

Town of Melbourne Beach

PUBLIC NOTICE

AGENDA

PLANNING & ZONING BOARD MEETING TUESDAY, July 11, 2023 @ 6:30 pm COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chairman David Campbell
Vice-Chairman Kurt Belsten
Member April Evans
Member Douglas Hilmes
Member Daniel Gonzalez

Alternate Board Members

Alternate Dan Harper
Alternate Gabor Kishegyi

Staff Members:

Town Manager Elizabeth Mascaro
Town Clerk Amber Brown
Town Attorney Clifford Repperger
Building Official Robert Bitgood

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so.

In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. June 6, 2023 minutes

4. NEW BUSINESS

A. Site plan approval for 510 Third Ave – new home

5. PUBLIC HEARINGS

6. OLD BUSINESS

7. PUBLIC COMMENT

Please limit comments to items that are not on the agenda

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING TUESDAY, JUNE 6, 2023 @ 6:30 pm COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

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Vice-Chairman Kurt Belsten
Member April Evans
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1. CALL TO ORDER

Chairman David Campbell called the meeting to order at 6:30 p.m.

2. ROLL CALL

Town Clerk Amber Brown conducted the roll call

Present:

Chairman David Campbell
 Vice-Chairman Kurt Belsten
 Member Douglas Hilmes
 Alternate Dan Harper
 Alternate Gabor Kishegyi

Staff Present:

Town Manager Elizabeth Mascaro
 Building Official Robert Bitgood
 Town Clerk Amber Brown

Absent:

Member April Evans
 Member Daniel Gonzalez

3. APPROVAL OF MINUTES

A. May 2, 2023 minutes

Vice Chairman Kurt Belsten made a motion to approve the May 2, 2023 minutes; Member Douglas Hilmes seconded; Motion carried 5-0.

4. NEW BUSINESS

A. Site plan approval for 504 Fourth Ave – accessory structure

Member Douglas Hilmes moved to approve the site plan for 504 Fourth Ave; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

B. Site plan approval for 306 Avenue B - new home

Vice Chairman Kurt Belsten moved to approve the site plan for 306 Avenue B; Member Douglas Hilmes seconded; Motion carried 5-0.

5. PUBLIC HEARINGS

6. OLD BUSINESS

7. PUBLIC COMMENT

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Vice Chairman Kurt Belsten moved to adjourn; Member Douglas Hilmes seconded; Motion carried 5-0.

The meeting adjourned at 6:47 p.m.

ATTEST:

David Campbell, Chairman

Amber Brown, Town Clerk



TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

- 1. Fees per current schedule.
- 2. Deed to property.
- 3. Pre-Application meeting is mandatory. Contact the Building Official or Building Clerk to submit information required and to schedule a pre-application meeting.
- 4. Application deadlines are determined annually by the Boards and will be provided at the pre-application meeting.
- 5. All applicants must complete pages 1-3 and the section(s) as applicable to the request (refer to section II. below). All materials listed in the applicable sections must be provided, and fees paid.

II. REQUEST:

- | | |
|--|--|
| <input type="checkbox"/> Land Use Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Coastal Construction Variance |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Appeal (Application must be filed within 30 days) |
| <input checked="" type="checkbox"/> Site Plan Review Single Family (1RS, 2RS, 3RS) | <input type="checkbox"/> Site Plan Review Multifamily (4RM, 5RMO) |
| <input type="checkbox"/> Site Plan Review Commercial (6B, 7C, 8B, 9I) | <input type="checkbox"/> Amendment to the Land Development Code |
| | <input type="checkbox"/> Other (specify) _____ |

III. PROPERTY INFORMATION:

General Location: Melbourne Beach

Address: 510 3rd Avenue, Melbourne Beach FL 32951

Parcel Number(s): 28-38-07-02-11-7

Area (in acreage): .31 Area (in square feet): 25,802

Current Zoning: Single Family Residence Proposed Zoning: Single Family Residence

Current Future Land Use: 1 RS Proposed Future Land Use: 1 RS

Brief Description of Application: New Construction of Single Family Residence

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): 3/09/23

IV. APPLICANT INFORMATION:

Property Owner

Name: 510 3rd Avenue, LLC Phone: 321-403-7813

Address: 2101 Waverly Place Ste. 100 Fax: _____

Melbourne, FL 32901 Email: rrunte@cgcfloida.com

Applicant (if other than property owner)

Name: _____ Phone: _____

Address: _____ Fax: _____

_____ Email: _____

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

- 1. That I/we are the fee simple title owner/contract purchaser (circle one) of the property described in this application.
- 2. That I/we have read and understands the entire application and concurs with the request.
- 3. That I/we have appointed the Applicant to represent the application, and empowers the Applicant to accept any and all conditions of approval imposed by the Town of Melbourne Beach.

Signature: [Handwritten Signature]

Date: 6/05/23

Print Name: Ryan Runte

Title: Manager

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me
this 5 day of June, 2023, by Ryan Runte
who is/are personally known to me, or who has/have produced NA
as identification.

[Handwritten Signature]
Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: [Signature]

Date: 6/05/23

Print Name: Ryan Runte

Title: Manager

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 5 day of June, 2023, by Ryan Runte who is/are personally known to me, or who has/have produced NA as identification.

[Signature]
Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: Demolition of Existing Single Family Residence, and New Construction of Single Family Residence. New Residence is 2 story, 3,884 Sf.

Provide attachment if more space is needed.

Describe Existing Conditions: Existing 2 story dilapidated single family residence.

Provide attachment if more space is needed.



TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

Applicable Codes

Town of Melbourne Beach Land Development Code

Current Florida Building Code

Date: 6/19/2023

Owner: Ryan Runte

Owner Address: 510 3rd Ave Melbourne Beach Fl. 32901

Site Address: Same

Parcel ID: 28-38-07-02-11-7

Zoning: 1RS Zoning District 1RS

Project: Single Family Residence.

Reference: Town of Melbourne Beach Code of Ordinances: 7A-31.

Request: Approval by the Planning and Zoning Board and the Town Commission for: Single Family Residence.

Staff Review:

- 1). The project is: A single family home in the Town Limits of Melbourne Beach Fl.
- 2). The Building Lot Zoning District requirements of min. lot area, width and depth.

| | | |
|--------------|--------|-------------------------------|
| Lot area is | 25,802 | sq. ft. (min. 12,000 sq. ft.) |
| Lot width is | 187.84 | (min.100 ft.) |
| Lot depth is | 120.21 | (min. 120 ft.) |
- 3). Lot coverage has a maximum of 30% for principle structure.

| | | |
|--------------------------------------|---------|--------------------------------|
| Lot coverage per plan is: | 20.3% | |
| Footprint of Primary Structure is | 5,247 | sq. ft. with the addition. |
| Max allowed for Primary Structure is | 7,740.6 | sq. ft. for Lot Area of 25,802 |

sq. ft.

Minimum pervious area per lot is 30%. Pervious area is 56%
- 4). Structure maximum height for zoning district is 28 ft.

| | | |
|---------------------------------|---------|----------|
| The proposed height provided is | 27'8 ¼" | from FFE |
|---------------------------------|---------|----------|

Flood Zone AE And X _____

510 3rd Ave. Melbourne Beach. Fl.

| IMPERVIOUS | | PERVIOUS | |
|-------------------------|---------------|-----------------------------|---------------|
| Primary Structure | 5,247 | Shed space | |
| Pool | 840 | Open areas | |
| Decks | 1020 | Other | |
| Driveway | 2,094 | | |
| Accessory Bldg | 0 | | |
| Concrete areas | 20 | TOTAL PERVIOUS | 15,218 |
| Paver areas | 1,363 | | |
| Other | | | |
| TOTAL IMPERVIOUS | 41.00% | Lot Total Sq Footage | 25,802 |
| | | TOTAL % PERVIOUS | 59% |

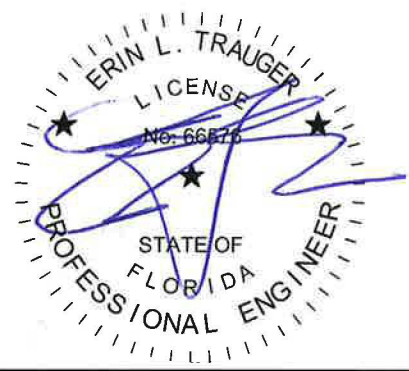
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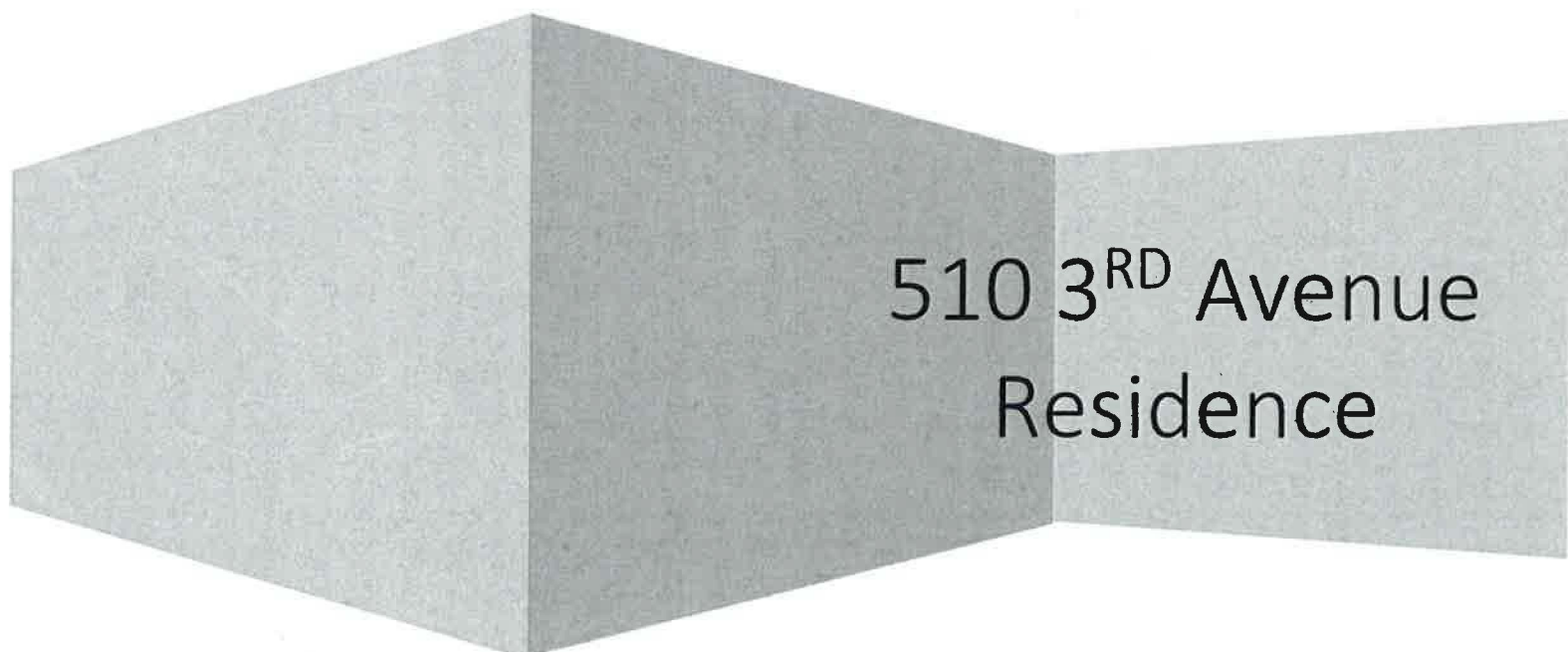
STORMWATER CALCULATIONS

SUBMITTED TO:
Town of Melbourne Beach

REVISION DATE: 6-1-23



Erin Trauger, P.E.
FL License No. 66576



I. Introduction

The goal of this report is to detail requirements of compliance of the stormwater treatment system for the proposed improvements. The proposed single family residence improvements include a new single-family house located at 510 3rd Avenue in the Town of Melbourne Beach, Florida. The Brevard County Property Appraiser Aerial and Details have been included for reference.

II. Existing Conditions

There is currently a house on this lot but there is no existing stormwater treatment. Much of the lot drains toward the east directly to the river with the remainder of the lot drainage to Third Avenue that ultimately discharges directly to the river.

III. Proposed Conditions

The proposed site improvements involve the construction of the new single family house with porch as well as driveway and garage connected by a breezeway. A treatment swale is proposed mostly in the west part of the property to provide for stormwater treatment required on the lot before discharge to the river. Stormwater runoff created by the impervious surface for this project will be collected on-site and directed to three dry retention swales to treat the stormwater runoff. The 10 year 24 hour storm event was evaluated using the combined volume of the swales to verify retainage of the 8" storm event.

IV. Required Stormwater Calculations

A complete summary report has been provided in the attachments to include volume calculations for the proposed stormwater system, HydroCAD stormwater modeling information for the 10 year 24 hour storm event and a MODRET recovery analysis to ensure the Town of Melbourne Beach stormwater requirements are met. Also included in attached calculations are the soils reports provided by Universal Engineering identifying the season high water table and the percolation test results for conditions at the property. The following considerations were included in the evaluation.

- 8" of runoff from a 10-yr/24 hour storm event was evaluated for the 0.52 acre drainage basin at 510 Third Ave (including the proposed improvements) using HydroCAD and zero discharge is proposed from the storm collection ponds for this storm event.

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- 72-Welaka sand has been determined to be the soils mapped according to the Soils Survey Map of Brevard County which is reflect in the weighted average CN value using A soil values for grass.
- The Season High Water Table information is provided in the table below and the soils report completed by Universal Engineering is provided in the attachments for review. The highest value encountered was utilized for recovery analysis purposes.

| Boring# | Natural Ground | Existing Ground Water Elevation | Estimated Wet Season Ground Water Table |
|---------|----------------|---------------------------------|---|
| B-1 | 6.5 | -0.3 | 0.7 |
| B-2 | 7.0 | 0 | 1.0 |
| B-3 | 6.7 | 0.3 | 1.3 |

- The peak stage of the storm ponds remains below the top of bank.
- The pond area is proposed to include removal of any organic build up under the ponds such that the horizontal and vertical percolation rate of 20 feet per day is maintained. Based on the soils report these high percolations rates are in place and therefore the pond volume recovery will be less than 72 hours for the 8 inch storm event.

V. Summary

As presented in the details above it has been determined that the proposed dry retention stormwater treatment system satisfies the design requirements of the Town of Melbourne Beach for the 10 year 24 hour-8 inch storm event.

LOCATION INFORMATION



SECOND AV

THIRD AV

RIVER RD

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Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

| | |
|------------------|--|
| Account | 2847687 |
| Owners | 510 3RD AVENUE LLC |
| Mailing Address | 2101 WAVERLY PL, STE 100 MELBOURNE FL 32901 |
| Site Address | 510 THIRD AVE MELBOURNE BEACH FL 32951 |
| Parcel ID | 28-38-07-02-11-7 |
| Property Use | 0110 - SINGLE FAMILY RESIDENCE |
| Exemptions | HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL |
| Taxing District | 34X0 - MELBOURNE BEACH |
| Total Acres | 0.59 |
| Subdivision | WILCOX PLAT OF MELBOURNE BEACH RESUBD OF BLKS 11,20,21,30 & 31 |
| Site Code | 0110 - RIVER FRONT |
| Plat Book/Page | 0010/0051 |
| Land Description | WILCOX PLAT OF MELBOURNE BEACH RESUBD OF BLKS 11,20,21,30 & 31 S 120 FT OF LOT 7 BLK 11 EXC E 100 FT |



VALUE SUMMARY

| Category | 2022 | 2021 | 2020 |
|---------------------------|-------------|-----------|-----------|
| Market Value | \$1,067,330 | \$838,540 | \$794,430 |
| Agricultural Land Value | \$0 | \$0 | \$0 |
| Assessed Value Non-School | \$675,550 | \$655,880 | \$635,970 |
| Assessed Value School | \$675,550 | \$655,880 | \$635,970 |
| Homestead Exemption | \$25,000 | \$25,000 | \$25,000 |
| Additional Homestead | \$25,000 | \$25,000 | \$25,000 |
| Other Exemptions | \$0 | \$0 | \$0 |
| Taxable Value Non-School | \$625,550 | \$605,880 | \$585,970 |
| Taxable Value School | \$650,550 | \$630,880 | \$610,970 |

SALES/TRANSFERS

| Date | Price | Type | Instrument |
|------------|-------------|------|------------|
| 09/06/2022 | \$1,550,000 | WD | 9606/0564 |
| 06/04/2019 | -- | WD | 8458/619 |
| 09/18/2015 | -- | QC | 7457/0864 |
| 09/17/2015 | -- | QC | 7454/0862 |
| 09/15/2015 | \$725,000 | TD | 7457/0870 |
| 11/08/1999 | -- | WD | 4127/2475 |
| 06/01/1993 | -- | QC | 3317/0420 |
| 05/01/1992 | -- | QC | 3205/0326 |
| 04/01/1966 | \$14,000 | -- | 0861/0342 |

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

| Materials | Details | |
|-----------------|----------------|---------------------|
| Exterior Wall: | STUCCO | Year Built 1967 |
| Frame: | MASNRYCONC | Story Height 8 |
| Roof: | ASPH/ASB SHNGL | Floors 2 |
| Roof Structure: | HIP/GABLE | Residential Units 1 |
| | | Commercial Units 0 |

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| Sub-Areas | | Extra Features | |
|------------------|-------|-----------------------|---|
| Base Area (1st) | 2,088 | Fireplace | 1 |
| Base Area (2nd) | 1,012 | | |
| Enclosed Por | 286 | | |
| Garage | 576 | | |
| Open Porch | 40 | | |
| Open Porch | 40 | | |
| Open Porch | 144 | | |
| Open Porch | 184 | | |
| Open Porch | 325 | | |
| Open Porch | 480 | | |
| Total Base Area | 3,100 | | |
| Total Sub Area | 5,175 | | |

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DATA AND CALCULATIONS

STORMWATER CALCULATIONS

Post-Development Drainage Basin Data: Type A Soils

| Cover Type | Area (acres) | CN Value |
|------------|--------------|----------|
| Impervious | 10032.00 | 98 |
| Pervious | 12587.50 | 39 |
| Total Area | 22619.50 | 65 |

Stage/Storage Volume of Dry Retention Pond:

| Elevation (Feet) | Area (Sq. Ft.) | Avg. Area (Sq. Ft.) | Volume (Cu. Ft.) | Sum. Volume (Cu. Ft.) |
|------------------|----------------|---------------------|------------------|-----------------------|
| 7.00 | 4,358 | 3,011 | 3,011 | 3,011 |
| 6.00 | 1,663 | 0 | 0 | 0 |

A/B

A1U



Runte Lot

Dry Retention Pond



Routing Diagram for Runte on Third
Prepared by Trauger Consulting Engineers, In, Printed 6/1/2023
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Runte on Third

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Page 2

Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 0.289 | 39 | >75% Grass cover, Good, HSG A (2S) |
| 0.230 | 98 | Roofs, HSG A (2S) |
| 0.519 | 65 | TOTAL AREA |

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Runte on Third

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Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|-----------------|---------------|-------------------------|
| 0.519 | HSG A | 2S |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 0.000 | Other | |
| 0.519 | | TOTAL AREA |

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Runte on Third

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Page 4

Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------------|-------------------------|
| 0.289 | 0.000 | 0.000 | 0.000 | 0.000 | 0.289 | >75% Grass cover, Good | 2S |
| 0.230 | 0.000 | 0.000 | 0.000 | 0.000 | 0.230 | Roofs | 2S |
| 0.519 | 0.000 | 0.000 | 0.000 | 0.000 | 0.519 | TOTAL AREA | |

A 20

Runte on Third

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: Runte Lot

Runoff Area=22,619 sf 44.35% Impervious Runoff Depth=3.89"
 Tc=10.0 min CN=65 Runoff=1.28 cfs 0.169 af

Pond 3P: Dry Retention Pond

Peak Elev=6.71' Storage=1,423 cf Inflow=1.28 cfs 0.169 af
 Outflow=0.61 cfs 0.169 af

Total Runoff Area = 0.519 ac Runoff Volume = 0.169 af Average Runoff Depth = 3.89"
55.65% Pervious = 0.289 ac 44.35% Impervious = 0.230 ac

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Runte on Third

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Summary for Subcatchment 2S: Runte Lot

Runoff = 1.28 cfs @ 12.21 hrs, Volume= 0.169 af, Depth= 3.89"
 Routed to Pond 3P : Dry Retention Pond

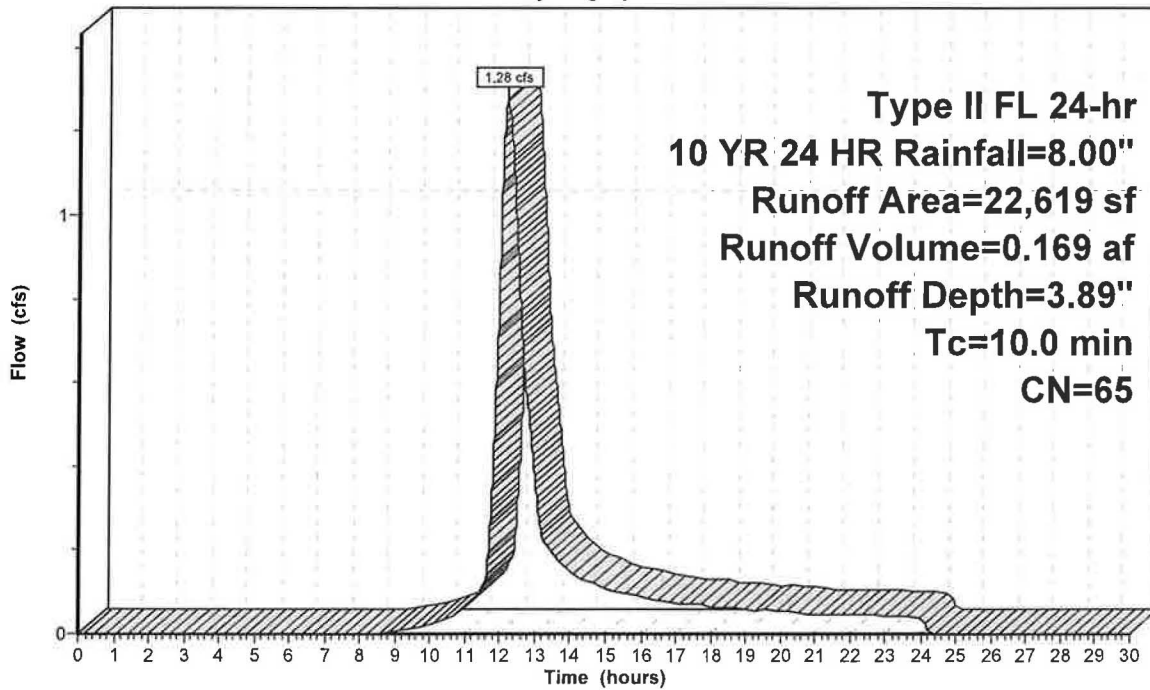
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| 10,032 | 98 | Roofs, HSG A |
| 12,587 | 39 | >75% Grass cover, Good, HSG A |
| 22,619 | 65 | Weighted Average |
| 12,587 | | 55.65% Pervious Area |
| 10,032 | | 44.35% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 10.0 | | | | | Direct Entry, |

Subcatchment 2S: Runte Lot

Hydrograph



Runoff

Type II FL 24-hr
 10 YR 24 HR Rainfall=8.00"
 Runoff Area=22,619 sf
 Runoff Volume=0.169 af
 Runoff Depth=3.89"
 Tc=10.0 min
 CN=65

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Runte on Third

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Summary for Pond 3P: Dry Retention Pond

Inflow Area = 0.519 ac, 44.35% Impervious, Inflow Depth = 3.89" for 10 YR 24 HR event
 Inflow = 1.28 cfs @ 12.21 hrs, Volume= 0.169 af
 Outflow = 0.61 cfs @ 12.71 hrs, Volume= 0.169 af, Atten= 52%, Lag= 30.3 min
 Discarded = 0.61 cfs @ 12.71 hrs, Volume= 0.169 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 6.71' @ 12.71 hrs Surf.Area= 2,374 sf Storage= 1,423 cf

Plug-Flow detention time= 15.5 min calculated for 0.169 af (100% of inflow)
 Center-of-Mass det. time= 15.5 min (871.2 - 855.7)

| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|---|
| #1 | 6.00' | 2,163 cf | 24.00'W x 69.30'L x 1.00'H Prismatoid Z=5.0 |

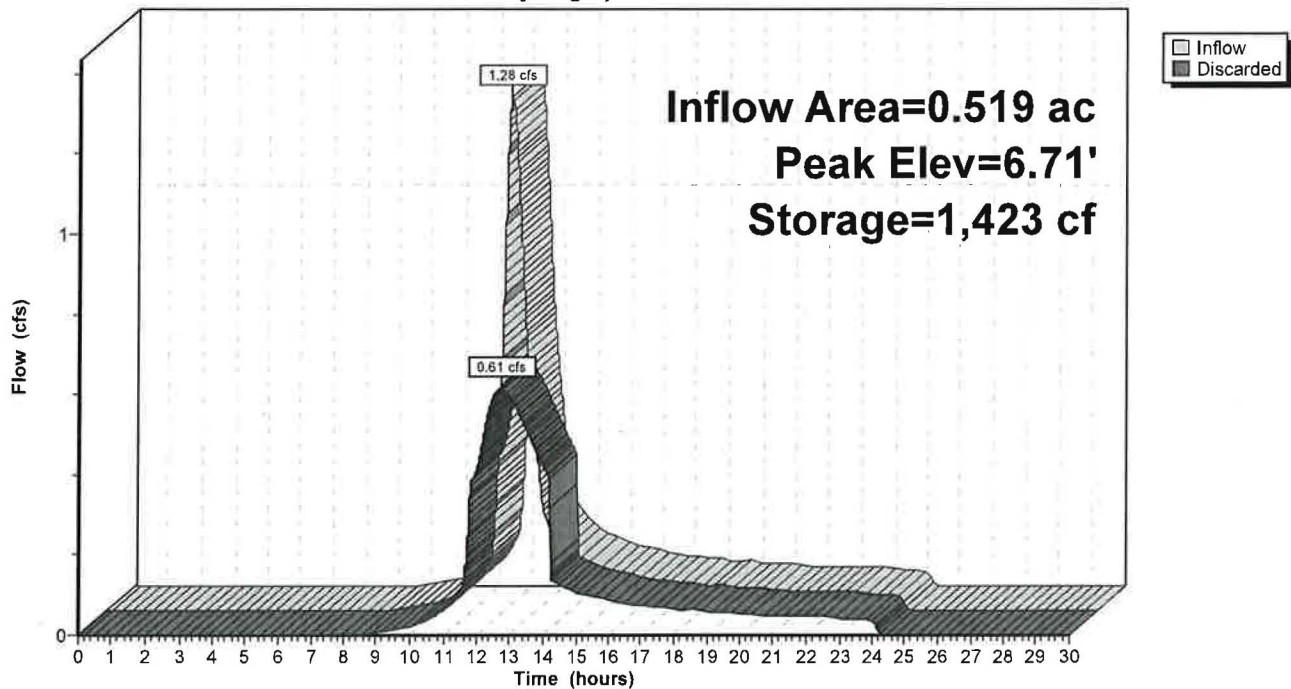
| Device | Routing | Invert | Outlet Devices |
|--------|-----------|--------|--|
| #1 | Discarded | 6.00' | 10.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00' Phase-In= 0.01' |

Discarded OutFlow Max=0.61 cfs @ 12.71 hrs HW=6.71' (Free Discharge)

↳ 1=Exfiltration (Controls 0.61 cfs)

Pond 3P: Dry Retention Pond

Hydrograph



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MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : 510 Third Ave
 POLLUTION VOLUME RUNOFF DATA USED
 UNSATURATED ANALYSIS INCLUDED**

| | |
|---|--------------------------|
| Pond Bottom Area | 1,663.00 ft ² |
| Pond Volume between Bottom & DHWL | 3,011.00 ft ³ |
| Pond Length to Width Ratio (L/W) | 3.00 |
| Elevation of Effective Aquifer Base | 0.00 ft |
| Elevation of Seasonal High Groundwater Table | 1.00 ft |
| Elevation of Starting Water Level | 6.00 ft |
| Elevation of Pond Bottom | 6.00 ft |
| Design High Water Level Elevation | 7.00 ft |
| Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis | 0.28 |
| Unsaturated Vertical Hydraulic Conductivity | 10.00 ft/d |
| Factor of Safety | 2.00 |
| Saturated Horizontal Hydraulic Conductivity | 10.00 ft/d |
| Avg. Effective Storage Coefficient of Soil for Saturated Analysis | 0.29 |
| Avg. Effective Storage Coefficient of Pond/Exfiltration Trench | 1.00 |

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond
 Elevation of Water Level

| | Top | Bottom | Left | Right |
|------|------|--------|------|-------|
| N | N | N | N | N |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Impervious Barrier - Y/N

Elevation of Barrier Bottom

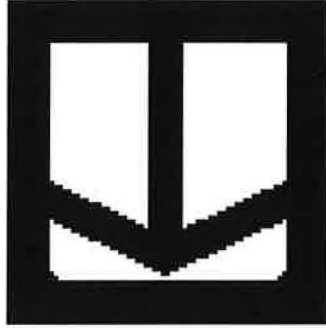
| | | | |
|------|------|------|------|
| N | N | N | N |
| 0.00 | 0.00 | 0.00 | 0.00 |

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MODRET**TIME - RUNOFF INPUT DATA****PROJECT NAME: 510 THIRD AVE**

| STRESS PERIOD NUMBER | INCREMENT OF TIME (hrs) | VOLUME OF RUNOFF (ft³) |
|-----------------------------|--------------------------------|--|
| Unsat | 6.72 | 2,328.20 |
| 1 | 1.00 | 682.80 |
| 2 | 8.03 | 0.00 |
| 3 | 8.03 | 0.00 |
| 4 | 8.03 | 0.00 |
| 5 | 8.03 | 0.00 |
| 6 | 8.03 | 0.00 |
| 7 | 8.03 | 0.00 |
| 8 | 8.03 | 0.00 |
| 9 | 8.03 | 0.00 |

SOILS REPORT AND MAP INFORMATION



UNIVERSAL ENGINEERING SCIENCES

LIMITED SUBSURFACE EXPLORATION

Proposed Retention Basin
Residential lot
510 Third Avenue
Melbourne Beach, Brevard County, Florida
Universal Project No. 0330.2300030.0000

February 28, 2023

PREPARED FOR:

Certified General Contractors, Inc.
730 E. Strawbridge Avenue
Melbourne, Florida 32901

PREPARED BY:

Universal Engineering Sciences, LLC.
820 Brevard Avenue
Melbourne, Florida 32901
(321) 638-0808

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing • Threshold Inspection
Offices in: Orlando • Daytona Beach • Fort Myers • Gainesville • Jacksonville • Ocala • Palm Coast • Rockledge • Sarasota •
Miami • Panama City • Pensacola • Fort Pierce • Tampa • West Palm Beach • Atlanta, GA • Tifton, GA

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UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

LOCATIONS:

- Atlanta
- Daytona Beach
- Fort Myers
- Fort Pierce
- Gainesville
- Jacksonville
- Miami
- Ocala
- Orlando (Headquarters)
- Palm Coast
- Panama City
- Pensacola
- Rockledge
- Sarasota
- Tampa
- West Palm Beach
- Tifton, GA

February 28, 2023

Certified General Contractors, Inc.
730 E. Strawbridge Avenue
Suite 100
Melbourne, Florida 32901

Attention: Mr. Ryan Runte

Reference: Limited Subsurface Exploration
Retention Basin
Residential Lot
510 Third Avenue
Melbourne Beach, Brevard County, Florida
Universal Project No. 0330.2300030.0000

Dear Mr. Runte:

Universal Engineering Sciences, LLC. (Universal) has completed a limited subsurface exploration at the above referenced site in Melbourne Beach, Florida. Our exploration was authorized by you, and was conducted as outlined in Universal's Proposal No. 0330.0223.00022. This exploration was performed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

The following report presents the results of our field exploration with a geotechnical engineering interpretation of those results with respect to the project characteristics as provided to us. We have included our estimates of the typical wet season high groundwater levels at the boring locations and general comments concerning anticipated infiltration characteristics of the retention basin subsoils.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Sincerely yours,

UNIVERSAL ENGINEERING SCIENCES, LLC

Certificate of Authorization No. 549

Robert Smith, P.E., PMP
Geotechnical Department Manager
Florida Professional Engineer No. 78130

Brad Faucett, M.S. P.E.
Regional Engineer
Florida Professional Engineer No. 33123

1 – Client (by e-mail)
UES DOCS# 2004993

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 USGS Topographic Map Figure No. 2
 Boring Location Plan Figure No. 3

APPENDICES

Boring Log Appendix A
 Key to Boring Logs Appendix A

EXHIBITS

GBA Document Exhibit 1

1.0 INTRODUCTION

Universal Engineering Sciences, LLC. (Universal) has completed a limited subsurface exploration for the retention basin at the proposed residential lot in Melbourne Beach, Florida. Our exploration was authorized by Mr. Ryan Runte of Certified General Contractors, Inc. and was conducted as outlined in Universal's Proposal No. 0330.0223.00022.

This exploration was performed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

2.0 PROJECT DESCRIPTION

Universal understands from the information submitted to us by the Client that the proposed project will include the demolition of the existing house and construction of a new retention basin in the approximate location as shown on the attached Figure 3.

Please note that our subsurface exploration was conducted to acquire general subsurface information for the proposed retention basin only.

3.0 PURPOSE

The purposes of this exploration were:

- to explore the subsurface conditions at the general locations and depths as requested by the project civil engineers;
- to provide our estimates of the typical wet season high groundwater level at the boring locations; and
- to provide general comments concerning the anticipated infiltration characteristics of the proposed retention basin subsoils.

4.0 SITE DESCRIPTION

The subject site is located within Section 7, Township 28 South, Range 38 East in Melbourne Beach, Brevard County, Florida. More specifically, the site is located on the north side of Third Avenue, west of the intersection with Pine Street, in Melbourne Beach, Brevard County, Florida. At the time of drilling, a house existed on the property with surrounding vegetation and yard. We understand that the existing house will be demolished with the proposed construction.

4.1 SOIL SURVEY

One soil type is mapped within the general area of the site according to the Brevard County Soil Survey (BCSS), dated 1974, (updated using USDA-NCSS SSURGO and STATSGO Soil Survey). A brief description of the soil is shown in the following Table I. A copy of the relevant portion of the BCSS map is included as Figure No. 1.

TABLE I
BCSS DESIGNATED SOIL TYPES

| Soil Type (Map Symbol) | Brief Description |
|-----------------------------------|---|
| 72-Welaka sand, (We) | Nearly level, well drained sandy soil on moderately broad ridges interspersed with long narrow sloughs. |

4.2 TOPOGRAPHY

According to information obtained from the United States Geological Survey (USGS) Melbourne East, Florida 7.5-minute topographic quadrangle map (dated 2021); ground surface elevation across the site area is approximately +10 feet North American Vertical Datum (NAVD). The portion of the USGS map with coverage of the site is included as Figure No. 2 of this report.

5.0 SCOPE OF SERVICES

The services conducted by Universal during our subsurface exploration program were as follows:

- Complete four (4) manual auger borings within the footprint of the retention basin to a depth of 7 feet bls.
- Obtain six (6) bulk samples of the near surface soils within the retention basin footprint for subsequent laboratory permeability testing.
- Secure samples of representative soils encountered in the soil borings for review, laboratory analysis and classification by a Geotechnical Engineer.
- Measure the existing site groundwater levels and provide an estimate of the typical wet season high groundwater levels.
- Conduct soil gradation tests on selected soil samples obtained in the field to help determine their engineering properties.
- Assess the existing soil conditions with respect to the proposed construction.
- Preparing a geotechnical engineering report that documents the results of our preliminary subsurface exploration and laboratory testing program with analysis and general comments.

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6.0 LIMITATIONS

Please note that this report is based on a limited subsurface exploration program with the scope of services as requested by the Client. The information submitted in this report is based on data obtained from the soil boring performed at the location indicated on the Boring Location Plan and from other information as referenced. This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties, and any use of this report by them without the guidance of the soil and foundation engineer who prepared it constitutes improper usage that could lead to erroneous assumptions, faulty conclusions, and other problems.

This report does not reflect any variations that may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

Borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, Universal does not recommend relying on our boring information to negate the presence of anomalous materials or for estimation of material quantities unless our contracted services **specifically** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, Universal will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

All users of this report are cautioned that there was no requirement for Universal to attempt to locate any manmade buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by Universal to locate or identify such concerns. Universal cannot be responsible for any buried manmade objects or environmental hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report, please review the document attached within Exhibit 1, "Important Information about Your Geotechnical Engineering Report", prepared by GBA/The Geoprofessional Business Association.

7.0 FIELD METHODOLOGIES

7.1 AUGER BORINGS

The three (3) auger borings, designated B1 through B3 on the attached Figure No. 3, were drilled in general accordance with the procedures of ASTM D 1452 (Standard Practice for Soil Investigation and Sampling by Auger Borings). The auger drilling technique involves advancing a slender, solid-stem, bucket auger into the soil to the required depth. The soil types encountered were also evaluated by visually classifying the cuttings recovered from the auger bucket in accordance with ASTM D 2487 guidelines.

The shallow auger borings were performed by experienced field technicians using hand equipment. The boring locations were determined in the field using a hand held GPS receiver. No survey control was provided on-site, and our boring locations should be considered only as accurate as implied by the methods of measurement used. The approximate boring locations are shown on the attached Figure No. 3.

8.0 LABORATORY METHODOLOGIES

8.1 PARTICLE SIZE ANALYSIS

We completed #200 sieve particle size analyses on three (3) representative soil samples. These samples were tested according to the procedures listed ASTM D 1140 (Standard Test Method for Amount of Material in Soils Finer than the No. 200 Sieve). In part, ASTM D 1140 requires a thorough mixing the sample with water and flushing it through a No. 200 sieve until all of the particles smaller than the sieve size leave the sample.

The percentage of the material finer than the No. 200 sieve helps determines the textural nature of the soil sample and aids in evaluating its engineering characteristics. The percentage of soil particles passing the #200 sieve in each sample tested is shown on the appropriate attached boring logs.

8.2 PERMEABILITY TESTS

Constant head permeability tests were performed on six (6) remolded bulk samples, recovered from the boring locations by measuring the water flow through the samples for time versus flow volume. This data was used to calculate the coefficient of permeability (K) of the soils. Results of these tests are found in the laboratory results section of this report.

9.0 SOIL STRATIGRAPHY

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the auger borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix A. The Key to Boring Logs, Soil Classification Chart is also included in Appendix A. The soil profiles were prepared from field logs after the recovered soil samples were examined by a Geotechnical Engineer.

The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soils encountered at our boring locations is presented in the following Table II. For more detailed soil profiles, please refer to the attached boring logs.

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**TABLE II
GENERALIZED SOIL PROFILE**

| Depth Encountered (feet, bls) | Approximate Thickness (feet) | Soil Description |
|--------------------------------------|-------------------------------------|---|
| Surface | 1 | Fill soils consisting of fine sand with silt, and varying amounts of clay lumps, gravel and shell [SP-SM]. The fill soils were not evident at boring location B1, however, a thick layer of topsoil was noted at this location. |
| 1 | 3 to 4 | Fine sand [SP]. |
| 4 to 5 | 2+ to 3+ | Fine sand with broken shell [SP]. |

NOTE: [] denotes Unified Soil Classification system designation.
+ indicates strata encountered at boring termination, total thickness undetermined.

10.0 GROUNDWATER CONDITIONS

10.1 EXISTING GROUNDWATER CONDITIONS

We measured the water level in the auger boreholes on February 23, 2023 after the groundwater was allowed to stabilize. The measured groundwater level depth ranged from 6.4 feet at boring location B3 to 7.0 feet bls at boring location B2 as shown on the attached boring logs. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, and other factors that may vary from the time the borings were conducted.

10.2 TYPICAL WET SEASON HIGH GROUNDWATER LEVEL

The typical wet season high groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data, the rainy season in Brevard County, Florida is between June and October of the year. In order to estimate the wet season water level at the boring locations, many factors are examined, including the following:

- a. Measured groundwater level
- b. Drainage characteristics of existing soil types
- c. Season of the year (wet/dry season)
- d. Current & historical rainfall data (recent and year-to-date)
- e. Natural relief points (such as lakes, rivers, swamp areas, etc.)
- f. Man-made drainage systems (ditches, canals, etc.)
- g. Distances to relief points and man-made drainage systems
- h. On-site types of vegetation
- i. Area topography (ground surface elevations)

Groundwater level readings were taken on February 23, 2023. According to data from the Southeast Regional Climate Center and the National Weather Service, the total rainfall in the previous month of January for Central Brevard County was 0.4 inches, approximately 2.2 inches below the normal amount for the month of January. Rainfall for calendar year 2022 was 52.1

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inches, about 1.4 inches above normal levels. Total precipitation in 2023 as of February 23 was approximately 2.0 inches, roughly 2½ inches below the normal levels for this time period.

Based on this information and the factors listed above, we estimate that the typical wet season high groundwater levels at the boring locations will be approximately one (1) foot above the recorded measured levels. Please note, however, that peak stage elevations immediately following various intense storm events, may be somewhat higher than the estimated typical wet season high levels.

11.0 LABORATORY RESULTS

11.1 PARTICLE SIZE ANALYSIS

The soil samples submitted for analysis were classified as fine sand [SP]. The percentage of soil sizes passing the #200 sieve size are shown on the boring logs at the approximate depth sampled.

11.2 PERMEABILITY TESTS

Soil permeability is a measure of the soil's ability to allow water flow through it under saturated conditions. Permeability is a function of the grain size and sorting of the entire soil mass. According to the National Soil Survey Handbook, 1993 Edition, published by the U.S. Department of Agriculture, permeability rates can be expressed in the following classes:

| Permeability Class | Permeability K (in/hr) |
|--------------------|------------------------|
| Extremely Slow | 0.0 – 0.01 |
| Very Slow | 0.01 – 0.06 |
| Slow | 0.06 – 0.2 |
| Moderately Slow | 0.2 – 0.6 |
| Moderate | 0.6 – 2.0 |
| Moderately Rapid | 2.0 – 6.0 |
| Rapid | 6.0 – 20.0 |
| Very Rapid | > 20.0 |

Most "clean" fine sands [SP] typically exhibit moderately rapid to very rapid permeabilities. Fine sands with silt or clay [SP-SM or SP-SC] can usually be considered to have slow to moderately slow permeabilities; while silty sand [SM], clayey sands [SC], silts [ML] and clays [CL] are typically within the extremely slow to slow class.

The results obtained from our laboratory vertical and horizontal permeability tests, where K is the coefficient of permeability, are displayed in the following Table III:

**TABLE III
PERMEABILITY TEST RESULTS**

| Boring Location | Soil Type | Sample Depth (feet) | Permeability Rate K (in/hr) | Permeability Class |
|------------------------|------------------|----------------------------|------------------------------------|---------------------------|
| B1 | Fine sand [SP] | Remolded at 2 | 1.2 | Moderate |
| B1 | Fine sand [SP] | Remolded at 4 | 16.3 | Rapid |
| B2 | Fine sand [SP] | Remolded at 2 | 7.7 | Rapid |
| B2 | Fine Sand [SP] | Remolded at 5 | 18.8 | Raid |
| B3 | Fine sand [SP] | Remolded at 2 | 5.3 | Moderately Rapid |
| B3 | Fine sand [SP] | Remolded at 4 | 25.1 | Very Rapid |

It should be noted that the coefficient of permeability is not an infiltration rate. The actual infiltration rate is influenced by the coefficient of permeability as well as several factors, including the elevation of the pond bottom, water level in the pond, the elevation of the wet season water table, and the confining layer.

12.0 RETENTION BASIN

We understand that the stormwater runoff from the new impervious surfaces at this project will be collected within a proposed retention basin to be constructed in the approximate areas of our borings as shown on Figure 3. The hydraulic capacity of a stormwater retention basin is principally a function of the ability of the surface soil to receive and percolate the storm water runoff. Upon reaching the groundwater table or a restrictive layer, the stormwater runoff begins to mound.

The amount and rate of rise in the recharge mound depends on several factors, including the thickness and permeability of the receiving stratum, the elevation of the groundwater table, and the geometry of the loaded area.

The actual infiltration rate of retention basin subsoils is influenced by the coefficient of permeability as well as several factors, including the elevation of the pond bottom, water level in the pond, the elevation of the wet season water table, and the confining layer. These factors must be accounted for in an appropriate groundwater model to determine the infiltration rate of a given soil stratum. We recommend the designer use a commercial software program such as "Ponds" or "Modret" in order to evaluate these ponds.

The retention basin area subsoils appear to be mostly moderately rapid to rapid fine sand [SP] to the termination depth of our borings at seven (7) feet bls.

We estimate that the natural site surficial sands would exhibit a fillable porosity of approximately $N = 25\%$. For a dry retention system to be used at this project, we recommend that the site be contoured to allow a pond bottom level of at least 1 foot above the estimated seasonal high groundwater levels.

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Please note that the action of earthmoving equipment tends to densify the subsoils at the bottom of pond level during construction; somewhat reducing their permeability rate. Hence, we recommend that the permeability rate of the existing surficial sands [SP] listed in Table III be reduced by approximately 25% in the actual design.

After the configurations of the proposed retention basins are further defined, Universal should be allowed to review the proposed plans, so that recommendations for any necessary additional borings and/or laboratory testing can be formulated.

14.0 CLOSURE

We appreciate this opportunity to be of service as your geotechnical consultant on this phase of the project and look forward to providing follow up explorations and geotechnical engineering analyses as the project progresses through the design phase. If you have any questions concerning this report or when we may be of any further service, please contact us.

* * * * *



FIGURES



Source: USDA Soil Survey of Brevard County, Florida (1974)
Aerial Photo from Google Earth Pro.

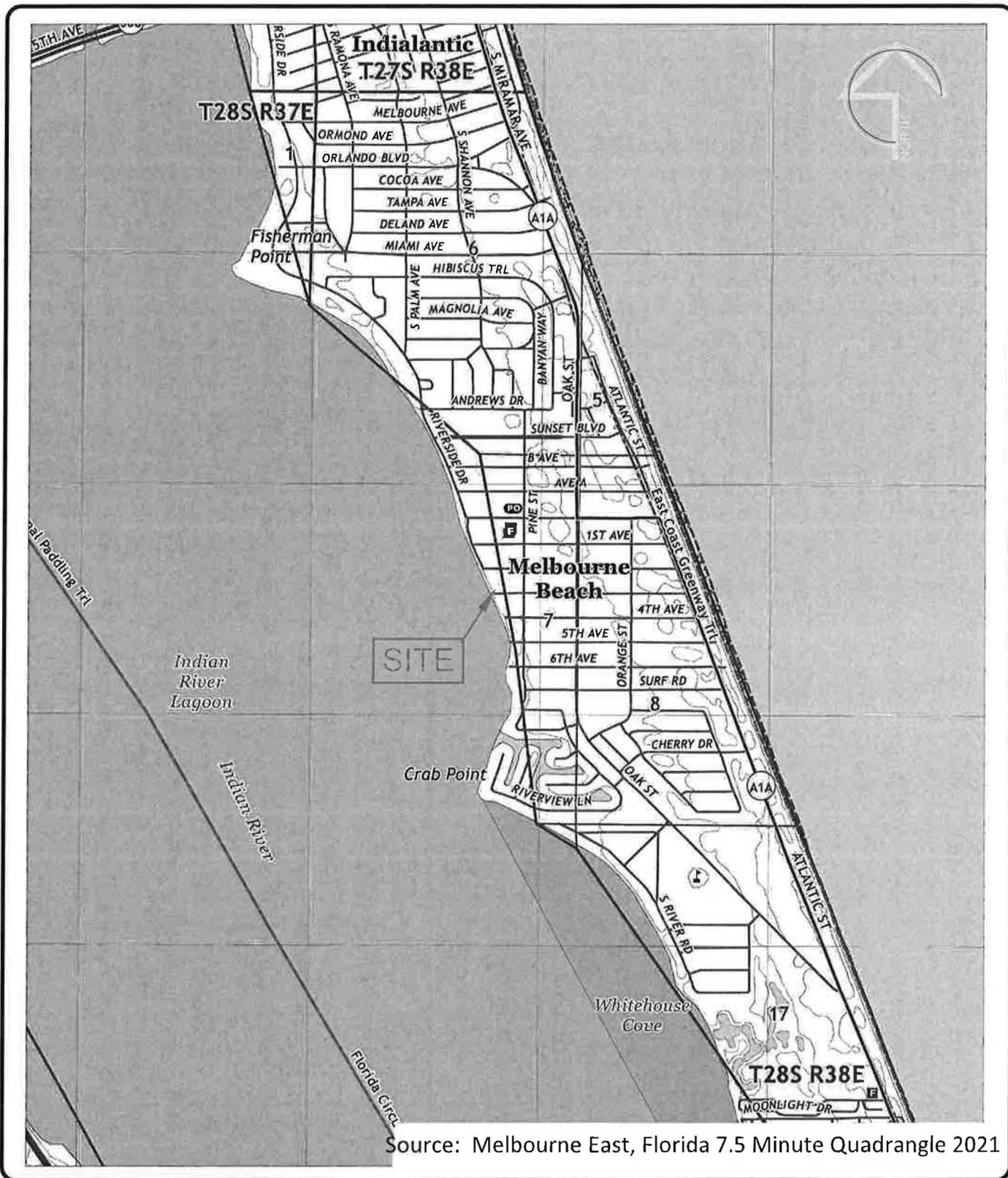


UNIVERSAL
ENGINEERING SCIENCES

**PROPOSED RESIDENCE DRAINAGE IMPROVEMENTS
510 THIRD AVENUE
MELBOURNE, BREVARD COUNTY, FLORIDA**

BREVARD COUNTY SOIL SURVEY

| | | | |
|---------------|-------------------------------|-------------------|-------------------------|
| DRAWN BY: RS | DATE: FEBRUARY 27, 2023 | CHECKED BY: BF | DATE: FEBRUARY 27, 2023 |
| SCALE: N.T.S. | PROJECT NO: 0330.2300030.0000 | PAGE NO: FIGURE 1 | |



Source: Melbourne East, Florida 7.5 Minute Quadrangle 2021



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**PROPOSED RESIDENCE DRAINAGE IMPROVEMENTS
510 THIRD AVENUE
MELBOURNE, BREVARD COUNTY, FLORIDA**

USGS TOPOGRAPHIC SURVEY

| | | | |
|-------------------|-------------------------------|-------------------|-------------------------|
| DRAWN BY: RS | DATE: FEBRUARY 27, 2023 | CHECKED BY: BF | DATE: FEBRUARY 27, 2023 |
| SCALE: 1" = 2000' | PROJECT NO: 0330.2300030.0000 | PAGE NO: FIGURE 2 | |

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THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



LOT 1
BLOCK 11
RESUBDIVISION OF
WILCOX PLAT OF
MELBOURNE BEACH
P.B. 10, PG. 51

LOT 2
BLOCK 11
RESUBDIVISION
WILCOX PLAT
MELBOURNE B
P.B. 10, PG.

30D
NE
E

LIMITS OF
FLOOD ZONE AE
(BASE FLOOD EL=6.0')

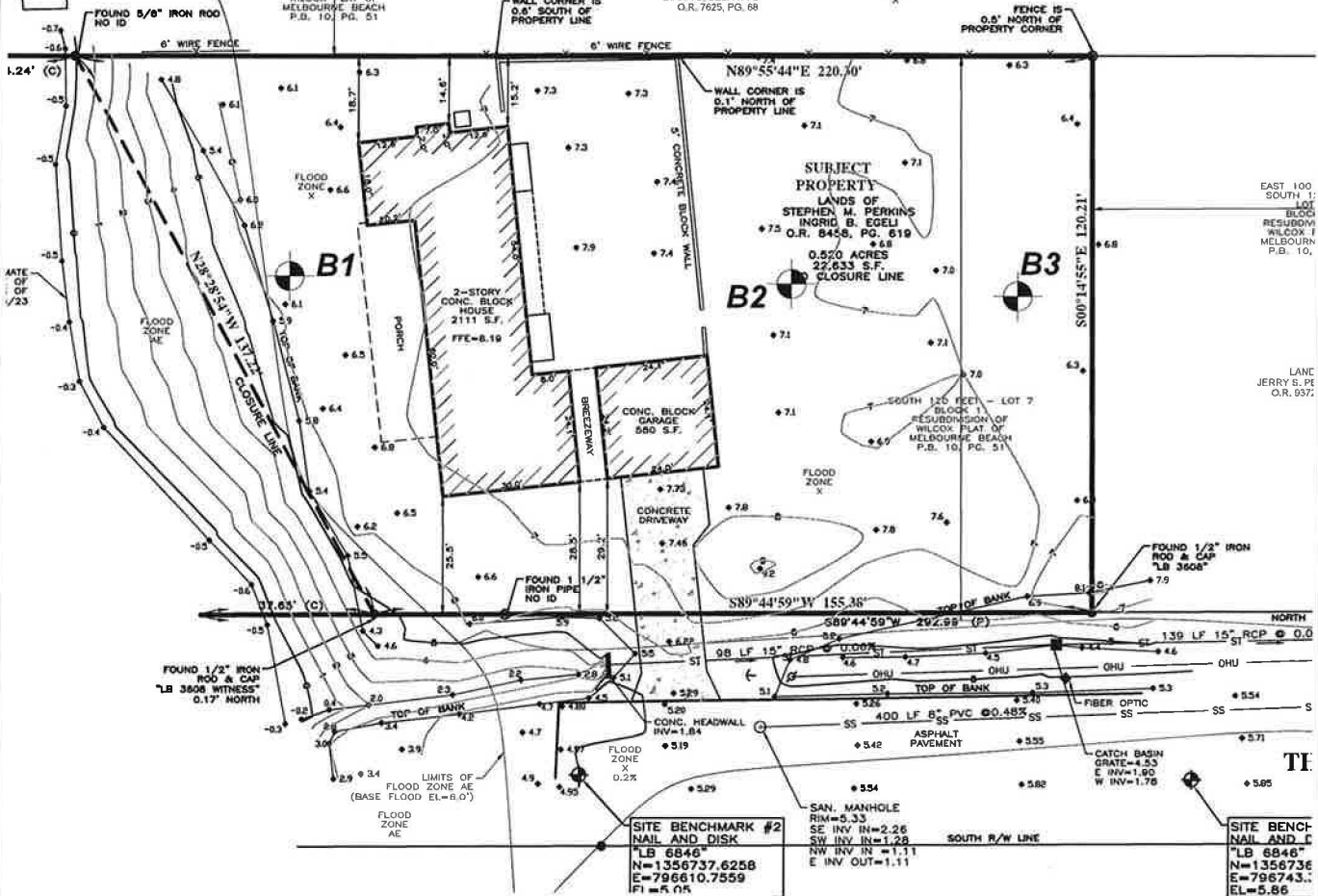
N89°55'44"E 357.33' (P)

NORTH 30 FEET - LOT 7
BLOCK 11
RESUBDIVISION OF
WILCOX PLAT OF
MELBOURNE BEACH
P.B. 10, PG. 51

LANDS OF
ROBERT V. BELFATTO
DIANA C. BELFATTO
O.R. 7625, PG. 68

FLOOD
ZONE
X

FENCE IS
0.5' NORTH OF
PROPERTY CORNER



LEGEND:



AUGER TEST BORING



UNIVERSAL
ENGINEERING SCIENCES

**PROPOSED RESIDENCE DRAINAGE IMPROVEMENTS
510 THIRD AVENUE
MELBOURNE, BREVARD COUNTY, FLORIDA**

BORING LOCATION PLAN

| | | | |
|-----------------|-------------------------------|-------------------|-------------------------|
| DRAWN BY: RS | DATE: FEBRUARY 27, 2023 | CHECKED BY: BF | DATE: FEBRUARY 27, 2023 |
| SCALE: 1" = 40' | PROJECT NO: 0330.2300030.0000 | PAGE NO: FIGURE 3 | |



APPENDIX A



UNIVERSAL ENGINEERING SCIENCES BORING LOG

| | |
|--------------|------------------|
| PROJECT NO.: | 0330.230030.0000 |
| REPORT NO.: | |
| APPENDIX: | A |

PROJECT: DRAINAGE DUE DILIGENCE RESIDENTIAL LOT
510 THIRD AVENUE
MELBOURNE, FLORIDA

BORING DESIGNATION: **B1**
SECTION: TOWNSHIP:

SHEET: **1 of 1**
RANGE:

CLIENT:
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): DATE STARTED: 2/22/23
WATER TABLE (ft): 6.8 DATE FINISHED: 2/22/23
DATE OF READING: 2/23/2023 DRILLED BY: AD
EST. W.S.W.T. (ft): TYPE OF SAMPLING:

| DEPTH (FT.) | SAMPLING | BLOWS PER 6" INCREMENT | N (BLOWS/FT.) | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS | | K (FT./DAY) | ORG. CONT. (%) |
|-------------|----------|------------------------|---------------|------|---------|--|----------|--------|------------------|----|-------------|----------------|
| | | | | | | | | | LL | PI | | |
| 0 | | | | | [SP-SM] | fine SAND with silt, trace of roots, dark brown, [SP-SM] (topsoil) | | | | | | |
| | | | | | [SP] | fine SAND, brown, [SP] | | | | | | |
| | | | | | [SP] | fine SAND with broken shell, brown, [SP] | 1.0 | 4.7 | | | | |
| 5 | | | | | | | | | | | | |
| | | | | ▼ | | BORING TERMINATED AT 7' | | | | | | |
| 10 | | | | | | | | | | | | |

BL3



UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0330.230030.0000

REPORT NO.:

APPENDIX: A

PROJECT: DRAINAGE DUE DILIGENCE RESIDENTIAL LOT
510 THIRD AVENUE
MELBOURNE, FLORIDA

BORING DESIGNATION: **B2**
SECTION: TOWNSHIP:

SHEET: **1 of 1**
RANGE:

CLIENT:
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft):
WATER TABLE (ft): 7.0
DATE OF READING: 2/23/2023
EST. W.S.W.T. (ft):

DATE STARTED: 2/22/23
DATE FINISHED: 2/22/23
DRILLED BY: AD
TYPE OF SAMPLING:

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N (BLOWS/FT.) | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS | | K (FT./DAY) | ORG. CONT. (%) |
|-------------|--------|------------------------|---------------|------|--------|---|----------|--------|------------------|----|-------------|----------------|
| | | | | | | | | | LL | PI | | |
| 0 | | | | | | fine SAND with silt, broken shell, clay lumps and gravel, brown, [SP-SM] (fill) | | | | | | |
| | | | | | | fine SAND, brown, [SP] | | | | | | |
| | | | | | | fine SAND with broken shell, brown, [SP] | 1.1 | 2.1 | | | | |
| 5 | | | | | | | | | | | | |
| | | | | | | BORING TERMINATED AT 7' | | | | | | |
| 10 | | | | | | | | | | | | |

BL3



UNIVERSAL ENGINEERING SCIENCES BORING LOG

| | |
|--------------|------------------|
| PROJECT NO.: | 0330.230030.0000 |
| REPORT NO.: | |
| APPENDIX: | A |

PROJECT: DRAINAGE DUE DILIGENCE RESIDENTIAL LOT
510 THIRD AVENUE
MELBOURNE, FLORIDA

BORING DESIGNATION: **B3**
SECTION: **TOWNSHIP:**

SHEET: **1 of 1**
RANGE:

CLIENT:
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): **DATE STARTED:** 2/22/23
WATER TABLE (ft): 6.4 **DATE FINISHED:** 2/22/23
DATE OF READING: 2/23/2023 **DRILLED BY:** AD
EST. W.S.W.T. (ft): **TYPE OF SAMPLING:**

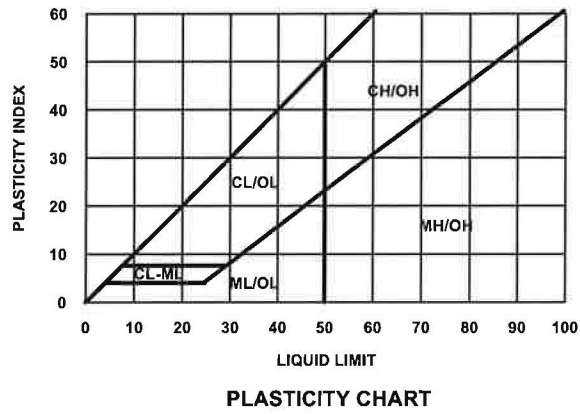
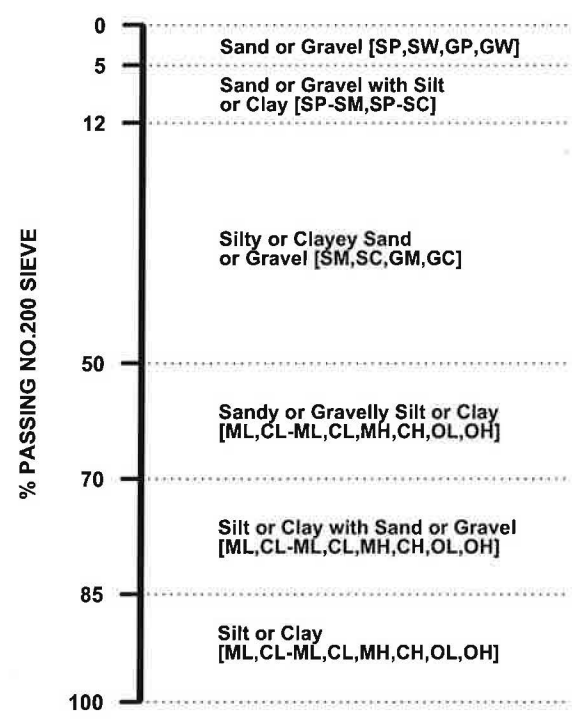
| DEPTH (FT.) | S A M P L E | BLOWS PER 6" INCREMENT | N (BLOWS/ FT.) | W.T. | S Y M B O L | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS | | K (FT./ DAY) | ORG. CONT. (%) |
|-------------|----------------------------|------------------------|----------------|------|----------------------------|---|----------|--------|------------------|----|--------------|----------------|
| | | | | | | | | | LL | PI | | |
| 0 | | | | | ▨ | fine SAND with silt, broken shell, gravel and clay lumps, brown, [SP-SM] (fill) | | | | | | |
| | | | | | ▨ | fine SAND, brown, [SP] | | | | | | |
| | | | | | ▨ | | 0.7 | 1.4 | | | | |
| 5 | | | | | ▨ | fine SAND with broken shell, brown, [SP] | | | | | | |
| | | | | ▼ | | | | | | | | |
| | | | | | ▨ | BORING TERMINATED AT 7' | | | | | | |
| 10 | | | | | | | | | | | | |

BL3

A44

KEY TO BORING LOGS

SOIL CLASSIFICATION CHART*



GROUP NAME AND SYMBOL

| COARSE GRAINED SOILS | | FINE GRAINED SOILS | | HIGHLY ORGANIC SOILS | |
|----------------------|---------------------------------------|--------------------|---|----------------------|--|
| | WELL-GRADED SANDS [SW] | | WELL-GRADED GRAVELS [GW] | | INORGANIC SILTS SLIGHT PLASTICITY [ML] |
| | POORLY-GRADED SANDS [SP] | | POORLY-GRADED GRAVELS [GP] | | INORGANIC SILTY CLAY LOW PLASTICITY [CL-ML] |
| | POORLY-GRADED SANDS WITH SILT [SP-SM] | | POORLY-GRADED GRAVELS WITH SILT [GP-GM] | | INORGANIC CLAYS LOW TO MEDIUM PLASTICITY [CL] |
| | POORLY-GRADED SANDS WITH CLAY [SP-SC] | | POORLY-GRADED GRAVELS WITH CLAY [GP-GC] | | INORGANIC SILTS HIGH PLASTICITY [MH] |
| | SILTY SANDS [SM] | | SILTY GRAVELS [GM] | | INORGANIC CLAYS HIGH PLASTICITY [CH] |
| | CLAYEY SANDS [SC] | | CLAYEY GRAVELS [GC] | | ORGANIC SILTS/CLAYS LOW PLASTICITY [OL]** |
| | SILTY CLAYEY SANDS [SC-SM] | | | | ORGANIC SILTS/CLAYS MEDIUM TO HIGH PLASTICITY [OH]** |
| | | | | | PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS [PT]** |

RELATIVE DENSITY (SAND AND GRAVEL)

- VERY LOOSE - 0 to 4 Blows/ft.
- LOOSE - 5 to 10 Blows/ft.
- MEDIUM DENSE - 11 to 30 Blows/ft.
- DENSE - 31 to 50 Blows/ft.
- VERY DENSE - more than 50 Blows/ft.

CONSISTENCY (SILT AND CLAY)

- VERY SOFT - 0 to 2 Blows/ft.
- SOFT - 3 to 4 Blows/ft.
- FIRM - 5 to 8 Blows/ft.
- STIFF - 9 to 16 Blows/ft.
- VERY STIFF - 17 to 30 Blows/ft.
- HARD - more than 30 Blows/ft.

NOTES:
 B^o - DENOTES DYNAMIC CONE PENETROMETER (DCP) VALUE
 R - DENOTES REFUSAL TO PENETRATION
 P - DENOTES PENETRATION WITH ONLY WEIGHT OF DRIVE HAMMER
 N/E - DENOTES GROUNDWATER TABLE NOT ENCOUNTERED

IN ACCORDANCE WITH ASTM D 2487 - UNIFIED SOIL CLASSIFICATION SYSTEM.
 ** LOCALLY MAY BE KNOWN AS MUCK.

A48



EXHIBIT 1

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be, and, in general, if you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying it.* A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may

perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***



Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

A51



510 3rd Ave Residence

510 3rd Ave, Melbourne Beach, FL 32951



Client Information:

510 3rd Avenue LLC
2101 Waverly Place, Ste. 100
Melbourne, FL 32901

Project Information:

510 3rd Avenue
Melbourne Beach, FL 32951

Land Description: WILCOX PLAT OF MELBOURNE BEACH RESUBD OF BLKS
11,20,21,30 & 31 S 120 FT OF LOT 7 BLK 11 EXC E 100 FT

Parcel Number: 28-38-07-02-11-7



1542 GUAVA AVE., UNIT A., MELBOURNE, FL 32935

321.428.3869

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Architect:

MelD Studio Architecture, LLC
Jeffrey K. Anderson, Architect
1542 Guava Ave. Unit A
Melbourne, FL 32935
321-428-3869

Structural Engineer:

MK Structural Engineer
Mike Kalajian
614-546-6896/321-794-5596

Project Narrative:

The 510 3rd Ave Residence is a single-family, Modern West Indies, two-story home located in Melbourne Beach, FL. The new residence replaces an existing two-story residence built in the late 60s. The main living areas and Owner's Suite is located on the first floor. The guest bedrooms and a hangout room are located on the second floor. The residence has two garages, one connected by a short breezeway and the other directly connected to the residence. The exterior of the house features stucco, hardboard siding and a standing seam metal roof.

General Location:

Located on the north side of Third Ave, adjacent to the Indian River.

General Lot Information:

Area (in acreage): 0.31

Area (in square feet): 25,802 SQ. FT.

Set Back Lines:

| | |
|-----------------|--------|
| Front: | 25'-0" |
| Side: (Inside): | 15'-0" |
| Side (Corner): | 25'-0" |
| Rear: | 25'-0" |

Zoning Classification: | **URS** Single-Family Residence

Lot Dimension: 222.25' x 120.67' x 179.0' x 137.67'



General Project Information:

| | |
|-------------------------|---------------------------|
| Proposed Use: | Single-Family Residential |
| Number of Stories: | 2-Stories |
| Garage Spaces: | 3 |
| Existing Grade: | 7.00' |
| Finish Floor Elevation | 8.50' |
| Building Height: | 36.20' (27'-8.25" A.F.F.) |
| Lot Coverage: | |
| Principal Lot Coverage: | 20.3 % |

Area Calculations:

First Floor:

| | | |
|--------------------|-------|---------|
| Conditioned Space: | 2,754 | SQ. FT. |
| Front Porch: | 113 | SQ. FT. |
| Back Porch: | 1,000 | SQ. FT. |
| 2-Car Garage: | 907 | SQ. FT. |
| 1-Car Garage: | 371 | SQ. FT. |
| Storage: | 45 | SQ. FT. |
| Breezeway: | 57 | SQ. FT. |

Second Floor:

| | | |
|--------------------|-------|---------|
| Conditioned Space: | 1,130 | SQ. FT. |
| Balcony: | 249 | SQ. FT. |

| | | |
|------------------------------|-------|---------|
| Total Conditioned Sq. Ft.: | 3,884 | SQ. FT. |
| Total Unconditioned Sq. Ft.: | 2,742 | SQ. FT. |

| | | |
|----------------|-------|---------|
| Total Sq. Ft.: | 6,626 | SQ. FT. |
|----------------|-------|---------|



A54

58

Jeff Anderson <jeff@meldarch.com>

FW: Set Backs

Ryan Runte <RRunte@cgcfloida.com>
To: Jeff Anderson <jeff@meldarch.com>

Mon, Apr 10, 2023 at 7:30 AM

Hey Man,

Hope you all had a great easter!

So if I am reading this correctly – looks like the north property line can be 15'? However then it looks like they are saying that all others need to be 25'? Not sure how far you had the garage of the east line?

I think this is good, lemme know your thoughts.

Ryan Runte

Executive Vice President

Certified General Contractors, Inc.

730 E. Strawbridge Ave, Suite 100 – Melbourne, FL 32901

P: 321-984-5000 x 17 | F: 321-724-4659

www.cgcfloida.com

From: Melbourne Beach Building Official <BuildingOfficial@melbournebeachfl.org>
Sent: Monday, April 10, 2023 6:38 AM
To: Ryan Runte <RRunte@cgcfloida.com>
Subject: Set Backs

Good afternoon Robert,

Hope all is well!

In reply to your question below, I have reviewed the property information and the town zoning code, and found the following:

- Parcel ID: 28-38-07-02-11-7
- Zoning district: 1-RS
- Setbacks:
 - Front: 25'

- Side interior: 15'
- Side corner: 25'
- Rear: 25'
- Orientation of Yards. Section 1A-3 Definitions includes the following relevant definitions:
 - Yard: An open space on the same lot with a principal building which is unoccupied and unobstructed by buildings from the ground to the sky except for overhangs or bay windows or as otherwise provided in this section.
 - Front yard: A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line.
 - Rear Yard: A space extending the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building at the closest point to the rear lot line.
 - Side Yard: The space extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest part of the principal building, including covered porches, carports and garages.

A55

Based on the above, the Town Code does not specify that the "front" yard and "Front" setback must be measured from the lot line that abuts the public right-of-way. Rather, the front yard is the space between the building and the front lot line, and the front lot line is not defined in the code. Consequently, the lot line for the subject property which abuts the Third Avenue right-of-way could be considered the "side corner" and the setback would be 25'. The northernmost line would then be considered the "side interior" and the setback would be 15', and all other setbacks would be 25'.

I hope that helps. Please let me know if you have any questions. THANKS!

Ryan, this is the response I received from the Town planner, hope this helps.

Robert Bitgood

Building Official

Code Enforcement supervisor

buildingofficial@melbournebeachfl.org

507 Ocean Ave., Melbourne Beach, FL 32951-2523

(321) 724-5860 ~ Fax (321) 984-8994

www.melbournebeachfl.org

Building Permits insure quality work.



Brevard County's Oldest Beach Community – Established 1883

456

This Document Prepared By and Return to:
Gary B. Frese, Esquire
Frese, Whitehead & Anderson, P.A.
2200 Front Street, #301
Melbourne, FL 32901

Parcel ID Number: 28-37-07-0201107

Warranty Deed

This Indenture, Made this 6th day of September, 2022 A.D., Between
STEPHEN M. PERKINS, single and INGRID B. EGELI, single, Individually and as Trustees of Stephen
M. Perkins and Ingrid B. Egeli Trust dated March 22, 2019

of the County of Brevard, State of Florida, grantors, and
510 3RD AVENUE, LLC, a Florida limited liability company

whose address is: 244 Harbour Drive E, Indian Harbour Beach, FL 32937

of the County of Brevard, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby
acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns
forever, the following described land, situate, lying and being in the County of Brevard,
State of Florida to wit:

The South 120 feet of Lot 7, Block 11, Resubdivision of Blocks 11, 20, 21, 30 and 31 of Wilcox
Plat of Melbourne Beach, Florida, according to the map or plat thereof, as recorded in Plat Book
10, Page(s) 51, of the Public Records of Brevard County, Florida.

LESS AND EXCEPT

The East 100 feet of the South 120 feet of Lot 7, Block 11, Resubdivision of Blocks 11, 20, 21,
30 and 31 of Wilcox Plat of Melbourne Beach, Florida, according to the map or plat thereof, as
recorded in Plat Book 10, Page(s) 51, of the Public Records of Brevard County, Florida.

Continued on Attached

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Vickie Bobie
Printed Name: Vickie Bobie
Witness

Stephen M. Perkins
Ingrid B. Egeli TRUSTEE
Stephen M. Perkins, Individually and as Trustee
P.O. Address: 510 3rd Avenue, Melbourne Beach, FL 32951

Melanie Chastain
Printed Name: MELANIE CHASTAIN
Witness

Ingrid B. Egeli
Ingrid B. Egeli Trustee
By: Ingrid B. Egeli, Individually and as Trustee
P.O. Address: 510 3rd Avenue, Melbourne Beach, FL 32951

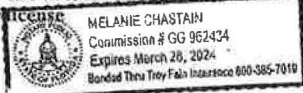
State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this day of September, 2022, by

Stephen M. Perkins, Individually and as Trustee and Ingrid B. Egeli, Individually and as Trustee of
Stephen M. Perkins and Ingrid B. Egeli Trust dated March 22, 2019 on behalf of the trust

who are personally known to me or who have produced their

Florida's driver license
as identification



Melanie Chastain
Printed Name:
Notary Public
My Commission Expires:

A57

This original document has been electronically filed in the Public Records of Brevard County, Florida on 9-7-2022 in Official Records Book 9606 Page 504 at 9:17 AM

This Document Prepared By and Return to:
Gary B. Frese, Esquire
Frese, Whitehead & Anderson, P.A.
2200 Front Street, #301
Melbourne, FL 32901

Parcel ID Number: 28-37-07-0201107

Warranty Deed

This Indenture, Made this **6th** day of **September**, 2022 A.D., **Between** **STEPHEN M. PERKINS, single and INGRID B. EGELI, single, Individually and as Trustees of Stephen M. Perkins and Ingrid B. Egeli Trust dated March 22, 2019**

of the County of **Brevard**, State of **Florida**, **grantors**, and **510 3RD AVENUE, LLC, a Florida limited liability company**

whose address is: **244 Harbour Drive E, Indian Harbour Beach, FL 32937**

of the County of **Brevard**, State of **Florida**, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of **TEN DOLLARS (\$10)**

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Brevard** State of **Florida** to wit:

The South 120 feet of Lot 7, Block 11, Resubdivision of Blocks 11, 20, 21, 30 and 31 of Wilcox Plat of Melbourne Beach, Florida, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 51, of the Public Records of Brevard County, Florida.

LESS AND EXCEPT

The East 100 feet of the South 120 feet of Lot 7, Block 11, Resubdivision of Blocks 11, 20, 21, 30 and 31 of Wilcox Plat of Melbourne Beach, Florida, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 51, of the Public Records of Brevard County, Florida.

Continued on Attached

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Victoria Bobik

Printed Name: *Victoria Bobik*
Witness

Stephen M. Perkins

Stephen M. Perkins, Individually and as Trustee
P.O. Address: 510 3rd Avenue, Melbourne Beach, FL 32951

Melanie Chastain

Printed Name: *MELANIE CHASTAIN*
Witness

Ingrid B. Egeli
Ingrid B. Egeli Trustee

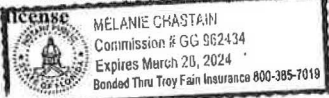
Ingrid B. Egeli, Individually and as Trustee
P.O. Address: 510 3rd Avenue, Melbourne Beach, FL 32951

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of **September**, 2022, by

Stephen M. Perkins, Individually and as Trustee and Ingrid B. Egeli, Individually and as Trustee of Stephen M. Perkins and Ingrid B. Egeli Trust dated March 22, 2019 on behalf of the trust who are personally known to me or who have produced their

Florida's driver license as identification



Melanie Chastain

Printed Name:
Notary Public
My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number: 28-37-07-0201107

The property being conveyed is the Homestead Property of the Grantors, who are the Settlers of the named trust.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2021.

CUSTOM DESIGN: 510 3RD AVE RESIDENCE

510 3RD AVE, MELBOURNE BEACH, FL 32951



1842 GUAYA AVE
MELBOURNE, FL 32955
311.427.2188

JOB #: R-2023-009
DRAWN: JKA
CHECKED: JKA

DATE: 2023-05-31

REVISIONS:

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲
- ▲

CUSTOM DESIGN 510 3RD AVE RESIDENCE 510 3RD AVE, MELBOURNE BEACH, FL 32951



PROJECT SUMMARY

PROJECT NAME: 510 3RD AVE RESIDENCE
 PROJECT ADDRESS: 510 3RD AVE, MELBOURNE BEACH, FL 32951
 CONTRACTOR: TO BE DETERMINED
 SCOPE OF WORK: NEW TWO-STORY RESIDENCE
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 BUILDING TYPE: RESIDENTIAL
 ZONING CLASSIFICATION: SR5 SINGLE-FAMILY RESIDENTIAL

APPLICABLE CODES

FLORIDA BUILDING CODE: 2020 FLORIDA BUILDING CODE - EXISTING BUILDING
 2020 FLORIDA BUILDING CODE - RESIDENTIAL
 MECHANICAL CODE: 2020 FBC MECHANICAL
 PLUMBING CODE: 2020 FBC PLUMBING
 ELECTRICAL CODE: NEC 2017
 AUTHORITY / JURISDICTION: TOWN OF MELBOURNE BEACH, FL

PROJECT INFORMATION

SET BACK LINES:
 FRONT: 25'-0"
 SIDE INTERIOR: 15'-0"
 SIDE EXTERIOR: 25'-0"
 REAR: 25'-0"

NUMBER OF STORIES: 2
 MAX HEIGHT: 36.20'
 (27'-0 1/4" A.F.F.)
 EXISTING GRADE: 7.00'
 FINISH FLOOR ELEVATION: 8.50'

LOT DIMENSIONS: 222.25' x 120.67' x 179.0' x 137.67'
 LOT SIZE: 25,802 SQ. FT.
 GARAGE: 3 CAR GARAGE

PROJECT TEAM

OWNER: 510 3RD AVENUE LLC.
 ARCHITECT: FIELD STUDIO ARCHITECTURE, LLC
 JEFFREY ANDERSON, ARCHITECT
 1562 GUAYA AVE.
 MELBOURNE, FL 32955
 321-428-3899
 STRUCTURAL ENGINEER: PK STRUCTURAL ENGINEERING
 TRIC KALAJAK, P.E.
 587 W. EAU GALIE, BLVD.,
 SUITE 201
 MELBOURNE, FL 32955
 321-574-2782

GENERAL NOTES

- OWNER/CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, GENERAL CONTRACTOR, SUBCONTRACTORS AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE ARCHITECT.
- PERMIT ARCHITECTURAL DRAWINGS: THIS SET IS SUFFICIENT TO BE PART OF THE PERMIT SET TO OBTAIN A BUILDING PERMIT. THIS SET DOES NOT INCLUDE THE REQUIRED SHOP DRAWINGS/DETAILS REQUIRED FOR PERMITTING. THE CONTRACTOR SHOULD CHECK WITH THE OWNER TO DETERMINE THE SCOPE OF WORK OF THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT.
- BUILDING MAINTENANCE: THE EXPOSED MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT WILL DEGRADATE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL WORK WITH THE CONTRACTOR TO DEVELOP A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.
- ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IS IN VIOLATION AND SHALL BEAR ALL COST OF REPAIR ARISING OUT OF THE NON-COMPLYING WORK.
- THE GENERAL CONTRACTOR MUST THOROUGHLY EXAMINE THE JOB SITE AND FINAL CONSTRUCTION DRAWINGS PRIOR TO STARTING CONSTRUCTION. IF ANY CONFLICTS ARISE, THE GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT AND ALLOW FOR SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING WORK.
- SUBSTITUTIONS / CHANGES: NO SUBSTITUTIONS/CHANGES CAN BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE OWNER / CLIENT. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR ANY SUBSTITUTIONS/CHANGES WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION. ANY APPROVAL REQUIRED BY THE BUILDING OFFICIAL FOR SUBSTITUTIONS/CHANGES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- DO NOT SCALE FROM PLANS. PLEASE CALL THE ARCHITECT IF YOU REQUIRE ANY DIMENSIONS.

SCHEDULE OF DRAWINGS

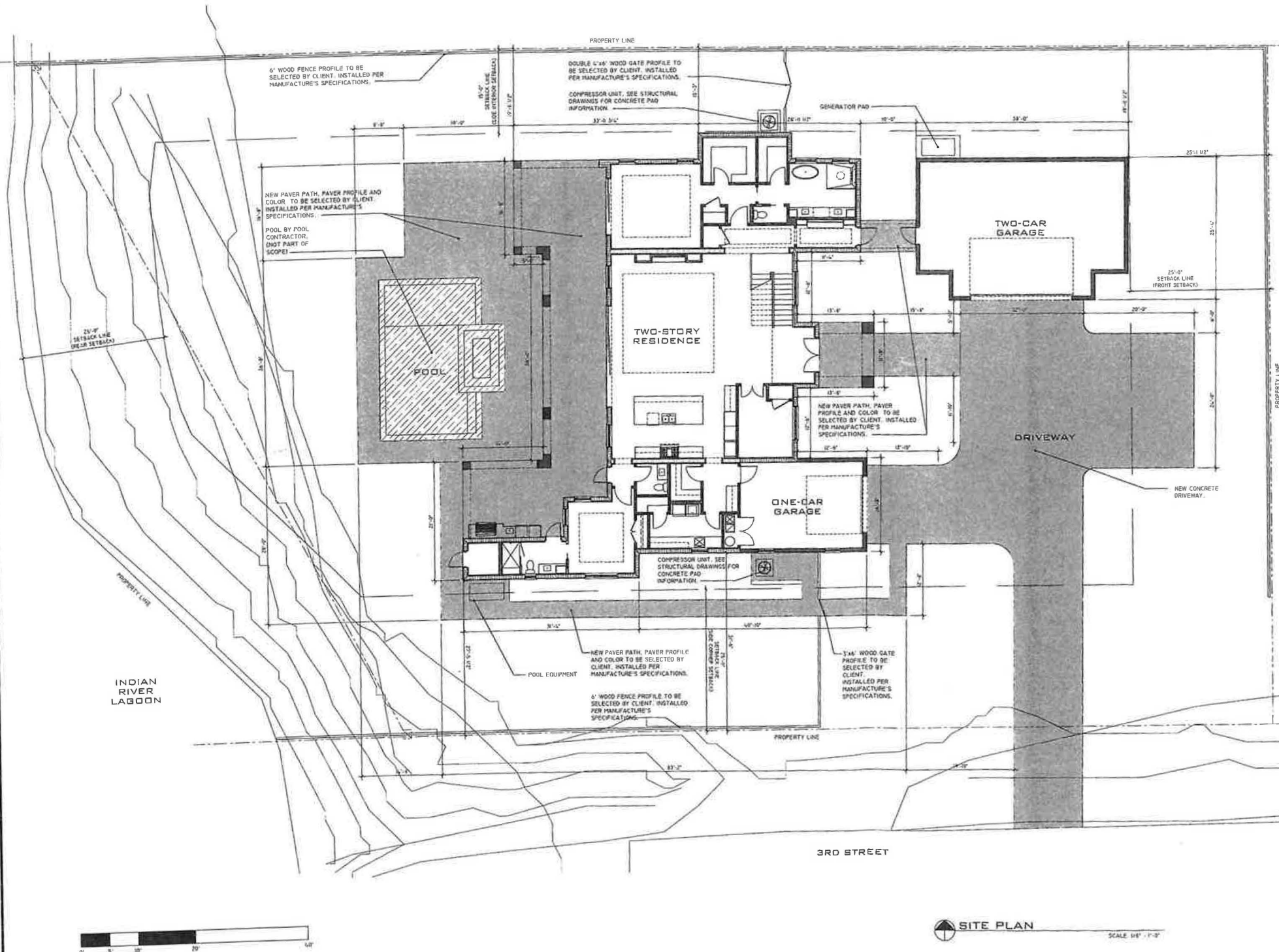
| SHEET | DESCRIPTION |
|-------|------------------------------------|
| A0.1 | COVER / INFORMATION / CALCULATIONS |
| A0.2 | LANDSCAPE / IRRIGATION PLAN |
| A0.2 | EXISTING TREE PLAN |
| A1.1 | FIRST FLOOR PLAN |
| A1.2 | SECOND FLOOR PLAN |
| A2.0 | EXTERIOR ELEVATIONS |
| A2.1 | EXTERIOR ELEVATIONS |

AREA CALCULATIONS

| FLOOR | CONDITIONED SPACE | UNCONDITIONED SPACE | TOTAL |
|--------------------|-------------------|---------------------|---------------|
| 1ST FLOOR | 2,754 SQ. FT. | 113 SQ. FT. | 2,867 SQ. FT. |
| 2ND FLOOR | 1,130 SQ. FT. | 249 SQ. FT. | 1,379 SQ. FT. |
| TOTAL | 3,884 SQ. FT. | 362 SQ. FT. | 4,246 SQ. FT. |
| LOT SIZE | 25,802 SQ. FT. | | |
| BUILDING FOOTPRINT | 5,247 SQ. FT. | | |
| LOT COVERAGE | 20.3% | | |

KEY ABBREVIATIONS AND SYMBOLS

| | | |
|------------------------|--|-----------------|
| (TYP): TYPICAL | | DETAIL # |
| WH: WATER HEATER | | SECTION CUT |
| DW: DISHWASHER | | SHEET # |
| LAV: LAVATORY | | |
| REF: REFRIGERATOR | | |
| FREZ: FREEZER | | |
| MIC: MICROWAVE | | |
| AHU: AIR HANDLING UNIT | | INTERIOR DOOR |
| CU: COMPRESSOR UNIT | | |
| WC: WATER CLOSET | | EXTERIOR WINDOW |
| H.S.: HOSE BIB | | |
| SQ: SQUARE | | |
| FT: FEET | | |
| P.T.: PRESSURE TREATED | | EXTERIOR DOOR |



SITE PLAN
SCALE: 1/4" = 1'-0"

SEAL

DATE: 2023-05-31

SHEET TITLE

COVER SHEET / SITE PLAN

SHEET NUMBER

A0.1

CUSTOM DESIGN
510 3RD AVE RESIDENCE
510 3RD AVE, MELBOURNE BEACH, FL 32951

PLAN NOTES

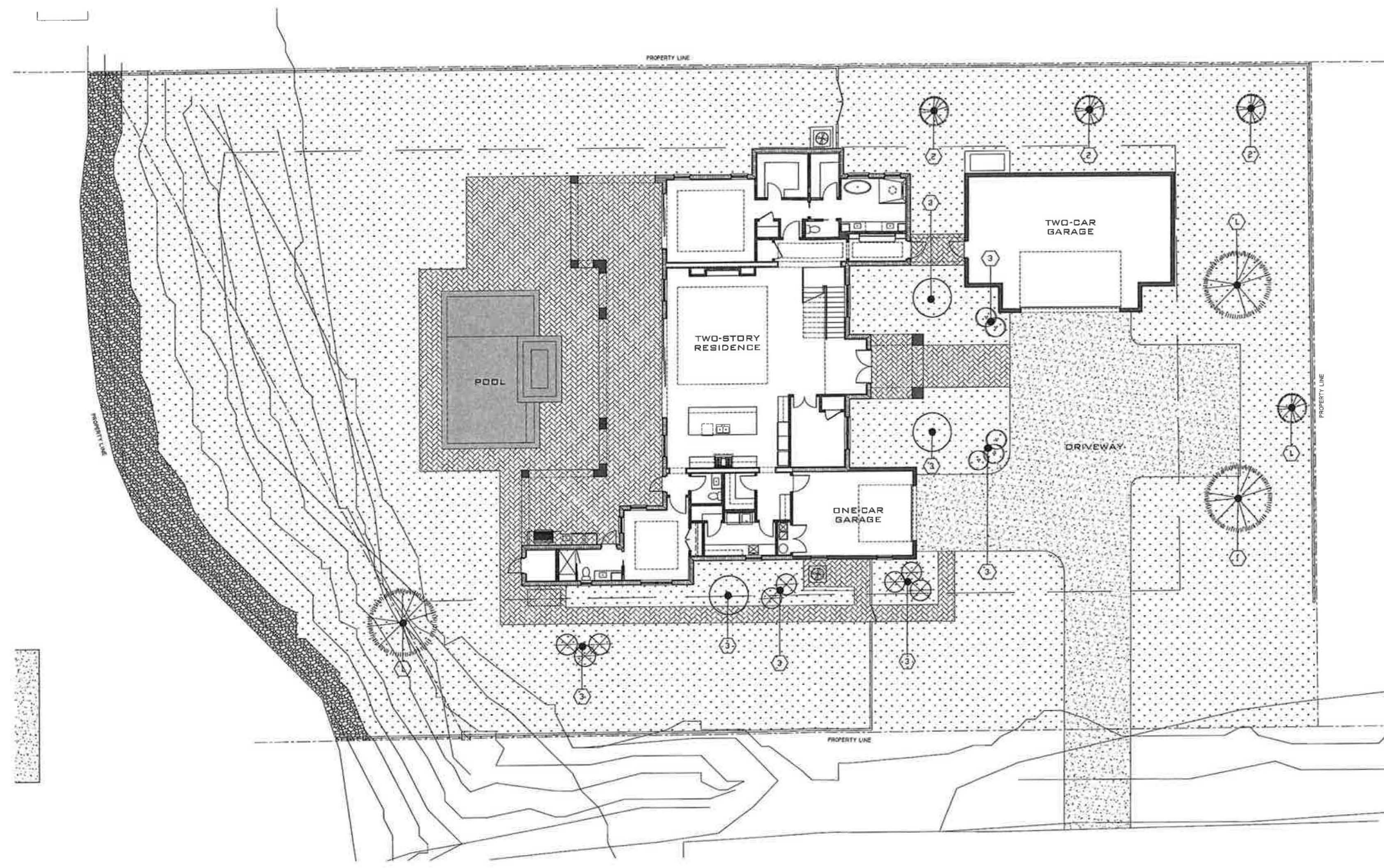
PLAN LEGEND

| TAG | DESCRIPTION |
|-----|---------------------------------------|
| 1 | EXISTING OAK |
| 2 | NEW OAK |
| 3 | NEW LANDSCAPING AS SELECTED BY CLIENT |

HATCH LEGEND

| | |
|--|--|
| | GRASS AREA |
| | NEW PAVER PATH/FLOOR. PAVER PROFILE AND COLOR TO BE SELECTED BY CLIENT. INSTALLED PER MANUFACTURER'S SPECIFICATIONS. |
| | CONCRETE |
| | NEW POOL BY POOL CONTRACTOR (NOT PART OF SCOPE). |

IRRIGATION NOTE:
STANDARD WELL-FED IRRIGATION TO BE PROVIDED OFF EXISTING WELL. SPRINKLER HEADS SPACED PER BEST PRACTICES FOR COMPLETE COVERAGE.



EXISTING TREE PLAN
SCALE: 1/4" = 1'-0"





JOB # R-2023-009
 DRAWN: JKA
 CHECKED: JKA

DATE: 2023-05-31
 DD
 CD
 BID
 PERMIT

REVISIONS:
 Δ-
 Δ-
 Δ-
 Δ-
 Δ-
 Δ-

CUSTOM DESIGN
510 3RD AVE RESIDENCE
 510 3RD AVE, MELBOURNE BEACH, FL 32951

SCALE

DATE: 2023-05-31

SHEET TITLE
 EXISTING TREE PLAN

SHEET NUMBER

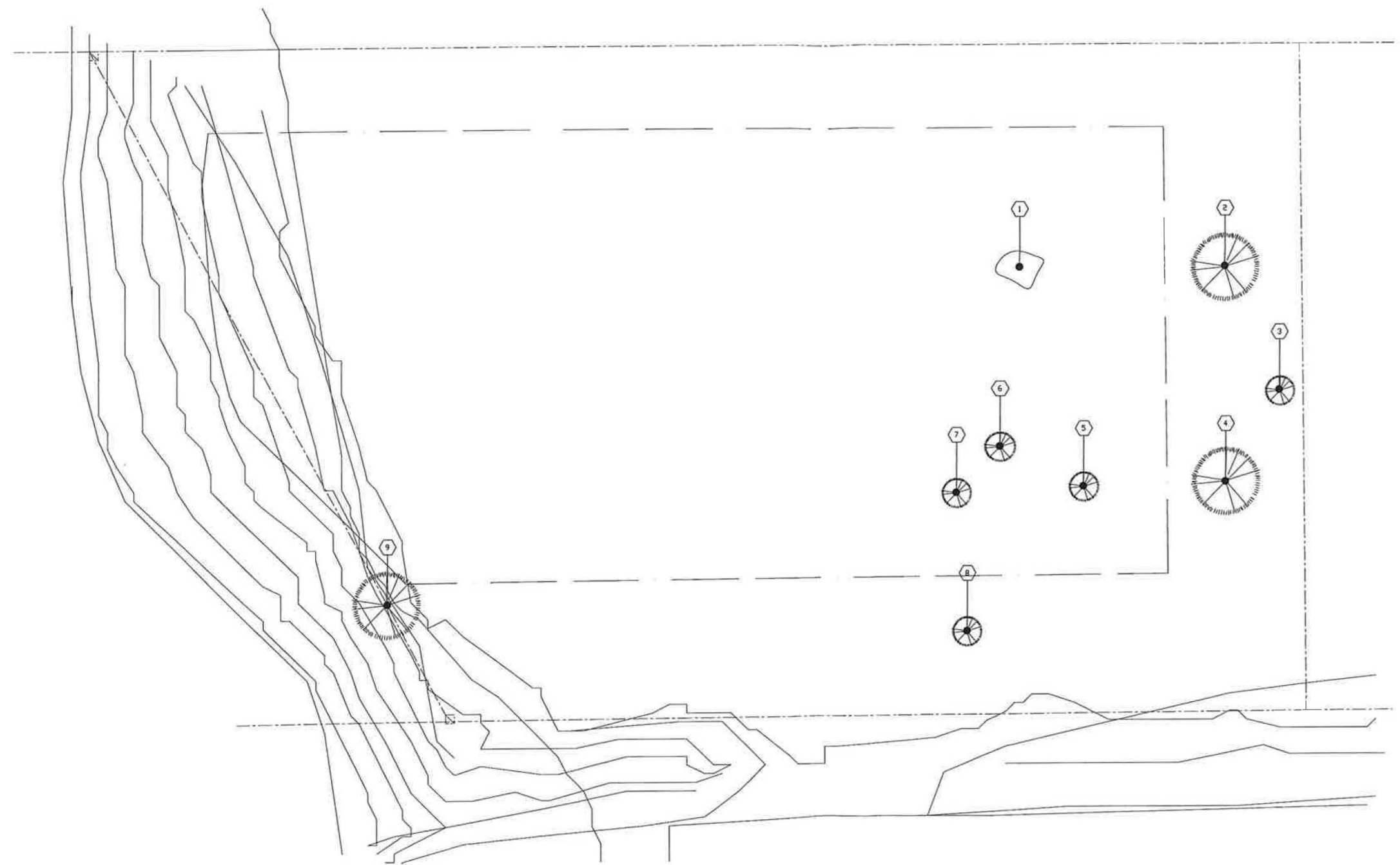
A0.3

PLAN NOTES

THE PROPERTY IS CURRENTLY DEVELOPED.
 EXISTING TREES ON THE PROPERTY: 9 (SEE TREE LEGEND FOR MORE INFORMATION)
 THE EXISTING UNDEVELOPED 50. FT. IS 21/21 WITH 9 TREES. THE UNDEVELOPED AREA OF THE LOT AFTER THE DEVELOPMENT OF THE NEW HOUSE AND HARDSCAPE IS 16,433 SQ. FT. TO MAINTAIN THE EXISTING RATIO 7 TREES ARE REQUIRED ON THE LOT AFTER THE DEVELOPMENT OF THE SITE.
 THE CLIENT PLANS ON DEMOLISHING 5 TREES AND MAINTAIN 4 EXISTING TREES. THE CLIENT PLANS ON PLANTING 3 NEW TREES TO FULFILL THE TOWN OF MELBOURNE BEACH LANDSCAPE REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR THE NEW TREES.

TREE LEGEND

| TAG | TREE | DIAMETER | STATUS |
|-----|------|----------|----------|
| 1 | PINE | 12" | DEMOLISH |
| 2 | OAK | 19" | SAVE |
| 3 | OAK | 4" | SAVE |
| 4 | OAK | 20" | SAVE |
| 5 | OAK | 6" | DEMOLISH |
| 6 | OAK | 9" | DEMOLISH |
| 7 | OAK | 8" | DEMOLISH |
| 8 | OAK | 5" | DEMOLISH |
| 9 | OAK | 28" | SAVE |



EXISTING TREE PLAN
 SCALE: 1/8" = 1'-0"



CUSTOM DESIGN
510 3RD AVE RESIDENCE
510 3RD AVE, MELBOURNE BEACH, FL 32951

SCALE

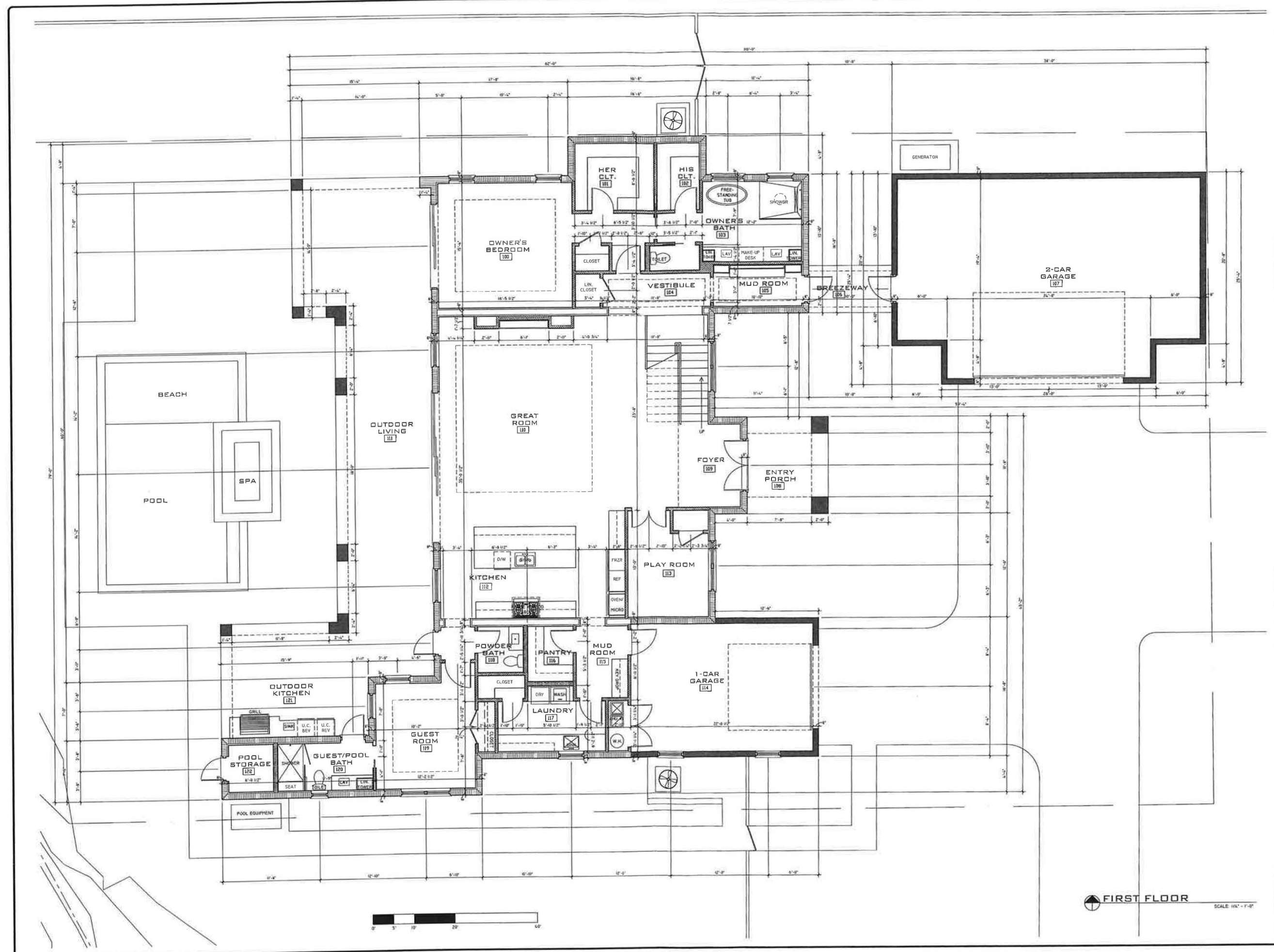
DATE: 2023-05-31

SHEET TITLE

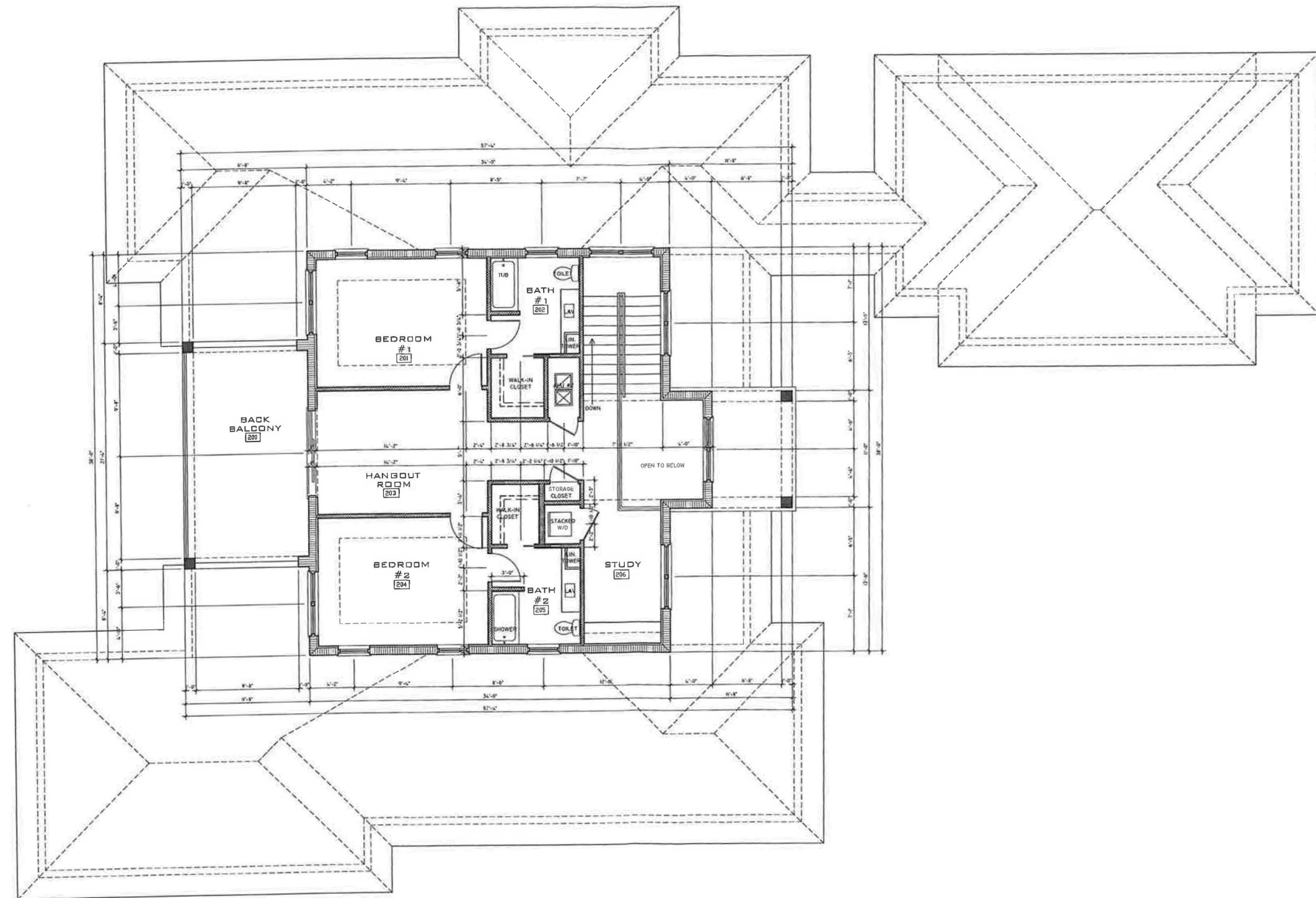
FIRST FLOOR PLAN

SHEET NUMBER

A1.1

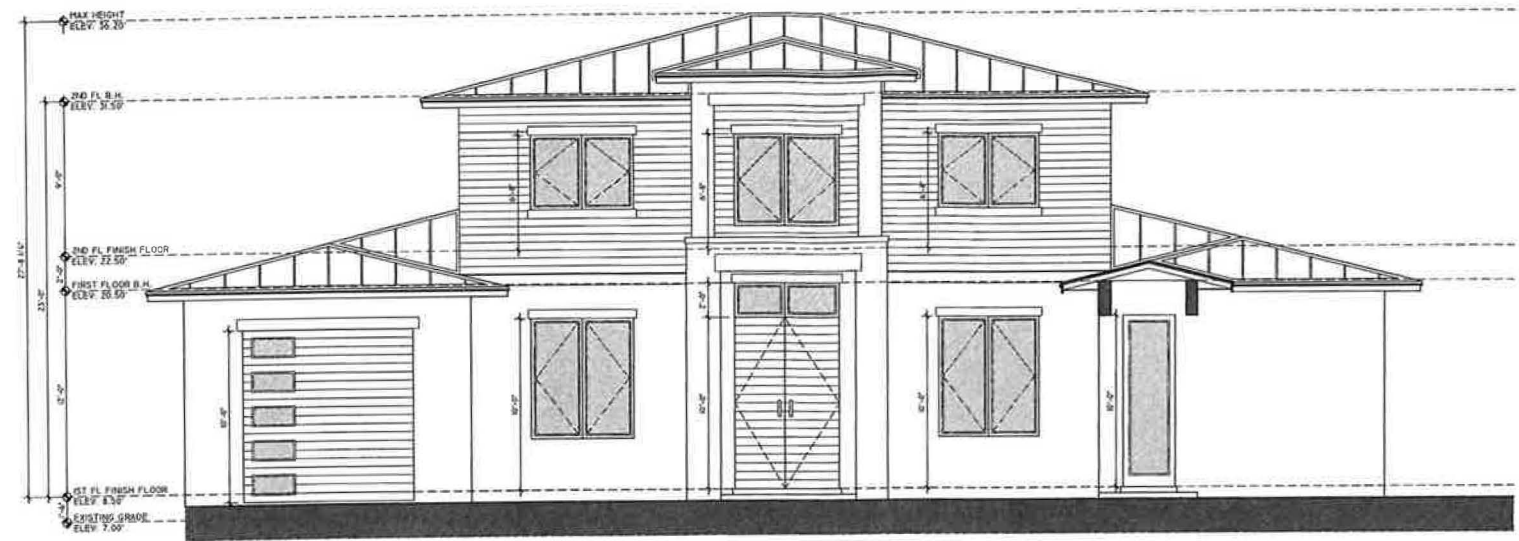


FIRST FLOOR SCALE: 1/4" = 1'-0"

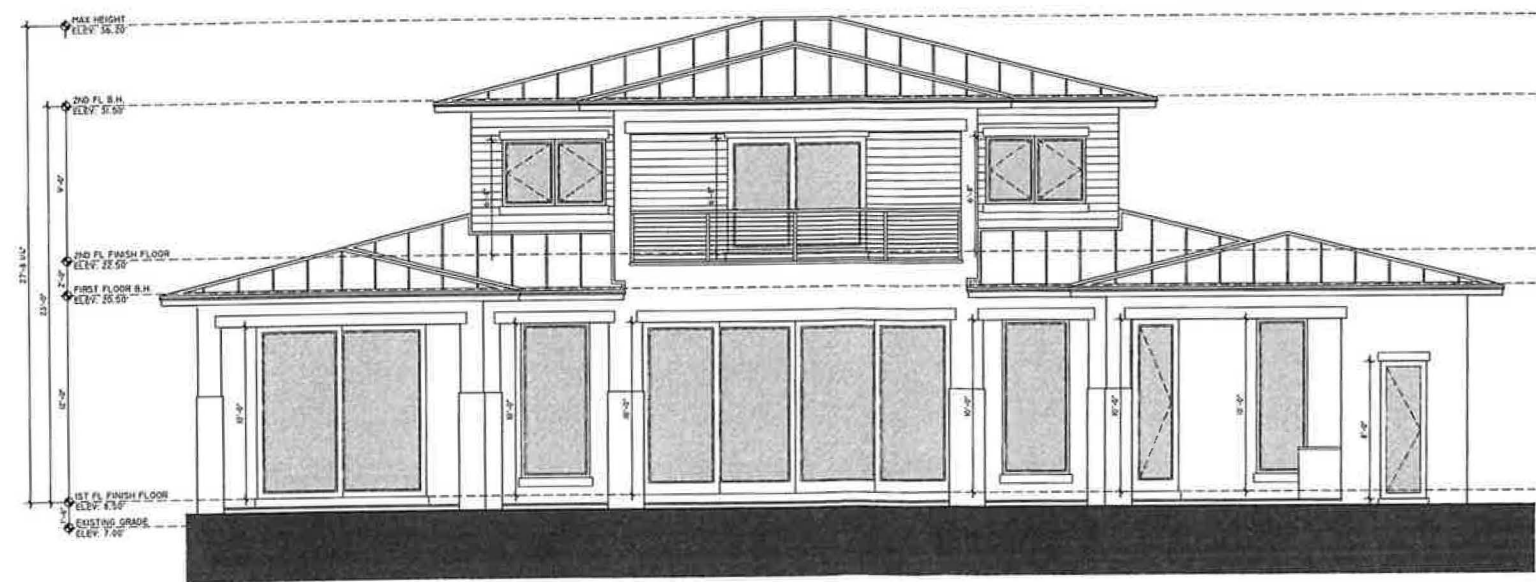


SECOND FLOOR SCALE: 1/4" = 1'-0"

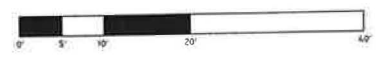
CUSTOM DESIGN
510 3RD AVE RESIDENCE
510 3RD AVE, MELBOURNE BEACH, FL 32951



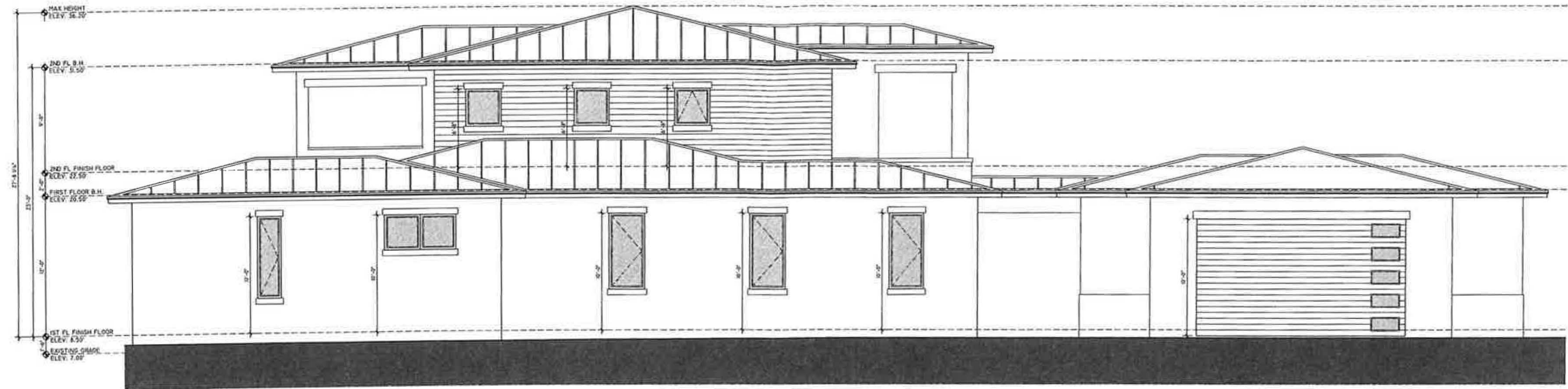
EAST ELEVATION
SCALE: 1/4" = 1'-0"



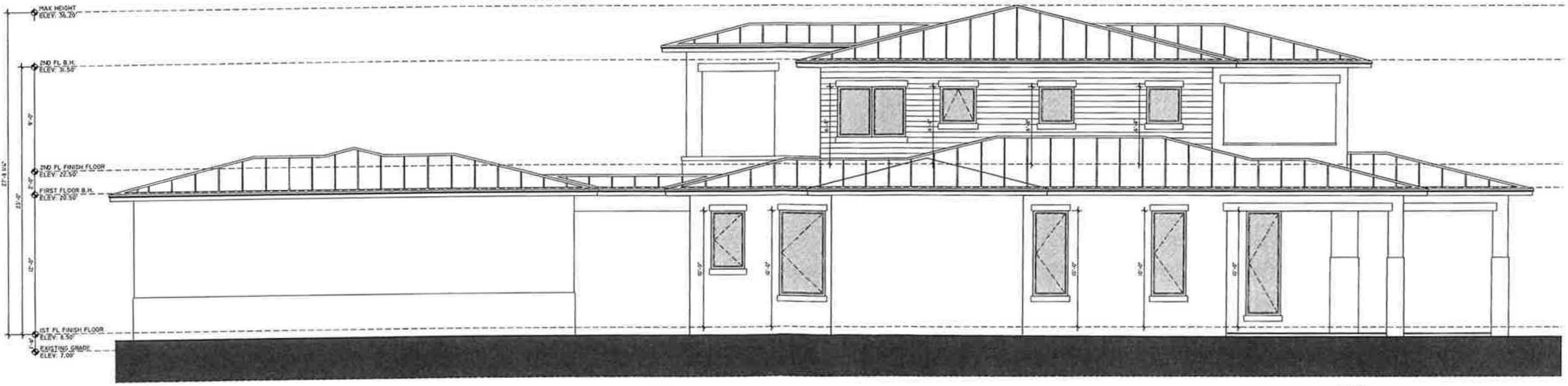
WEST ELEVATION
SCALE: 1/4" = 1'-0"



CUSTOM DESIGN
510 3RD AVE RESIDENCE
510 3RD AVE, MELBOURNE BEACH, FL 32951



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

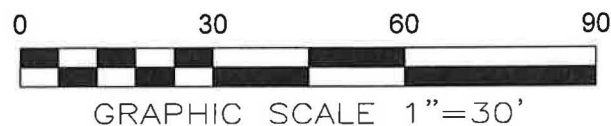


CUSTOM DESIGN
510 3RD AVE RESIDENCE
 510 3RD AVE, MELBOURNE BEACH, FL 32951

BUILDING PLOT PLAN

SOUTH 120 FEET - LOT 7, BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF
MELBOURNE BEACH P.B. 10, PG. 51

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF
ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGAL DESCRIPTION

PER O.R. 8458, PG. 619

THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT

THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CERTIFIED TO:
510 3RD AVENUE LLC
RYAN RUNTE

SURVEYOR'S NOTES

1. THIS BUILDING PLOT PLAN WAS PREPARED FOR RYAN RUNTE. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.

3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.

4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.

8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR BREVARD COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 6.00 FEET AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12009C0604H, REVISED AUGUST 24, 2017. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.

9. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: BEACHSIDE VERTICAL CONTROL BC PID 422-35, 2.5" BRASS BCS&M BENCHMARK DISK IN CONCRETE CURB INLET, PUBLISHED ELEVATION = 9.899 FEET, SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.

LEGEND

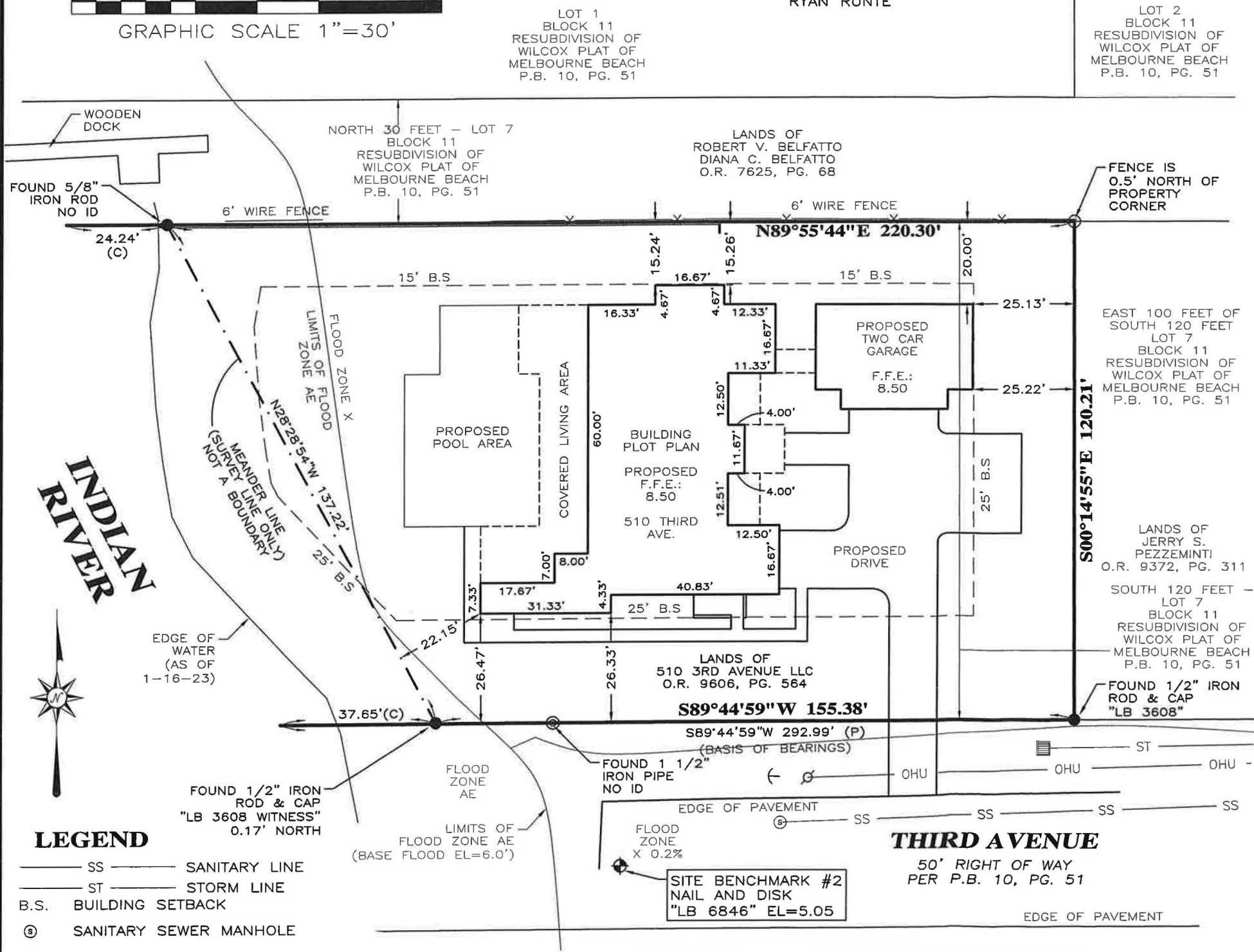
- ⊙ FOUND IRON PIPE
- FOUND IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LB 6846"
- ⊕ WOOD POWER POLE
- ⌵ GUY ANCHOR
- CATCH BASIN
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORD BOOK
- PG. PAGE
- (P) PER PLAT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- F.F.E. FINISH FLOOR ELEVATION
- X— FENCE LINE
- OHU— OVERHEAD UTILITY LINE

INDIAN RIVER



LEGEND

- SS— SANITARY LINE
- ST— STORM LINE
- B.S. BUILDING SETBACK
- ⊙ SANITARY SEWER MANHOLE



BUILDING PLOT PLAN FOR RYAN RUNTE

SURVEYOR'S CERTIFICATION

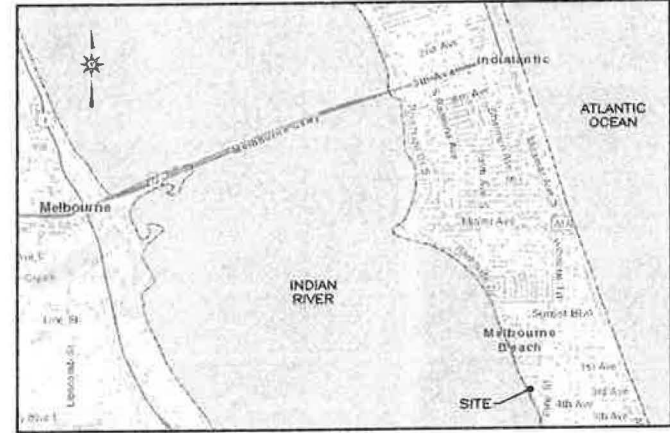
I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

JEFFREY JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610
06/05/2023

LEADING EDGE LAND SERVICES INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgepls.com

| | |
|-----------------------------|------------------------------|
| DATE OF DRAWING: 5 JUN 2023 | CADD: TQ |
| MANAGER: JH | PROJECT NUMBER: 761-21013 |
| | FIELD BOOK NUMBER: 1648.1689 |
| | LAST FIELD WORK: 19 JAN 2023 |
| | CREW CHIEF(S): SC |
| | COMPUTER FILE: 761013PP.DWG |
| | SCALE: 1" = 30' |
| | SHEET 1 OF 1 |

AC7



VICINITY MAP NOT TO SCALE

BOUNDARY SURVEY OF 510 THIRD AVENUE

A PORTION OF LOT 7 - BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF MELBOURNE BEACH
CITY OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA

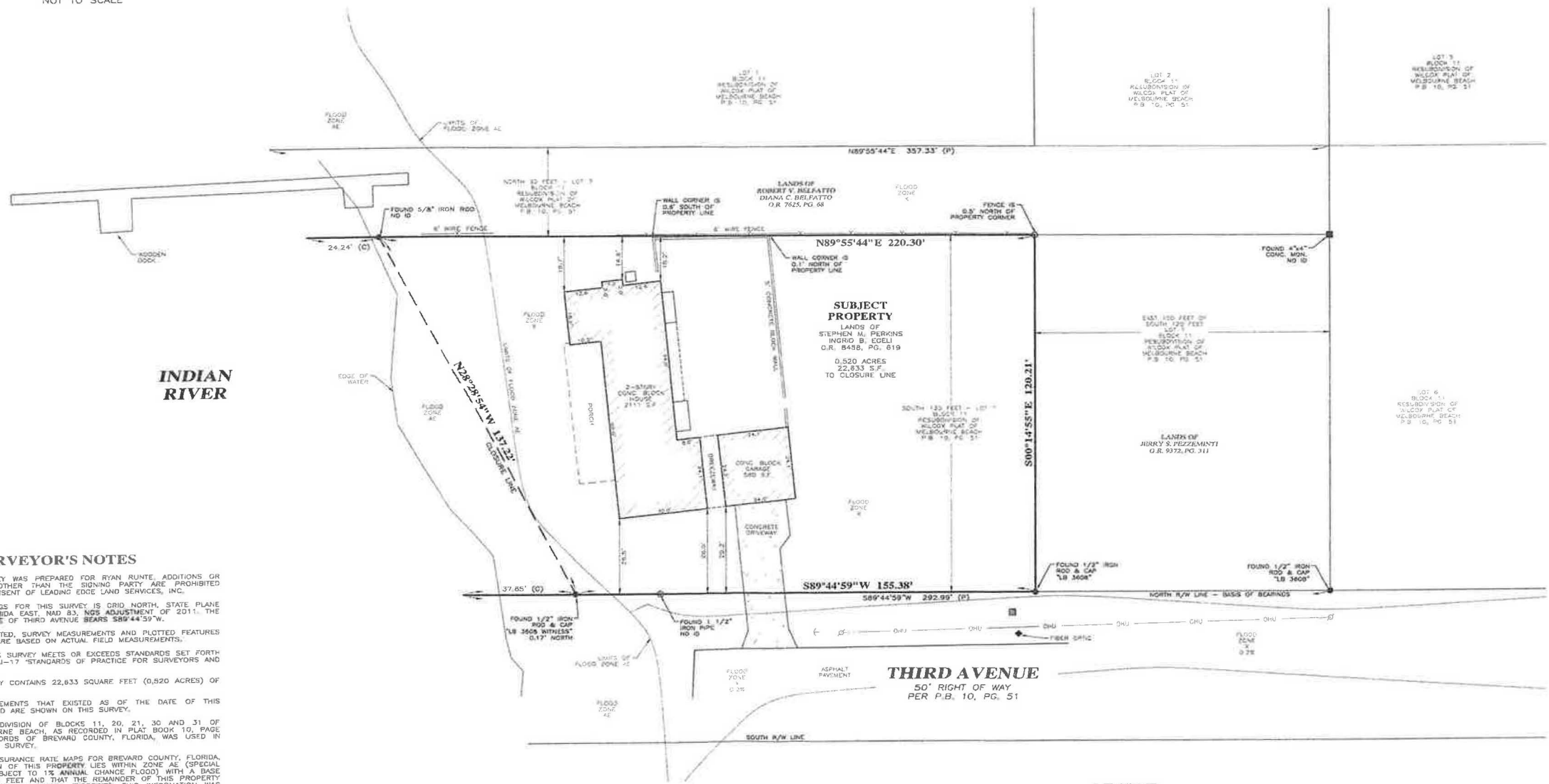
LEGAL DESCRIPTION

PER O.R. 8458, PG. 619

THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT

THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR RYAN RUNTE, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
5. THE SUBJECT PROPERTY CONTAINS 22,833 SQUARE FEET (0.520 ACRES) OF LAND, MORE OR LESS.
6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
7. THE PLAT OF "RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WAS USED IN THE PREPARATION OF THIS SURVEY.
8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR BREVARD COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN FLOOD HAZARD AREA X (AREA OF MINIMAL FLOODING) WITH A BASE FLOOD ELEVATION OF 8.00 FEET AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN FLOOD HAZARD AREA AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 8.00 FEET AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN FLOOD HAZARD AREA X (AREA OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12008C0604H, REVISED AUGUST 24, 2017, THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
9. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.



LEGEND

| | | | | | |
|---|-----------------------------------|------------|-----------------------|------|--------------------------------|
| ■ | FOUND CONCRETE MONUMENT | --- | FENCE LINE | (C) | CALCULATED |
| ⊙ | FOUND IRON PIPE | OHU | OVERHEAD UTILITY LINE | (P) | PER PLAT |
| ● | FOUND IRON ROD & CAP | P.B. | PLAT BOOK | S.F. | SQUARE FEET |
| ○ | SET 5/8" IRON ROD & CAP "LB 6846" | O.R. | OFFICIAL RECORDS BOOK | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| ⊕ | WOOD POWER POLE | PG | PAGE | LB | LICENSED BUSINESS |
| ⊙ | GUY ANCHOR | CONC. MON. | CONCRETE MONUMENT | | |
| ⊙ | UTILITY PEDESTAL | ID | IDENTIFICATION | | |
| ⊙ | CATCH BASIN | R/W | RIGHT OF WAY | | |

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

DATE: 08/23/22
 JEFFREY D. HOFFUS
 PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6810

BOUNDARY SURVEY

OF
 510 THIRD AVENUE, BLOCK 11
 RESUBDIVISION OF WILCOX PLAT OF MELBOURNE BEACH
 CITY OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA

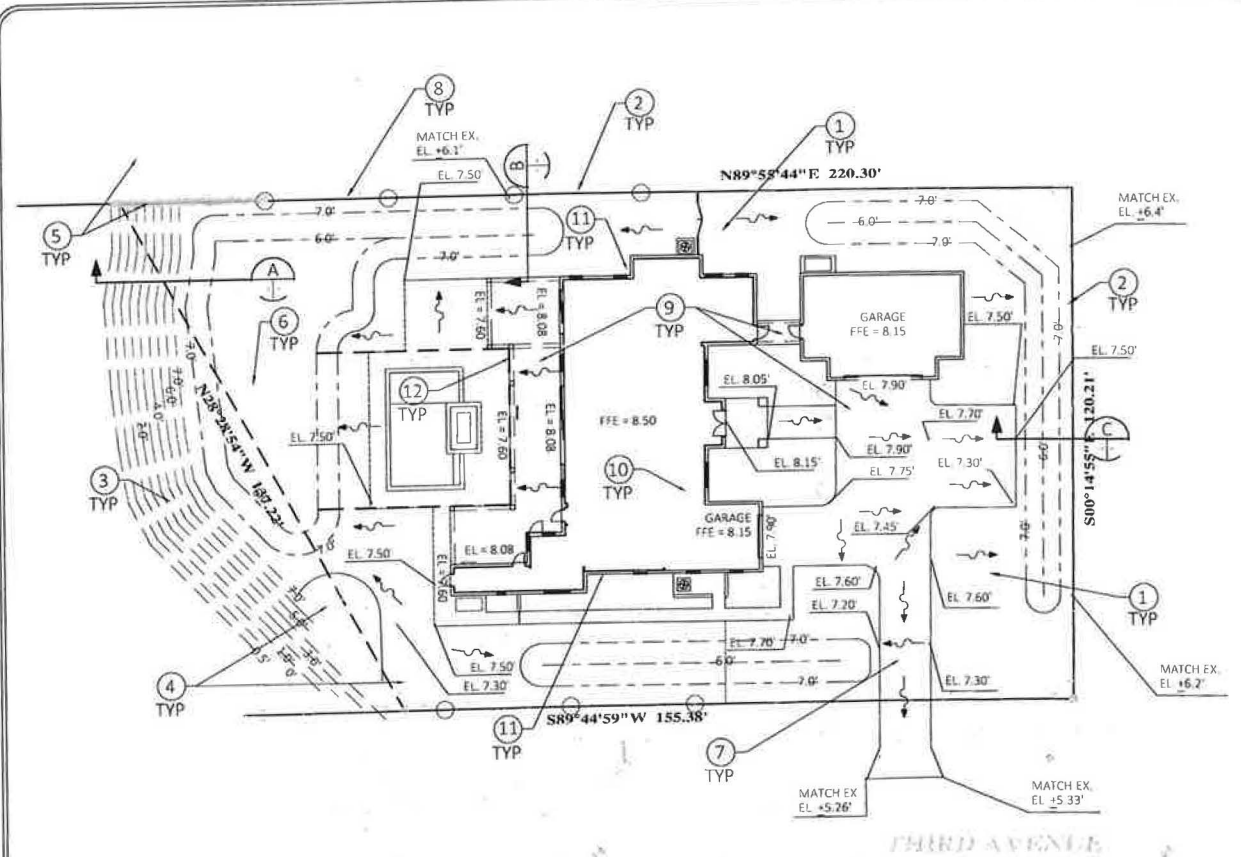
FOR

LEADING EDGE LAND SERVICES
 A CORPORATION
 8802 EXCHANGE DRIVE
 ORLANDO, FLORIDA 32809
 PHONE: (407) 351-6730
 WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6948

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

| |
|------------------------------|
| LAST FIELD WORK: 17 AUG 2022 |
| CREW CHIEF(S): SC |
| COMPUTER FILE: MELBOURNE.DWG |
| PROJECT NUMBER: LE 1648 |
| SCALE: 1"=20' |
| SHEET 1 OF 1 |



GRADING AND DRAINAGE PLAN
1"=20'

CIVIL SITE GRADING NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE PATH TO STORMWATER TREATMENT AREA.
- CONTRACTOR TO COORDINATE GRADING ALONG COMMON LOT LINES WITH ADJACENT NEIGHBORS TO ENSURE CONTINUED POSITIVE DRAINAGE. CARE TO BE TAKEN DURING GRADING EFFORTS TO MAINTAIN EXISTING DRAINAGE PATHS OF ADJACENT NEIGHBORS WHICH SHALL NOT BE BLOCKED.
- PROVIDE COQUINA REVETMENT ALONG THE LENGTH OF THE SHORELINE FROM WATERS EDGE AT A 2:1 SLOPE TO TIE IN AT ELEVATION 7.0 (NAVD 88) AS SHOWN IN PLAN VIEW FOR STORMWATER RETENTION. SEE STRUCTURE FOR DETAILS AND SPECIFICATIONS. REVETMENT DESIGN AND PERMITTING BY OTHERS.
- CONTRACTOR TO COORDINATE REGRADING EFFORTS WITH TOWN OF MELBOURNE BEACH FOR AREA ADJACENT TO 3RD AVENUE RIGHT OF WAY WITH FIELD VERIFICATION OF THE INS TO EXISTING ELEVATIONS ALLOWING TRANSITION FROM SWALE TOP OF BANK TO PAVEMENT ELEVATIONS WHILE MAINTAINING EXISTING DRAINAGE CONNECTIONS.
- CONTRACTOR TO COORDINATE CONSTRUCTION OF A RETAINING WALL IF FIELD CONDITIONS DICTATE TO CONNECT RESTORED REVETMENT ALONG NORTH PROPERTY LINE. APPROVED DESIGN ALTERNATIVE INCLUDES PERMISSION FROM NEIGHBOR FOR REGRADING EFFORTS TO RESTORE REVETMENT NEAR EXISTING DOCK. RETAINING WALL AND/OR REVETMENT DESIGN AND PERMITTING BY OTHERS.
- GRASS COVER WITHIN BOUNDARY OF STORMWATER POND BOTTOM SHALL BE EITHER SEED AND MULCH OR SAND GROWN SOD. REMOVE AND REPLACE ANY DELETERIOUS MATERIALS OR LIMITING SOILS WITH PERCOLATION VALUES LESS THAN 10 INCHES PER HOUR PLACED AT A DENSITY OF APPROXIMATELY 92% OF THE MODIFIED PROCTOR TEST OR PER GEOTECHNICAL ENGINEER RECOMMENDATIONS. CONTRACTOR TO INCLUDE MATERIAL TESTING DURING CONSTRUCTION.
- CONTRACTOR TO PITCH DRIVEWAY TOWARD STORMWATER COLLECTION AREAS FOR TREATMENT.
- PROVIDE FENCE ALONG PROPERTY LINE WITH SWING GATES PER OWNER. CONTRACTOR TO COORDINATE CONSTRUCTION WITH NEIGHBORS FOR ANY IMPACTS OR REVISIONS TO FENCING.
- DRIVEWAY, SIDEWALK, PORCH, RESIDENCE AND FENCE DESIGN INCLUDING DETAILS WITH SPECIFICATIONS BY OTHERS.
- FOOTPRINT PROVIDED BY ARCHITECT AND OWNER. ANY DIMENSIONS ON GRADING PLAN FOR REFERENCE ONLY. CONTRACTOR TO ENSURE CORRECT DIMENSIONS INCLUDED PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL PLAN FOR ROOF DRAINAGE AND DOWNSPOUT COLLECTION. RUNOFF COLLECTION SHOULD BE DIRECTED TO PROPOSED DRY RETENTION AREAS.
- PROVIDE 6" ADS N-12 UNDERGROUND STORMWATER COLLECTION PIPE WITH WATER TIGHT JOINTS TO EXTEND AT A MINIMUM 1% SLOPE WITH A MINIMUM COVER OF 12" FROM GUTTER AND DOWNSPOUT COLLECTION SYSTEM FOR ROOF ADJACENT TO POOL. TO STORMWATER COLLECTION AREA PROVIDE YARD DRAIN BUBBLE UP CONNECTION IN STORMWATER POND WITH TOP OF DRAIN AT 6.0 AND INVERT FIELD CUT. INCLUDE ROCK FOR EROSION PROTECTION AROUND DRAIN LOCATION.

GENERAL INFORMATION:

| CONTACT INFORMATION | |
|--|---|
| OWNER 510 3RD AVENUE, LLC 510 3RD AVENUE MELBOURNE BEACH, FL 32901 | CIVIL ENGINEER TRAUGER CONSULTING ENGINEERS, INC. ERIN TRAUGER, P.E. 2710 FRONT STREET STE 204 MELBOURNE, FL 32901 TEL: 321-652-5316 E-MAIL: ERIN.TRAUGER@GMAIL.COM |
| SURVEYOR LEADING EDGE LAND SERVICES, INC. 8802 EXCHANGE DRIVE ORLANDO, FL 32809 TEL: 407-351-6730 FAX: 407-351-9893 | ARCHITECT MELD STUDIO ARCHITECTURE, LLC JEFF K. ANDERSON, ARCHITECT 1542 GUAVA AVE. UNIT A MELBOURNE, FL 32955 TEL: 321-571-2702 |

LEGAL DESCRIPTION:

THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND EXCEPT
THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DRAINAGE CALCULATIONS:

| SITE DATA | | | |
|--|---|------|---------|
| TOTAL ACREAGE: | 0.52 ACRES | | |
| F.L.R.M. #12009C0604H THIS PROPERTY LIES IN FLOOD ZONES "AE" AND "X" | | | |
| PARCEL ID: | 28-38-07-02-11-7 | | |
| TAX ACCOUNT NUMBER: | 2847687 | | |
| ADDRESS: | 510 3RD AVENUE, MELBOURNE BEACH, FL 32951 | | |
| SITE DRAINAGE COVERAGE CALCULATIONS | | | |
| PROPOSED LOT COVERAGE | SF | ACRE | PERCENT |
| IMPERVIOUS: | 10,032 | 0.23 | 44% |
| PERVIOUS: | 12,587 | 0.29 | 56% |
| TOTAL GROSS AREA: | 22,619 | 0.52 | 100% |

GENERAL NOTES:

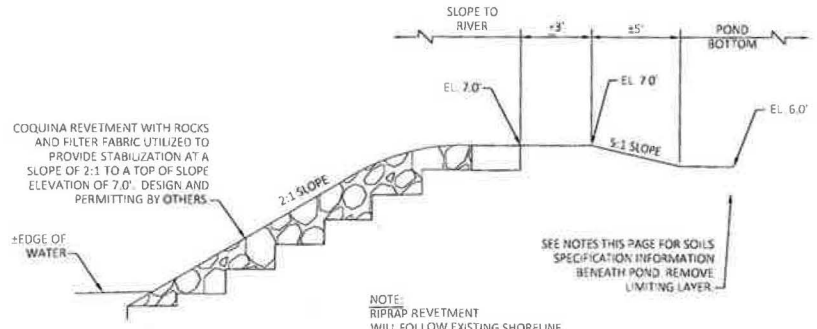
- CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS. CONTRACTOR SHALL OBTAIN PERMISSION FROM ALL NECESSARY PERMIT AGENCIES PRIOR TO COMMENCING SITE WORK.
- ALL AREAS DISTURBED OFF-SITE SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN PRE-CONSTRUCTION.
- ANY SHORELINE REVETMENTS REQUIRE DESIGN AND PERMITTING BY OTHERS WITH INFORMATION INCLUDED FOR ELEVATION REFERENCE AS PART OF STORMWATER DESIGN.
- SLOPE ALL SIDEWALKS TO FLOW AWAY FROM BUILDING WITH MAXIMUM 2% CROSS SLOPE.
- PROVIDE CONSTANT SLOPE BETWEEN ALL SPOT ELEVATIONS.
- CONTRACTOR SHALL PROVIDE SILT FENCE AROUND PROJECT AREA AS REQUIRED BY FDP AND MELBOURNE BEACH.
- ALL WASTE SHALL BE DISPOSED OF OFF-SITE IN A SAFE AND LEGAL MANNER UNLESS OWNER SPECIFICALLY REQUESTS OTHERWISE.
- ALL SLOPES 4H:1V OR STEEPER SHALL BE SODDED. ALL SLOPES STEEPER THAN 3H:1V SHALL BE SODDED AND STAKED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC ROADWAYS, EASEMENTS, CURBS, SIDEWALKS, DRAINAGE SYSTEM, BENCHMARKS, OR UTILITIES AS A DIRECT RESULT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL BOUNDARY CORNERS AND BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION REPLACED BY A FLORIDA LICENSED LAND SURVEYOR.
- EXCEPT AT DOORWAYS, FINISHED GRADE ADJACENT TO HOUSE SHALL BE 6" BELOW FINISHED FLOOR UNLESS IDENTIFIED OTHERWISE BY ARCHITECT/HOME BUILDER OR ON GRADING PLAN. ALL LOT GRADING SHALL COMPLY WITH APPLICABLE FLORIDA BUILDING CODES.
- THIS PLAN HAS BEEN PREPARED WITH A BASE SURVEY, FOOT PRINT AND LAYOUT PROVIDED BY MELD ARCHITECTURE AND LEADING EDGE LAND SERVICES, INC. CIVIL ENGINEER DOES NOT WARRANT THE ACCURACY OF THE RECORD SURVEY NOR HAVE THEY COMPLETED THE DESIGN FOR THE SITE LAYOUT.
- SEE ARCHITECTURAL/HOME BUILDER DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT. SEE PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS FOR UTILITY CONNECTION LOCATIONS, HEATING/AC, ELECTRICAL AND LANDSCAPING INFORMATION.
- SWPPP IS NOT INCLUDED. CIVIL ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF EROSION AND SEDIMENT CONTROLS OR OTHER POLLUTION PREVENTION PRACTICES FOR THIS PROJECT.
- CLEARING SPECIFICATIONS, UTILITY DESIGN, PAVING AND OTHER SITE MATERIALS AND SPECIFICATIONS ARE NOT INCLUDED. CIVIL ENGINEER NOT RESPONSIBLE FOR THE DESIGN SPECIFICATIONS RELATED TO THESE ITEMS. CONTRACTOR TO CONSULT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO ENSURE SOILS AS ANTICIPATED FOR DESIGN.
- BOUNDARY, TOPOGRAPHIC AND EXISTING INFORMATION INDICATED ON THESE DRAWINGS ARE PER FIELD DATA SUPPLIED BY LEADING LAND SERVICES, INC. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INFORMATION AND PROTECT SAME FROM DAMAGE DURING THE CONSTRUCTION PHASE. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THIS IS A SPECIFIC PURPOSE DRAWING SET FOR THE PERMITTING AND THE CONSTRUCTION OF A STORMWATER TREATMENT AREA. THE ENGINEER CERTIFIES THESE DRAWINGS ONLY FOR THE CONSTRUCTION OF THAT INFORMATION AND NO OTHER PERMITTING AND CONSTRUCTION USES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO STARTING CONSTRUCTION.

SURVEYOR NOTES:

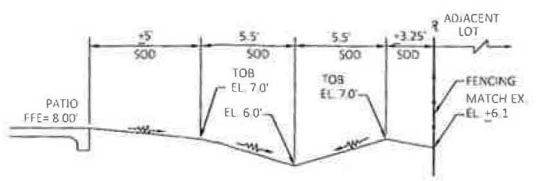
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR RYAN RUNTE. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY AREA BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE SJ-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS 22,633 SQUARE FEET (0.520 ACRES) OF LAND, MORE OR LESS.
- ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
- THE PLAT OF "RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS USED IN THE PREPARATION OF THIS SURVEY.
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- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THIS SURVEY.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: BEACHSIDE VERTICAL CONTROL BC PID 422-35, 2.5" BRASS BC58M BENCHMARK DISK IN CONCRETE CURB INLET, PUBLISHED ELEVATION = 9.899 FEET, SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.

SURVEYOR LEGEND:

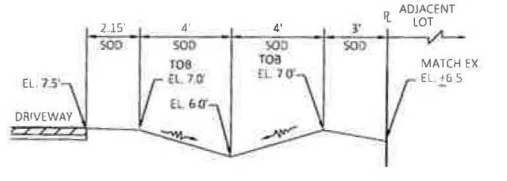
| | | |
|-------------------------------------|------------------------------|------------------------------------|
| ■ FOUND CONCRETE MONUMENT | — FENCE LINE | (C) CALCULATED |
| ● FOUND IRON PIPE | — OVERHEAD UTILITY LINE | (P) PER PLAT |
| ● FOUND IRON ROD & CAP | P.B. PLAT BOOK | S/F SQUARE FEET |
| ○ SET 5/8" IRON ROD & CAP "LB 6846" | O.R. OFFICIAL RECORDS BOOK | PSM PROFESSIONAL SURVEYOR & MAPPER |
| ○ WOOD POWER POLE | P.G. PAGE | LB LICENSED BUSINESS |
| ⊥ GUY ANCHOR | CONC. MON. CONCRETE MONUMENT | ⊕1.0 SOFT SURFACE ELEVATION |
| ◆ UTILITY PEDESTAL | ID IDENTIFICATION | ⊕1.00 HARD SURFACE ELEVATION |
| ◆ CATCH BASIN | R/W RIGHT OF WAY | FFE FINISHED FLOOR ELEVATION |
| ◆ BENCHMARK | | INV INVERT |



SECTION A
NTS



SECTION B
NTS



SECTION C
NTS



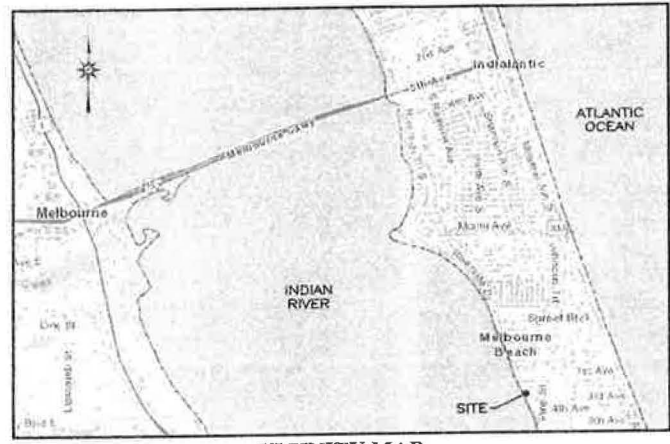
510 3RD AVENUE, LLC
MELBOURNE BEACH, FLORIDA
GRADING AND DRAINAGE PLAN



Erin Trauger

| | |
|-------------|-----------|
| DATE: | 5-23-2023 |
| TOWNSHIP: | 28 |
| RANGE: | 38 |
| SECTION: | 07 |
| SCALE: | 1" = 20' |
| DRAWING NO. | C-1 |
| PROJECT: | 23-122 |

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, P.E. ON THE DATE AND/OR TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



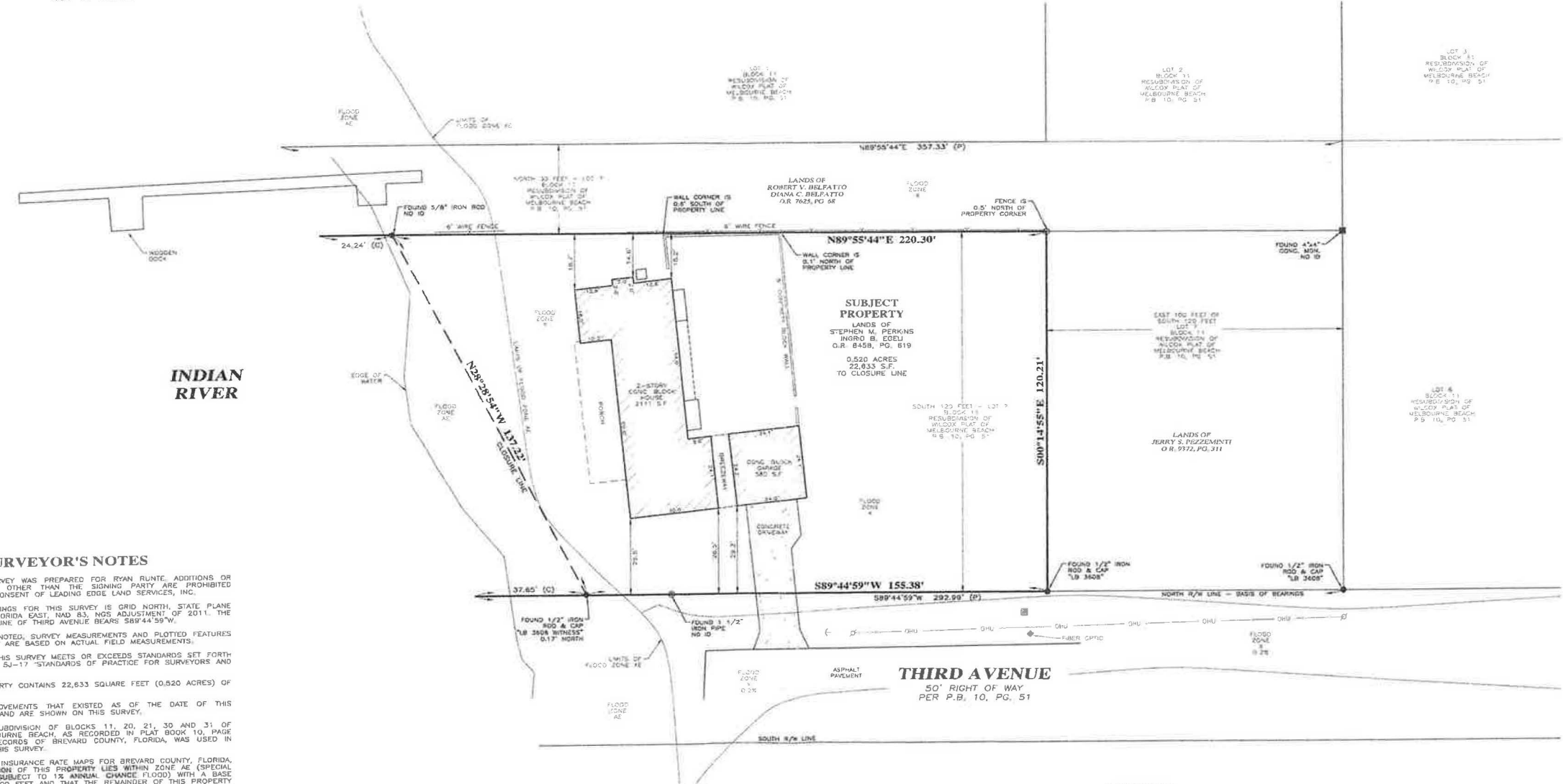
VICINITY MAP
NOT TO SCALE

BOUNDARY SURVEY OF 510 THIRD AVENUE

A PORTION OF LOT 7 - BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF MELBOURNE BEACH
CITY OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION

PER O.R. 8458, PG. 619
THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
LESS AND EXCEPT
THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR RYAN RUNTE. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NOS ADJUSTMENT, OF 2011. THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.
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- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17, STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.
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- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.



| LEGEND | | | |
|--------|-----------------------------------|------------|--------------------------------|
| ■ | FOUND CONCRETE MONUMENT | (C) | CALCULATED |
| ⊙ | FOUND IRON PIPE | (P) | PER PLAT |
| ● | FOUND IRON ROD & CAP | S.F. | SQUARE FEET |
| ○ | SET 5/8" IRON ROD & CAP "LB 6846" | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| ⊥ | WOOD POWER POLE | PG | PAGE |
| ⊙ | GUY ANCHOR | CONC. MON. | CONCRETE MONUMENT |
| ◆ | UTILITY PEDESTAL | ID | IDENTIFICATION |
| ■ | CATCH BASIN | R/W | RIGHT OF WAY |
| — | FENCE LINE | | |
| OHU | OVERHEAD UTILITY LINE | | |
| P.B. | PLAT BOOK | | |
| O.R. | OFFICIAL RECORDS BOOK | | |

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE CHAPTER 6J-17, STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.

DATE: 08/23/2022
JEFFREY D. HOFFUS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 8510

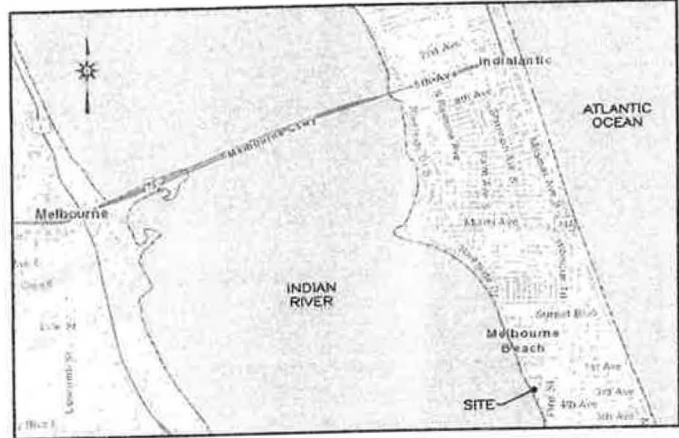
BOUNDARY SURVEY
OF
510 THIRD AVENUE, BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF MELBOURNE BEACH
CITY OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA
FOR

LEADING EDGE LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
WEB: www.leadingedgega.com

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|-------------|----------------------------|
| 1 | 17 AUG 2022 | LAST FIELD WORK |
| 2 | 23 AUG 2022 | DATE OF DRAWING |
| 3 | | MANAGER: JDH |
| 4 | | PROJECT NUMBER: LE 1648 |
| 5 | | FIELD BOOK NUMBER: LE 1648 |
| 6 | | SCALE: 1"=20' |
| 7 | | SHEET 1 OF 1 |

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



VICINITY MAP
NOT TO SCALE

BOUNDARY SURVEY OF 510 THIRD AVENUE

A PORTION OF LOT 7 - BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF MELBOURNE BEACH
CITY OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA

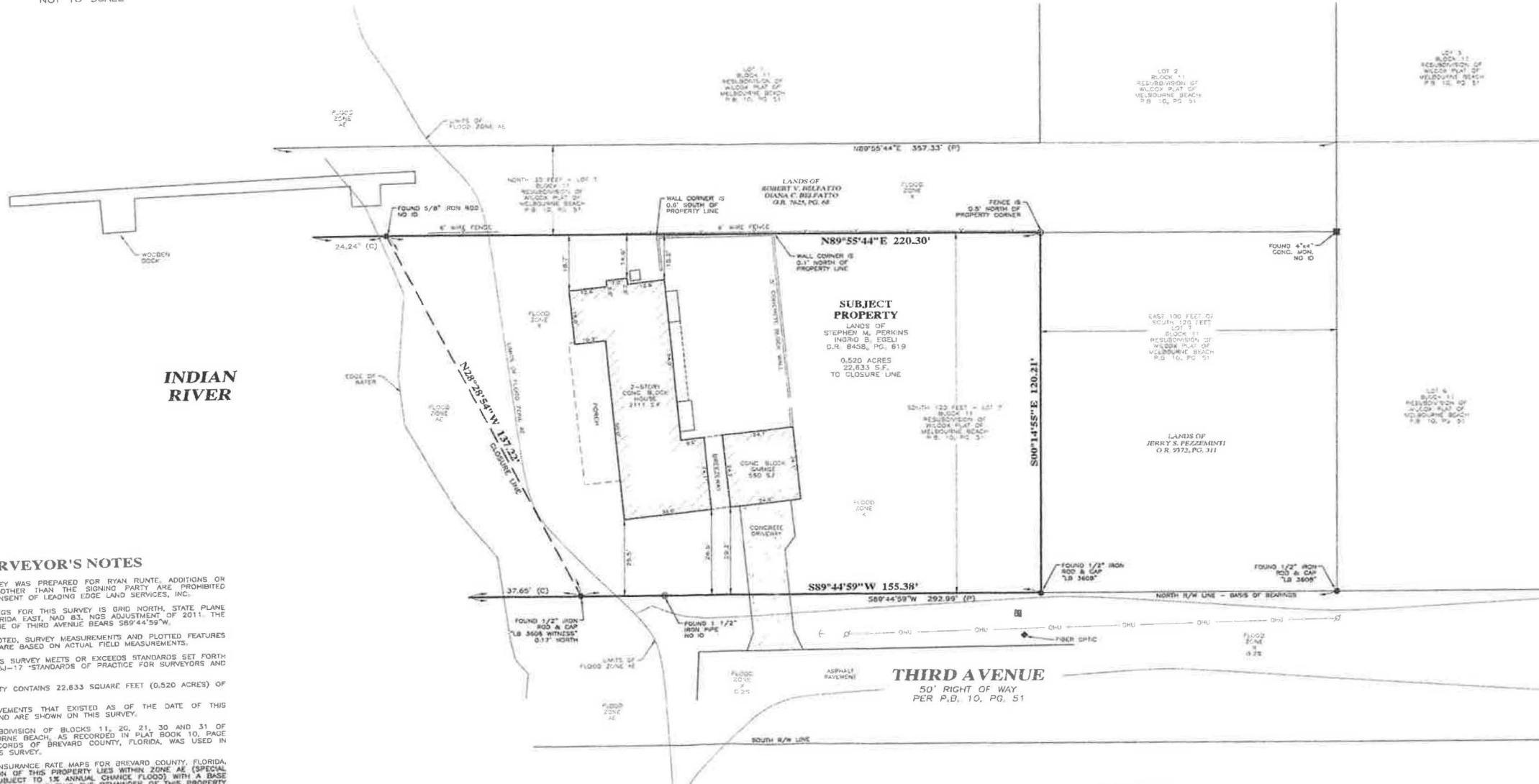
LEGAL DESCRIPTION

PER O.R. 8458, PG. 619

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INDIAN RIVER

THIRD AVENUE
50' RIGHT OF WAY
PER P.B. 10, PG. 51

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR RYAN RUNTE, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NOS ADJUSTMENT OF 2011, THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE SJ-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
5. THE SUBJECT PROPERTY CONTAINS 22,833 SQUARE FEET (0.520 ACRES) OF LAND, MORE OR LESS.
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8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR BREVARD COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 8.00 FEET AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 20090604H, REVISED AUGUST 24, 2017, THE DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
9. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.



LEGEND

- | | | | | | |
|---|-----------------------------------|------------|-----------------------|------|--------------------------------|
| ■ | FOUND CONCRETE MONUMENT | —X— | FENCE LINE | (C) | CALCULATED |
| ⊙ | FOUND IRON PIPE | —OHU— | OVERHEAD UTILITY LINE | (P) | PER PLAT |
| ⊙ | FOUND IRON ROD & CAP | P.B. | PLAT BOOK | S.F. | SQUARE FEET |
| ⊙ | SET 5/8" IRON ROD & CAP "LB 6846" | O.R. | OFFICIAL RECORDS BOOK | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| ⊙ | WOOD POWER POLE | P.G. | PAGE | LB | LICENSED BUSINESS |
| ⊙ | GUY ANCHOR | CONC. MON. | CONCRETE MONUMENT | | |
| ⊙ | UTILITY PEDESTAL | ID | IDENTIFICATION | | |
| ⊙ | CATCH BASIN | R/W | RIGHT OF WAY | | |

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

[Signature]
DATE: 08/23/2022

DATE OF DRAWING: 23 AUG 2022
CREW CHIEF(S): SE
MANAGER: LHM | CAD: EAC
PROJECT NUMBER: MELBOURNE DING
FIELD BOOK NUMBER: LE 1848
SHEET 1 OF 1

BOUNDARY SURVEY

OF
510 THIRD AVENUE - BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF MELBOURNE BEACH
CITY OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA

FOR

LEADING EDGE LAND SERVICES

INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9491
WEB: www.leadingedgesurveys.com

FLORIDA LICENSED BUSINESS NUMBER LB 8446

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BUILDING PLOT PLAN

SOUTH 120 FEET - LOT 7, BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF
MELBOURNE BEACH P.B. 10, PG. 51

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF
ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION

PER O.R. 8458, PG. 619

THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT

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SURVEYOR'S NOTES

1. THIS BUILDING PLOT PLAN WAS PREPARED FOR RYAN RUNTE. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.

3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.

4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

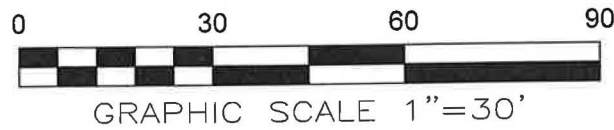
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8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR BREVARD COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 6.00 FEET AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12009C0604H, REVISED AUGUST 24, 2017. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.

9. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: BEACHSIDE VERTICAL CONTROL BC PID 422-35, 2.5" BRASS BCS&M BENCHMARK DISK IN CONCRETE CURB INLET, PUBLISHED ELEVATION = 9.899 FEET, SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.

LEGEND

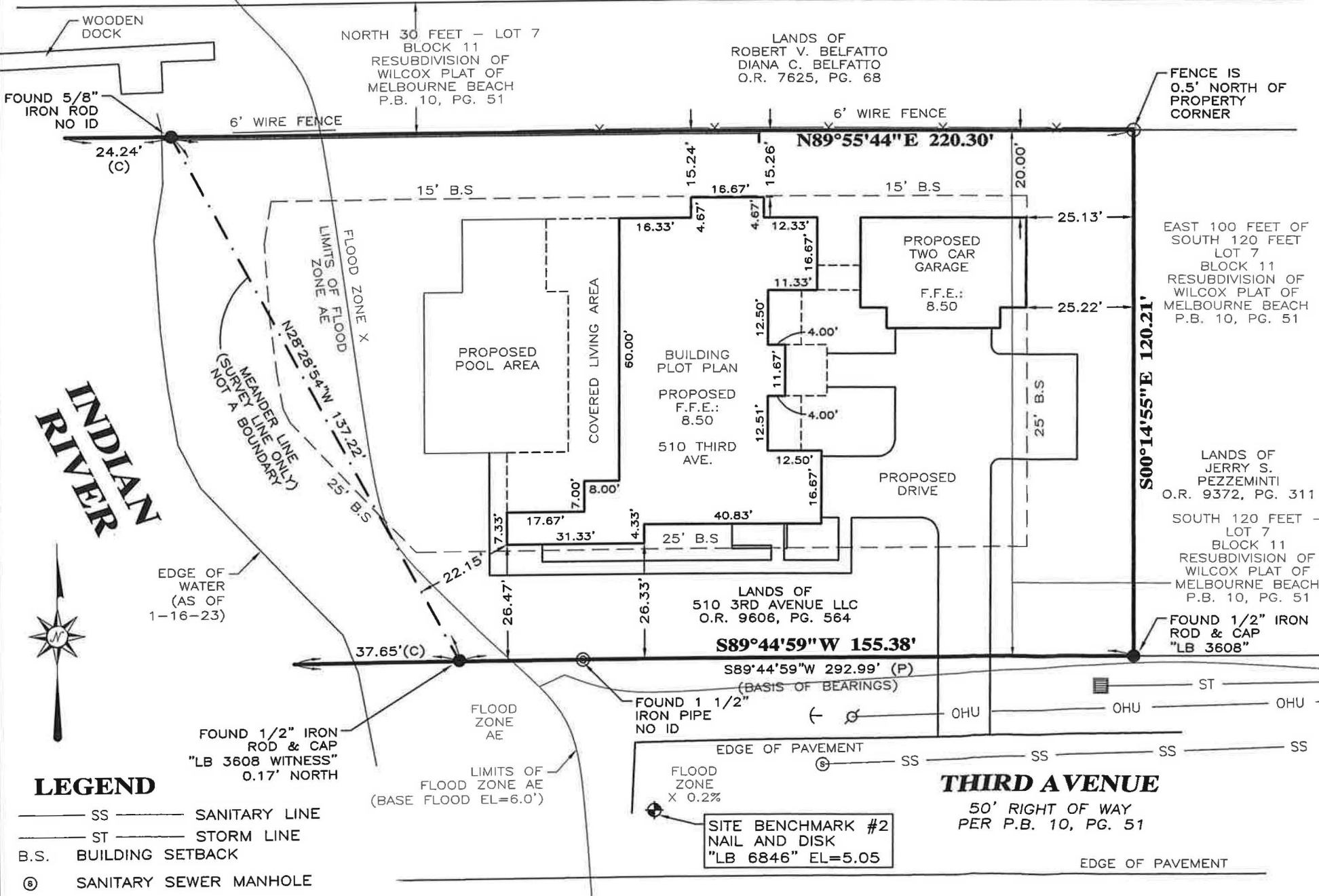
- ⊙ FOUND IRON PIPE
- FOUND IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LB 6846"
- ⊕ WOOD POWER POLE
- ↓ GUY ANCHOR
- CATCH BASIN
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORD BOOK
- PG. PAGE
- (P) PER PLAT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- F.F.E. FINISH FLOOR ELEVATION
- X— FENCE LINE
- OHU— OVERHEAD UTILITY LINE



CERTIFIED TO:
510 3RD AVENUE LLC
RYAN RUNTE

LOT 1
BLOCK 11
RESUBDIVISION OF
WILCOX PLAT OF
MELBOURNE BEACH
P.B. 10, PG. 51

LOT 2
BLOCK 11
RESUBDIVISION OF
WILCOX PLAT OF
MELBOURNE BEACH
P.B. 10, PG. 51



INDIAN RIVER



LEGEND

- SS— SANITARY LINE
- ST— STORM LINE
- B.S. BUILDING SETBACK
- ⊙ SANITARY SEWER MANHOLE

BUILDING PLOT PLAN
FOR
RYAN RUNTE

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER,
DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN
ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17
STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND
MAPPERS.

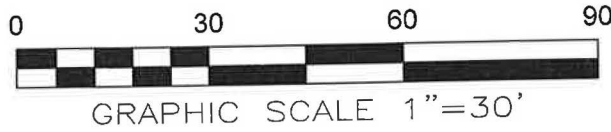
Jeffrey Hofius
JEFFREY HOFIUS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

LEADING EDGE LAND SERVICES INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgegels.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

BUILDING PLOT PLAN

SOUTH 120 FEET - LOT 7, BLOCK 11
RESUBDIVISION OF WILCOX PLAT OF
MELBOURNE BEACH P.B. 10, PG. 51

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF
ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGAL DESCRIPTION

PER O.R. 8458, PG. 619

THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

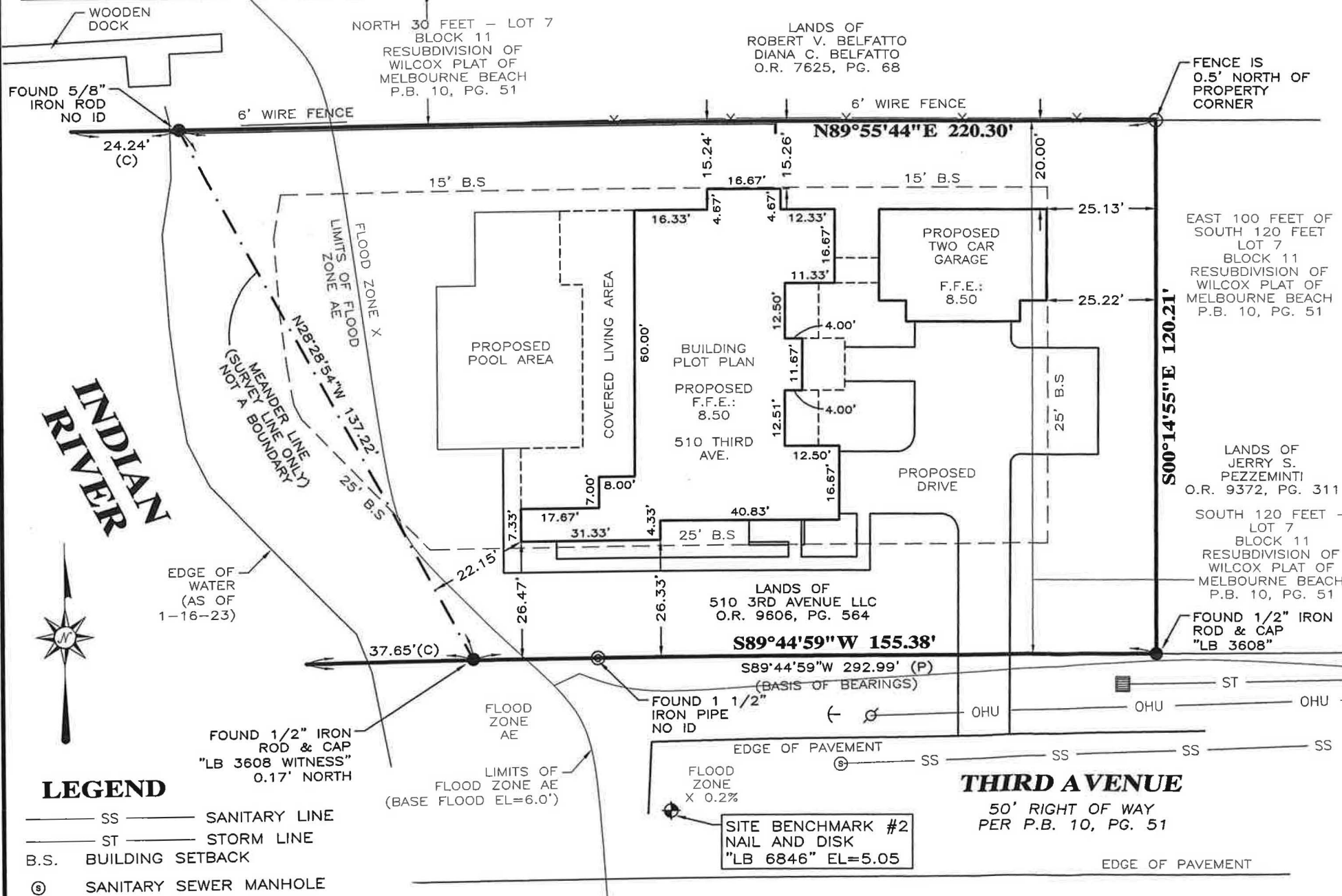
LESS AND EXCEPT

THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31 OF WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CERTIFIED TO:
510 3RD AVENUE LLC
RYAN RUNTE

LOT 2
BLOCK 11
RESUBDIVISION OF
WILCOX PLAT OF
MELBOURNE BEACH
P.B. 10, PG. 51

LOT 1
BLOCK 11
RESUBDIVISION OF
WILCOX PLAT OF
MELBOURNE BEACH
P.B. 10, PG. 51



LEGEND

- SS SANITARY LINE
- ST STORM LINE
- B.S. BUILDING SETBACK
- ⊙ SANITARY SEWER MANHOLE

SURVEYOR'S NOTES

1. THIS BUILDING PLOT PLAN WAS PREPARED FOR RYAN RUNTE. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE BEARS S89°44'59"W.

3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.

4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.

8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR BREVARD COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 6.00 FEET AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12009C0604H, REVISED AUGUST 24, 2017. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.

9. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: BEACHSIDE VERTICAL CONTROL BC PID 422-35, 2.5" BRASS BCS&M BENCHMARK DISK IN CONCRETE CURB INLET, PUBLISHED ELEVATION = 9.899 FEET, SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.

LEGEND

- ⊙ FOUND IRON PIPE
- FOUND IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LB 6846"
- ⊕ WOOD POWER POLE
- ↓ GUY ANCHOR
- CATCH BASIN
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORD BOOK
- PG. PAGE
- (P) PER PLAT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- F.F.E. FINISH FLOOR ELEVATION
- X- FENCE LINE
- OHU OVERHEAD UTILITY LINE

BUILDING PLOT PLAN

FOR
RYAN RUNTE

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

JEFFREY HOFIUS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

2/6/2023

**LEADING EDGE
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INCORPORATED**

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FLORIDA LICENSED BUSINESS NUMBER LB 6646

DATE OF DRAWING: 5 JUN 2023
MANAGER: JH
PROJECT NUMBER: 761-21013
FIELD BOOK NUMBER: 1648,1689
LAST FIELD WORK: 19 JAN 2023
CREW CHIEF(S): SC
COMPUTER FILE: 761013PP.DWG
SCALE: 1" = 30'
SHEET 1 OF 1