;

- Right to use equipment to occasionally grade and compact the trail surface to maintain stabilized dirt suitable for bicycle and pedestrian activity;
- Right to remove exotic invasive species; and
- Right to rebuild damaged stormwater infrastructure and retain flood waters.

The Developer shall have sixty (60) days from the Effective Date of this Addendum to either (1) negotiate a satisfactory conservation easement, permitting the above bulleted activities (“Minimum Activities”); or (2) seek a modification of its St. John’s River Water Management District permit to remove the conservation easement as a required form of wetland mitigation. Should the Developer fail to achieve either of these requirements within sixty (60) days of the Effective Date of this Addendum, the City shall be entitled to refuse to issue or suspend any active building permits for the Project. The City Manager may grant, in his sole discretion, up to a sixty (60) day extension to negotiate the conservation easement or seek a modification the St. John’s River Water Management District permit if Developer continues to negotiate with St. John’s River Water Management District in good faith. Under no circumstances shall the City issue certificates of occupancy until the property conveyances required by this Section have been completed.

Notwithstanding anything to the contrary in this Section, the Developer agrees that Developer shall be solely responsible for satisfying all wetland mitigation requirements imposed by St. John’s River Water Management District as a result of Developer’s proposed impacts to wetlands for its own Project, specifically including any additional wetland mitigation requirements related to the Developer’s Project that St. John’s River Water Management District deems necessary in the future as a result of the City’s performance of the Minimum Activities listed above. For example, if as a result of the City’s future installation of a boardwalk in the conservation area, St. John’s River Water Management District determines that the wetland mitigation value of the conservation easement for the Developer’s Project is reduced, requiring payment for additional wetland mitigation credits or compliance with other wetland mitigation requirements for the Developer’s Project, the Developer shall be solely responsible for such costs and completion of such requirements. The City agrees that it shall be responsible for any wetland mitigation costs required for the City’s performance of the Minimum Activities listed above, less the additional costs associated with wetland mitigation required for the Developer’s St. John’s River Water Management District permit.

The City agrees that should the Developer abandon the Project after final site plan approval and conveyance of the above-described property, but prior to completion of construction and issuance of certificates of occupancy, the Developer’s successors or assigns shall be permitted to apply the acreage of the above-described property if already conveyed to the City for purposes of calculating density, floor area ratio, and maximum impervious surface or lot coverage, provided that, absent a written modification to this Agreement approved by the City Council, such calculations shall not be increased beyond that proposed in the final site plan and as provided in this Agreement for purposes of future development.

(b) The Developer shall reimburse the City for actual costs associated with environmental consulting, planning, design, and permitting of a nature trail system on the Conveyance Property up to a cost not to exceed \$24,000.00. Upon execution of this Addendum, Developer shall pay City \$12,000 for initial costs. Upon completion of this work, the City shall submit to the Developer an invoice with supporting justification of additional expenses associated with the work exceeding the initial costs up to a total cost of \$24,000.00. The Developer shall reimburse the City for additional expenses within 30 days of receipt of the invoice.

(c) All utilities constructed on the Property including, but not limited to, electric, water, sewer, cable, phone, fiber optics, natural gas and other similar kinds of utilities to service the Property shall be constructed underground unless otherwise necessary to be above ground and approved by the City.

(d) The Project shall incorporate the use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, optional roof top solar panels, and at least two (2) electric car charging stations as provided above.

(e) The Project shall incorporate enhanced landscaping along the SR 524 frontage, to include planting of trees at 40-foot intervals and mixed-species hedges.

6.0 Performance Bond; Construction of Public Parking Area and Trailhead. Section 10.0 of the Agreement is hereby deleted in its entirety.

7.0 Recordation. Upon full execution by the Parties, this Addendum shall be recorded in the Public Records of Brevard County, Florida by the City.

8.0 Notice. The contact information for delivering notices to the parties as provided in Section 31.0 of the Agreement is hereby modified as follows:

For the City:

City Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

For Developer:

Evergreen Integra Cocoa, LLC
25 Dorchester Avenue
#51943
Boston, MA 02205

9.0 Miscellaneous. All terms and conditions of the Agreement, which are not expressly and specifically modified by this Addendum, shall continue to remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written.

CITY OF COCOA

By: _____
Matthew Fuhrer, Interim City Manager

Date: _____

ATTEST:

By: _____
Carie Shealy, City Clerk, MMC

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the City of Cocoa, Florida
only.

CITY SEAL

Date: _____

By: _____
Anthony A. Garganese, City Attorney for
the City of Cocoa, Florida

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this _____ day of _____, 2020, by Matthew Fuhrer, the Interim City Manager of the City of Cocoa, a Florida municipal corporation, on behalf of the City, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

(Notary Public Signature)

(Print Name)

Notary Public, State of _____

Commission No.: _____

My Commission Expires: _____

Signed, sealed and delivered in the presence of the following witnesses:

EVERGREEN INTEGRA COCOA, LLC

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

Printed Name:

Its: _____

Date: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this _____ day of _____, 2020, by _____, the _____ of Evergreen Integra Cocoa, LLC, a foreign limited liability company. He is personally known to me or produced _____ as identification.

(NOTARY SEAL)

(Notary Public Signature)

(Print Name)

Notary Public, State of _____

Commission No.: _____

My Commission Expires: _____

DEVELOPER IS HEREBY ADVISED THAT SHOULD DEVELOPER FAIL TO FULLY EXECUTE, AND DELIVER TO THE CITY, THIS AGREEMENT WITHIN THIRTY (30) DAYS FROM THE DATE THAT THE CITY COUNCIL APPROVES THIS AGREEMENT, THIS AGREEMENT, AND THE DEVELOPMENT PERMIT APPROVALS REFERENCED HEREUNDER, SHALL AUTOMATICALLY BE DEEMED NULL AND VOID.

EXHIBIT A LEGAL DESCRIPTION

PARCEL #1:

ALL OF THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, WHICH LIES SOUTHERLY OF STATE ROAD NO 524 (A 200.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD RIGHT OF WAY MAP SECTION 70070-2501) AND LESS AND EXCEPT THEREFROM THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3338, PAGE 2213, OF THE BREVARD COUNTY PUBLIC RECORDS, SAID SUBJECT PARCEL BEING FULLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT STAMPED "PRM#2412", WHICH MARKS THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 13, THENCE NORTH 00°08'35" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 413.73 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 524, THENCE DEPARTING SAID WEST LINE, NORTH 53°28'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,805.42 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3338, PAGE 2213: THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 3338, PAGE 2213, THE FOLLOWING 2 COURSES TO WIT: SOUTH 10°03'38" EAST, A DISTANCE OF 1,390.07; SOUTH 09°45'48" EAST, A DISTANCE OF 680.18 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 13, SAID POINT LYING 2.72 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AS MEASURED ALONG SAID SOUTH LINE OF SAID SOUTHEAST 1/4: THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°01'35" WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 2,614.01 FEET TO THE POINT OF BEGINNING.

PARCEL #2:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, AND THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 13, LYING SOUTHEASTERLY OF STATE ROAD 528, AND ALSO ALL OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT PARCELS 'A' & 'B' DESCRIBED BELOW:

LESS PARCEL 'A':

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING SOUTHEASTERLY OF STATE ROAD 528, BREVARD COUNTY, FLORIDA.

LESS PARCEL 'B':

A PARCEL OF LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

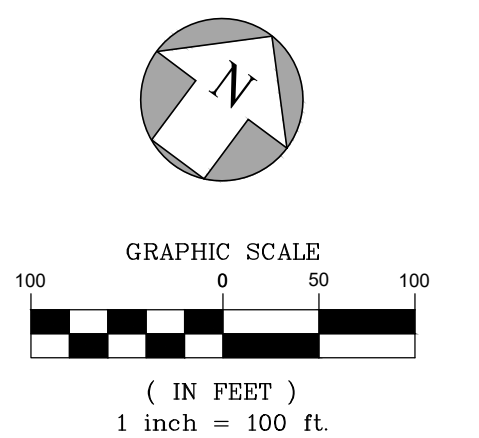
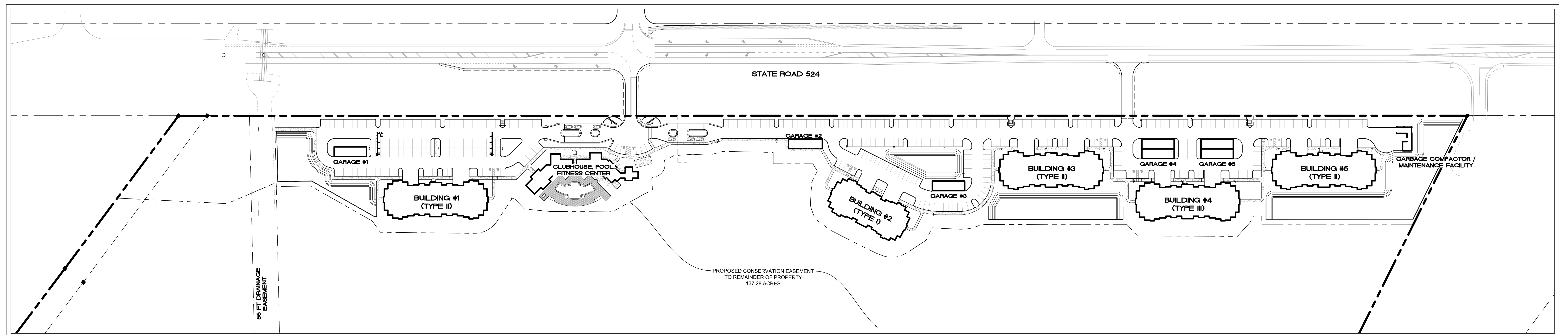
BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 524 (A 200 FOOT RIGHT-OF-WAY PER S.R.D RIGHT-OF-WAY MAP SECTION 70070-2501, SHEET 5 OF 8, DATED 12/09/70) WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, THENCE SOUTH 00°00'21" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 2333.77 FEET; THENCE NORTH 10°09'57" WEST, A DISTANCE OF 695.56 FEET; THENCE NORTH 10°27'47" WEST, A DISTANCE OF 1390.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 524; THENCE NORTH 53°05'55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 469.54 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
AMENDED CONCEPT PLAN

DRAFT

EXHIBIT C
CONVEYANCE PROPERTY SURVEY AND LEGAL DESCRIPTION

DRAFT



INTEGRA PRESERVE TRAILS SITE LAYOUT CITY OF COCOA, FLORIDA



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

SKETCH OF LEGAL DESCRIPTION EXHIBIT "A"

SECTION 13 & 24 - TOWNSHIP 24 SOUTH - RANGE 35 EAST
BREVARD COUNTY, FLORIDA

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N56°17'18"E	239.04'
L2	N30°14'02"E	109.77'
L3	N21°40'54"E	7.17'
L4	S37°52'22"E	10.01'
L5	N52°07'38"E	74.24'
L6	N82°55'39"E	152.07'
L7	S82°24'54"E	5.76'
L8	S72°37'04"E	27.02'
L9	N54°03'36"E	203.56'
L10	N03°09'25"W	56.03'
L11	N38°27'46"W	3.54'
L12	N74°09'01"E	8.58'
L13	S80°44'55"E	29.55'
L14	N58°47'32"E	55.24'
L15	N53°51'03"E	127.62'
L16	N24°11'31"E	74.54'
L17	N29°08'37"E	17.59'
L18	N39°38'35"W	27.30'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L19	N38°19'42"E	8.98'
L20	N54°06'55"W	0.60'
L21	N26°17'13"E	22.57'
L22	N48°56'14"E	41.19'
L23	N56°47'48"E	26.22'
L24	N52°07'36"E	12.27'
L25	N38°19'14"E	29.18'
L26	N54°38'11"E	108.95'
L27	S36°36'44"E	24.60'
L28	N53°23'16"E	86.47'
L29	S67°51'04"E	18.73'
L30	S09°55'31"E	27.16'
L31	S33°05'09"E	44.75'
L32	S56°30'52"E	13.26'
L33	S89°20'09"E	22.34'
L34	N85°32'31"E	7.07'
L35	N80°29'57"E	68.41'
L36	N79°17'09"E	42.93'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L37	N74°00'18"E	16.14'
L38	N52°41'07"E	13.69'
L39	N24°00'57"E	18.92'
L40	N19°53'30"E	41.16'
L41	N11°26'55"W	29.69'
L42	N56°41'41"E	16.95'
L43	N56°09'40"E	45.73'
L44	N49°34'52"E	18.28'
L45	N53°22'06"E	292.75'
L46	N53°22'06"E	7.75'
L47	S79°10'18"E	34.72'
L48	N53°32'43"E	217.52'
L49	N05°19'59"E	40.59'
L50	N04°10'07"W	16.81'
L51	N53°23'16"E	15.45'
L52	S36°37'54"E	18.11'
L53	N53°22'05"E	331.30'

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LEGEND:		SHEET 2 OF 6 SKETCH NOT VALID WITHOUT SHEETS: 1, 3, 4, 5 & 6
ESMT. =	EASEMENT	
O.R.B. =	OFFICIAL RECORDS BOOK	
S.R. =	STATE ROAD	
R/W =	RIGHT-OF-WAY	
DRAWN: J. HUSSEY	CHD. BY: CSB	PROJECT: 2020-020
		DWG.: 2020-020.DWG

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EVERGREEN INTEGRA COCOA LLC
CITY OF COCOA, FLORIDA

CERTIFICATION	
I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.	
CHRISTOPHER S. BOWERS P.S.M. SIGNING DATE: 5/13/2020	
FLA. CERT. NO. 5990	

EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY.
 NOT A BOUNDARY SURVEY.

MORGAN & Associates
Consulting Engineers, Inc.
 504 N Harbor City Blvd. Melbourne, FL 32935
 Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

SKETCH OF LEGAL DESCRIPTION EXHIBIT "A"

SECTION 13 & 24 - TOWNSHIP 24 SOUTH - RANGE 35 EAST
BREVARD COUNTY, FLORIDA

CURVE TABLE

CURVE NO.	RADIUS	DELTA OR CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING	TANGENT BEARING
C1	60.00'	57°13'01"	59.92'	N25°27'06"E	57.46'	N35°56'24"W	N54°03'36"E
C2	31.63'	27°51'14"	15.38'	N39°55'26"E	15.23'	N36°08'57"W	N53°51'03"E
C3	27.44'	91°46'40"	43.95'	N07°53'18"W	39.40'	N51°59'58"W	N38°00'02"E
C4	32.50'	23°25'43"	13.29'	S44°48'00"E	13.20'	N56°54'52"E	S33°05'08"E
C5	32.50'	41°36'07"	23.60'	S77°18'55"E	23.08'	N33°29'08"E	S56°30'52"E
C6	32.53'	20°46'58"	11.80'	N63°04'36"E	11.73'	N16°31'54"W	N73°28'06"E
C7	35.02'	27°23'59"	16.74'	N37°42'56"E	16.59'	N38°35'04"W	N51°24'56"E
C8	94.46'	26°44'57"	44.10'	N40°49'44"E	43.70'	N35°47'47"W	N54°12'13"E

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SHEET 3 OF 6

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1, 2, 4, 5 & 6

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EVERGREEN INTEGRA COCOA LLC
CITY OF COCOA, FLORIDA

DRAWN: J. HUSSEY | CHD. BY: CSB | PROJECT: 2020-020 | DWG.: 2020-020.DWG

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

CHRISTOPHER S. BOWERS P.S.M.

SIGNING DATE: 5/13/2020

FLA. CERT. NO. 5990

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**MORGAN
& Associates**

Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

SKETCH OF LEGAL DESCRIPTION EXHIBIT "A"

SECTION 13 & 24 - TOWNSHIP 24 SOUTH - RANGE 35 EAST
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, AND RUN S00°19'08"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 15.05 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7085, PAGE 2835, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE S00°19'08"W, ALONG SAID EAST LINE, A DISTANCE OF 1287.87 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 24;

THENCE S88°58'39"W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 2616.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24;

THENCE N00°20'16"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 24 A DISTANCE OF 1301.16 FEET TO THE NORTH QUARTER CORNER OF SECTION 24, SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 13;

THENCE N00°02'58"E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 190.96 FEET;

THENCE DEPARTING SAID WEST LINE, RUN N56°17'18"E A DISTANCE OF 239.04 FEET;

THENCE N30°14'02"E A DISTANCE OF 109.77 FEET;

THENCE N21°40'54"E A DISTANCE OF 7.17 FEET TO THE EASTERLY LINE OF A DRAINAGE EASEMENT 55 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 466, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE S37°52'22"E ALONG SAID EASTERLY LINE OF SAID DRAINAGE EASEMENT A DISTANCE OF 10.01 FEET;

THENCE N52°07'38"E A DISTANCE OF 74.24 FEET;

THENCE N82°55'39"E A DISTANCE OF 152.07 FEET;

THENCE S82°24'54"E A DISTANCE OF 5.76 FEET;

THENCE S72°37'04"E A DISTANCE OF 27.02 FEET;

THENCE N54°03'36"E A DISTANCE OF 203.56 FEET TO THE POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°13'01", AN ARC LENGTH OF 59.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE N03°09'25"W A DISTANCE OF 56.03 FEET;

THENCE N38°27'46"W A DISTANCE OF 3.54 FEET;

THENCE N74°09'01"E A DISTANCE OF 8.58 FEET;

THENCE S80°44'55"E A DISTANCE OF 29.55 FEET;

THENCE N58°47'32"E A DISTANCE OF 55.24 FEET;

THENCE N53°51'03"E A DISTANCE OF 127.62 FEET TO THE POINT OF CURVATURE OF A 31.63 FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°51'14", AN ARC LENGTH OF 15.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE N24°11'31"E ALONG SAID LINE NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 74.54 FEET;

THENCE N29°08'37"E A DISTANCE OF 17.59 FEET;

THENCE N39°38'35"W A DISTANCE OF 27.30 FEET;

LEGAL DESCRIPTION CONTINUED ON SHEET 5 OF 6

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SHEET 4 OF 6

SKETCH NOT VALID WITHOUT SHEETS:

1, 2, 3, 5 & 6

DRAWN: J. HUSSEY CHD. BY: CSB PROJECT: 2020-020 DWG.: 2020-020.DWG

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EVERGREEN INTEGRA COCOA LLC
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SKETCH OF LEGAL DESCRIPTION EXHIBIT "A"

SECTION 13 & 24 - TOWNSHIP 24 SOUTH - RANGE 35 EAST
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 4 OF 6)

THENCE N38°19'42"E A DISTANCE OF 8.98 FEET TO A POINT LYING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 27.44 FEET, SAID CURVE HAVING A RADIAL BEARING OF N51°59'58"W;
THENCE FROM A TANGENT BEARING OF N38°00'02"E, RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°46'40", AN ARC LENGTH OF 43.95 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N07°53'18"W AND A CHORD LENGTH OF 39.40 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE N54°06'55"W ALONG SAID LINE NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 0.60 FEET;

THENCE N26°17'13"E A DISTANCE OF 22.57 FEET;

THENCE N48°56'14"E A DISTANCE OF 41.19 FEET;

THENCE N56°47'48"E A DISTANCE OF 26.22 FEET;

THENCE N52°07'36"E A DISTANCE OF 12.27 FEET;

THENCE N38°19'14"E A DISTANCE OF 29.18 FEET;

THENCE N54°38'11"E A DISTANCE OF 108.95 FEET;

THENCE S36°36'44"E A DISTANCE OF 24.60 FEET;

THENCE N53°23'16"E A DISTANCE OF 86.47 FEET;

THENCE S67°51'04"E A DISTANCE OF 18.73 FEET;

THENCE S09°55'31"E A DISTANCE OF 27.16 FEET;

THENCE S33°05'09"E A DISTANCE OF 44.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.50 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°25'43" AN ARC LENGTH OF 13.29 FEET TO THE POINT OF TANGENCY;

THENCE S56°30'52"E A DISTANCE OF 13.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.50 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°36'07", AN ARC LENGTH OF 23.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE S89°20'09"E ALONG SAID LINE NON-TANGENT TO THE PREVIOUS CURVE A DISTANCE OF 22.34 FEET;

THENCE N85°32'31"E A DISTANCE OF 7.07 FEET;

THENCE N80°29'57"E A DISTANCE OF 68.41 FEET;

THENCE N79°17'09"E A DISTANCE OF 42.93 FEET;

THENCE N74°00'18"E A DISTANCE OF 16.14 FEET TO A POINT LYING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 32.53 FEET, SAID CURVE HAVING A RADIAL BEARING OF N16°31'54"W;

THENCE FROM A TANGENT BEARING OF N73°28'06"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°46'58", AN ARC LENGTH OF 11.80 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N63°04'36"E AND A CHORD LENGTH OF 11.73 FEET) TO THE POINT OF TANGENCY;

THENCE N52°41'07"E A DISTANCE OF 13.69 FEET TO A POINT LYING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.02 FEET, SAID CURVE HAVING A RADIAL BEARING OF N38°35'04"W;

THENCE FROM A TANGENT BEARING OF N51°24'56"E, RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'59", AN ARC LENGTH OF 16.74 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N37°42'56"E AND A CHORD LENGTH OF 16.59 FEET) TO THE POINT OF TANGENCY;

THENCE N24°00'57"E A DISTANCE OF 18.92 FEET;

THENCE N19°53'30"E A DISTANCE OF 41.16 FEET;

THENCE N11°26'55"W A DISTANCE OF 29.69 FEET;

THENCE N56°41'41"E A DISTANCE OF 16.95 FEET;

LEGAL DESCRIPTION CONTINUED ON SHEET 6 OF 6

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LEGEND:

ESMT. = EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK
S.R. = STATE ROAD
R/W = RIGHT-OF-WAY

SHEET 5 OF 6

SKETCH NOT VALID WITHOUT SHEETS:

1, 2, 3, 4 & 6

DRAWN: J. HUSSEY CHD. BY: CSB PROJECT: 2020-020 DWG.: 2020-020.DWG

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

EVERGREEN INTEGRA COCOA LLC
CITY OF COCOA, FLORIDA

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

CHRISTOPHER S. BOWERS P.S.M.

SIGNING DATE: 5/13/2020

FLA. CERT. NO. 5990

EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY.
NOT A BOUNDARY SURVEY.

MORGAN & Associates

Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

SKETCH OF LEGAL DESCRIPTION EXHIBIT "A"

SECTION 13 & 24 - TOWNSHIP 24 SOUTH - RANGE 35 EAST
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 5 OF 6)

THENCE N56°09'40"E A DISTANCE OF 45.73 FEET TO A POINT LYING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 94.46 FEET, SAID CURVE HAVING A RADIAL BEARING OF N35°47'47"W;
THENCE FROM A TANGENT BEARING OF N54°12'13"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°44'57", AN ARC LENGTH OF 44.10 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N40°49'44"E AND A CHORD LENGTH OF 43.70 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE N49°34'52"E ALONG SAID LINE NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 18.28 FEET;
THENCE N53°22'06"E A DISTANCE OF 292.75 FEET;
THENCE CONTINUE N53°22'06"E A DISTANCE OF 7.75 FEET;
THENCE S79°10'18"E A DISTANCE OF 34.72 FEET;
THENCE N53°32'43"E A DISTANCE OF 217.52 FEET;
THENCE N05°19'59"E A DISTANCE OF 40.59 FEET;
THENCE N04°10'07"W A DISTANCE OF 16.81 FEET;
THENCE N53°23'16"E A DISTANCE OF 15.45 FEET;
THENCE S36°37'54"E A DISTANCE OF 18.11 FEET;
THENCE N53°22'05"E A DISTANCE OF 331.30 FEET TO A POINT LYING ON AN EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7085, PAGE 2835, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
THENCE S10°08'54"E ALONG SAID EASTERLY LINE A DISTANCE OF 1126.77 FEET;
THENCE S09°51'03"E A DISTANCE OF 695.40 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,951,902.86 SQUARE FEET, OR 136.637 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO:

- A) 55 FEET WIDE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 466, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- B) 50 FEET WIDE ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4978, PAGE 2861, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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SHEET 6 OF 6

SKETCH NOT VALID WITHOUT SHEETS:
1, 2, 3, 4 & 5

DRAWN: J. HUSSEY CHD. BY: CSB PROJECT: 2020-020 DWG.: 2020-020.DWG

CERTIFICATION

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EVERGREEN INTEGRA COCOA LLC
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& Associates**

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504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

30 March 2020

Ms. Nancy Bunt
Director, Community Services
City of Cocoa, FL
65 Stone Street
Cocoa, FL 32922

**Subject: Floodplain Management Review of Integra Preserve Trails Construction Documents
City of Cocoa, FL**

Dear Ms. Bunt,

Geosyntec Consultants (Geosyntec) has completed our review of the proposed Integra Preserve Trails construction documents concerning compliance with the City of Cocoa's (City) Flood Damage Prevention Code (Sec. 6-300 to Sec. 6-380). Previous review comment letters were sent on November 27, 2019, December 30, 2019, January 17, 2020, March 12, 2020, and March 25, 2020. The following revised construction plans were provided by MBV in response to previous comments regarding floodplain compensation. The purpose of this letter is to document review of the revised exhibit.

The following document, provided by MBV Engineering, was reviewed:

- Integra Trails Construction Plans, March 27, 2020.

Based on our review of the above documents, previous comments have been addressed and the reference documents appear to comply with City Code and the City's Comprehensive Plan. We have no further review comments.

CLOSING

Geosyntec appreciates the opportunity to provide consulting services to City of Cocoa. Please do not hesitate to contact us with any questions or comments related to the above comments.

Respectfully submitted,

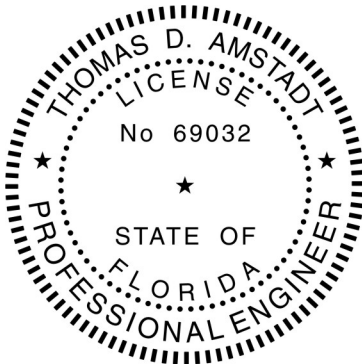
Geosyntec Consultants, Inc.



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cc: Dodie Selig, Planning & Zoning Manager

