



TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

TUESDAY, OCTOBER 13, 2026

AGENDA PACKET

Town of Melbourne Beach

PLANNING & ZONING BOARD MEETING

TUESDAY, **OCTOBER 13**, 2026 @ 6:30 PM

COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE AGENDA

Board Members:

Chairperson Dan Harper
Vice Chair Gabor Kishegyi
Member Todd Albert
Member Jason Judge
Member Michael Kalajian

Alternate Board Members:

Staff Members:

Town Manager A. Marie Smith
Town Clerk Cyd Jones
Building Official Jeff Parsons

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **NEW BUSINESS**
 - A. Site Plan Approval for 504 Fourth Ave. – new home – pages 3-30
 - B. Site Plan Approval for 410 Second Ave. – new home – pages 31-72
 - C. Site Plan Approval for 411 First Ave. – new home – pages 73-114
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**

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.

Planning and Zoning Meeting

Section: New Business
Meeting Date: October 13, 2026
From: Building Department
RE: Site Plan Approval for 504 Fourth Ave. – New Home

Background Information:

The Town received plans for a new home at 504 Fourth Ave.

Recommendation:

Approve the site plan for 504 Fourth Ave. contingent upon the pending Town Engineer report.

Attachments:

- Town Planner Letter – Pages 4-6
- Development Application – Pages 7-9
- Original Plans and Survey – Pages 10-15
- Stormwater Calculations Report – Pages 16-30



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Site Plan Review

Applicable Codes

Town of Melbourne Beach Land Development Code

Current Florida Building Code

Date: October 6, 2026
Owner: K&S Dockside Revocable Living Trust
Owner Address: 504 Four Avenue, Melbourne Beach FL 32951
Site Address: 504 Four Avenue, Melbourne Beach FL 32951
Parcel ID: 28-38-07-02-20-5
Zoning: 1RS- Single- Family
Proposed Project: Construct a New Single-Family Home
References: Town of Melbourne Beach Code of Ordinances:
 7A-31 Single-Family Residential District
 7A-51.1, Site Plan Approval For Single-Family Residential Districts
Request: Site Plan Approval in Accordance with 7A-51.1
Staff Review: The property lies in Zoning District 1RS

- 1) The project involves demolishing the existing residence and construction of a new single-story home with five (5) bedrooms, five (5) bathrooms, kitchen, laundry, dining area, great room, mud room, two (2) car garage, a workshop, covered lanai with spa, and pool and pool deck. The plan proposes to keep the existing detached three (3) car garage. Total living area is approximately 4,570 square feet plus 2,147 square feet of covered lanai, and a total including the garage and workshop of 8,118 based on the engineering plan.
Lot area and dimension requirements:
 Lot area 40,683 sq. ft. (min. 12,000 sq. ft.)
 Lot width is 247 ft. (min. 100 ft.)
 Lot depth is 150 ft. (min. 120 ft.)
- 2) Lot coverage has a maximum of 30% for principal structure.
 Lot coverage per plan is 23.43%
 Footprint of Primary Structure is 8,118 SF per the engineering plan
 Max allowed for Primary Structure is 12,204 sq. ft. for Lot Area of 40,683 sq. ft.
 Minimum pervious area per lot is 30%. The previous area per plan is 60%.
- 3) Structure maximum height for zoning district is 28 ft.
 The proposed height measured from the finished floor elevation of 8.15 feet is 22.25' to the top of the roof. As per Section 7A-55 "any elevation of a building above the required elevation shall be included in the measurement of building height." In addition, 7A-55 also states that "lowest floor level at least 18 inches above the crown of the highest street perpendicular to the foundation to which the property abuts". The road elevations shown on the survey are 3.2' and 4.02' and 18 inches above

Phone: (321) 724-5860 | melbournebeachfl.org | Fax: (321) 984-8994

Brevard County's Oldest Beach Community - Established 1883



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

the higher of the two elevations is the crown is 5.52'. The finished floor is at 8.15' which is 2.63' higher than the required floor elevation and must be added to the building height. Consequently, the building height per 7A-55 is 24.88' which complies with the maximum allowable height.

Flood Zone: X & AE Base 6, per survey

- 4) Zoning District Setback requirements:
 Proposed Primary Structure Front Setback: 25' (min. 25')
 Proposed Primary Structure Rear Setback: 25' (min. 25')
 Proposed Primary Structure West Side Setback: +/-60' (min. 15')
 Proposed Primary Structure East Side Setback 83' 3 1/2" (min. 15')
 Existing Detached Garage Front setback: +/- 100' (min. 25')
 Existing Detached Garage rear setback: 14.8'-15' (min. 15'), existing nonconformity
 Existing Detached Garage east side setback: 26.9' (min. 15')
 Existing Detached Garage west side setback: +/- 200' (min. 15')
 Existing Detached Garage height: 17' 8"
- 5) Sediment and Erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances, Chapter 27 Stormwater, and the current Florida Building Code.
- 6) On-site Storm water Retention Control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances, Chapter 27 Stormwater, and the current Florida Building Code. A preliminary site drainage plan is provided showing the location and configuration of retention areas.
- 7) Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure.
- 8) Landscape standards, as applicable, must be met at the time of building permitting, and a landscape plan is included in this submittal.

Based on the above review, I find the proposed site plan for the referenced property complies with The Town of Melbourne Beach Code of Ordinances.

Corey W. O'Gorman
Town Planner

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Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

504 Four Avenue

IMPERVIOUS

House	8118
Detached Garage	1415
Pool/Patio	2159
Driveway/Concrete	4578

Total Paved Area	16,270
------------------	--------

Total Lot Area	40,683
----------------	--------

% IMPERVIOUS	40%
--------------	-----

PERVIOUS

Open areas	24,413
------------	--------

Total Pervious	24,413
----------------	--------

Total Lot Area	40,683
----------------	--------

% PERVIOUS	60%
------------	-----

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TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

NOTICE: Development Applications are public record under Florida Statute 119. Scammers have been known to target applicants with requests for payment. The Town of Melbourne Beach will never request payment via wire transfer. If you receive any requests for payment, contact Town Hall directly at 321-724-5860 to verify whether the request is legitimate. Please share this information with all parties named on the 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:

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

III. PROPERTY INFORMATION:

General Location: Town of Melbourne Beach

Address: 504 4th Ave., Melbourne Beach, FL 32951

Parcel Number(s): Lot 5 Blk 20, Parcel ID 28-38-07-02-20-5

Area (in acreage): .95

Area (in square feet): 41,382

Current Zoning: 3-RS

Proposed Zoning: 3- RS

Current Future Land Use: residential

Proposed Future Land Use: residential

Brief Description of Application: Construct new single family residence

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): P&Z October 6, 2026

IV. APPLICANT INFORMATION:

Property Owner **K & S DOCKSIDE REVOCABLE LIVING TRUST;
K & S BEACHSIDE REVOCABLE LIVING TRUST**

Name: Kevin and Sharon Moore

Phone: 609-760-2728 Sharon Moore

Address: 504 4th Ave.

856-313-6829 Kevin Moore

Melbourne Beach, FL 32951

Fax: _____

Email: Sharon.Moore@microsoft.com

kevin4moore@verizon.net

Applicant (if other than property owner)

Name: CDS Builders

Phone: 321-806-6144

Address: 7777 N. Wickham Rd. Ste 12-324

Fax: _____

Melbourne, FL 32940

Email: tim@cdshomebuilders.com
angel@cdshomebuilders.com

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: [Signature]

Date: 9/1/26

Print Name: Kevin Moore

Title: Owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me
this 1st day of September 20 26 by Kevin Moore
who is/are personally known to me, or who has/have produced Known
as identification.

[Signature]
Signature of Notary Public, State of Florida

NOTARY SEAL



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: *Christopher Dennis*

Date: August 27, 2026

Print Name: Christopher Dennis

Title: owner

*Must sign in front of notary.

State of Florida

County of Brevard.

The foregoing application is acknowledged before me

this 27 day of August, 2026, by Christopher Dennis,
who is/are personally known to me, or who has/have produced _____
as identification.

Candi Vickery
Signature of Notary Public, State of Florida

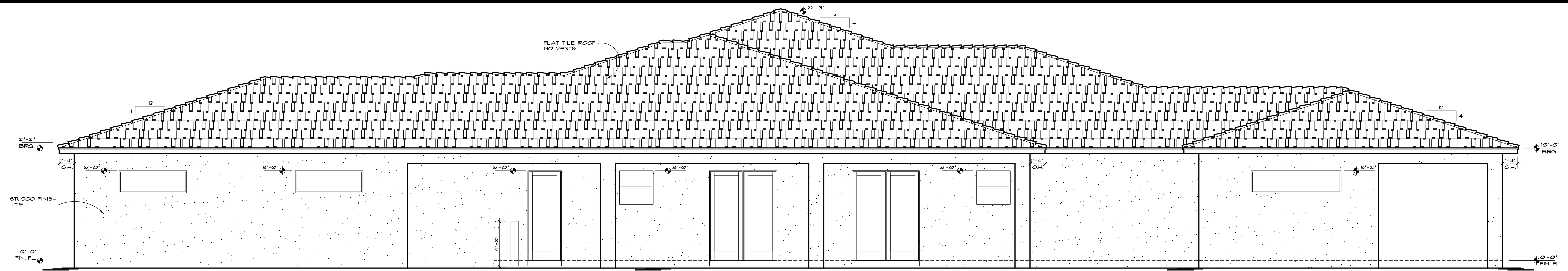
**VII. PROJECT DESCRIPTION:**

Describe Application: permit for new single family home

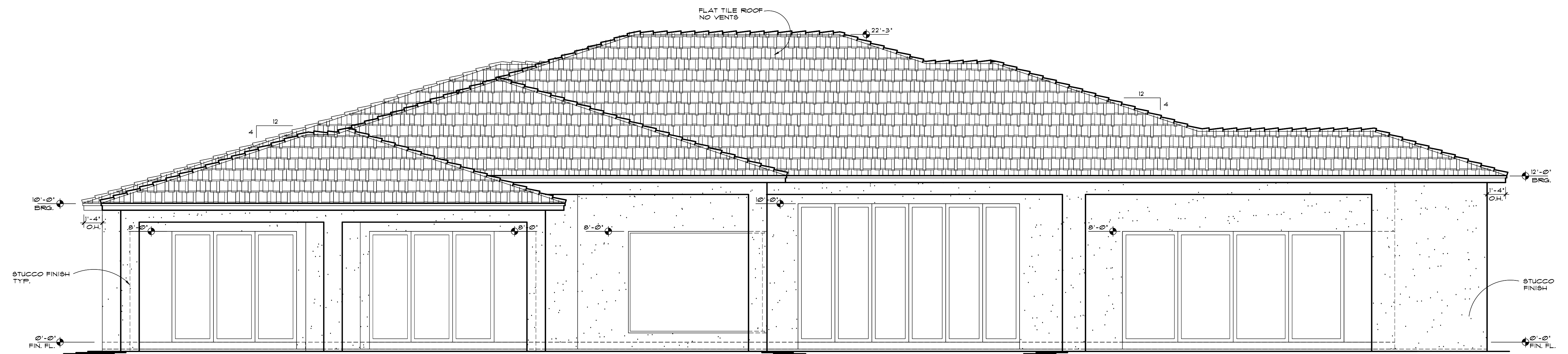
Provide attachment if more space is needed.

Describe Existing Conditions: existing home to be demolished

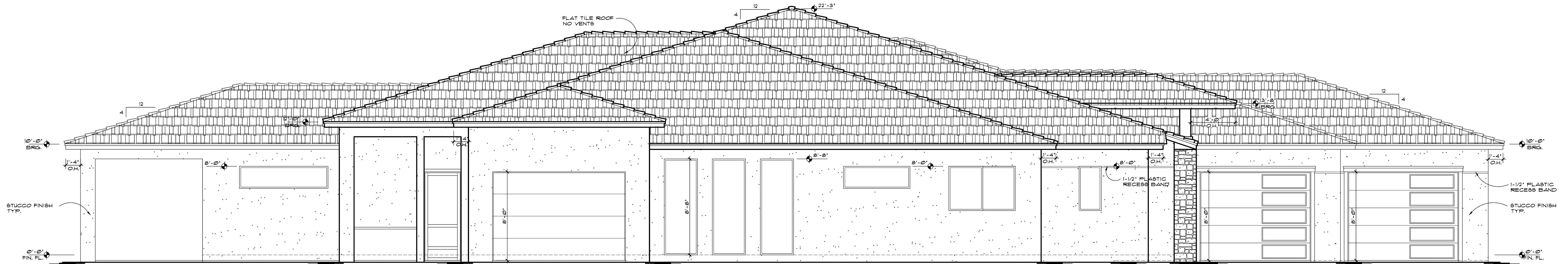
Provide attachment if more space is needed.



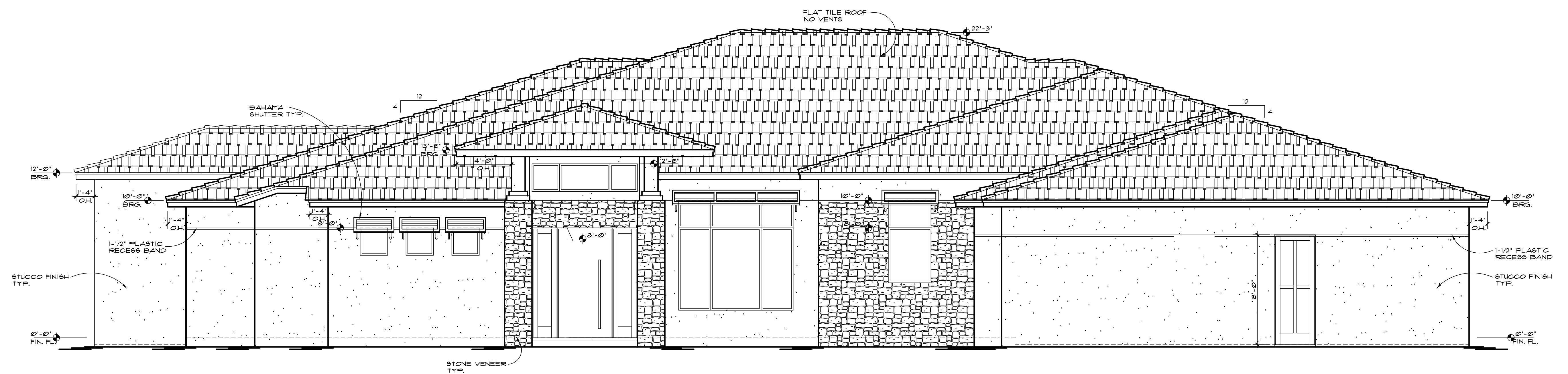
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

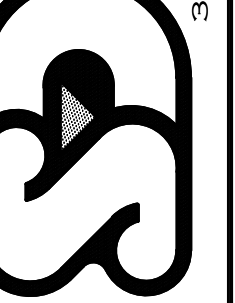
APPROVED BY:

REVISIONS:

SPENCER
DESIGN

1199 SO. PATRICK DR.
SATELLITE BCH., FL.
32937

321-223-5968 FAX-254-8874



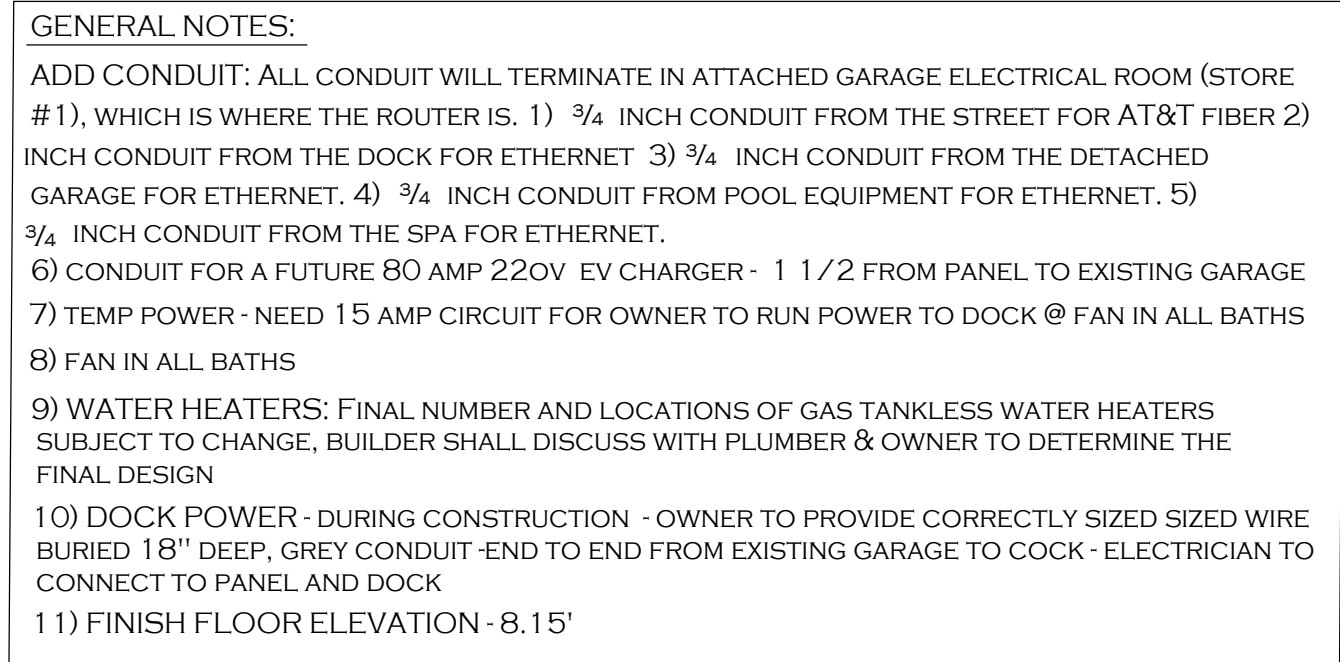
7777A WICHAM RD.
SUITE 12234
MELBOURNE FL
32940
321-415-4441



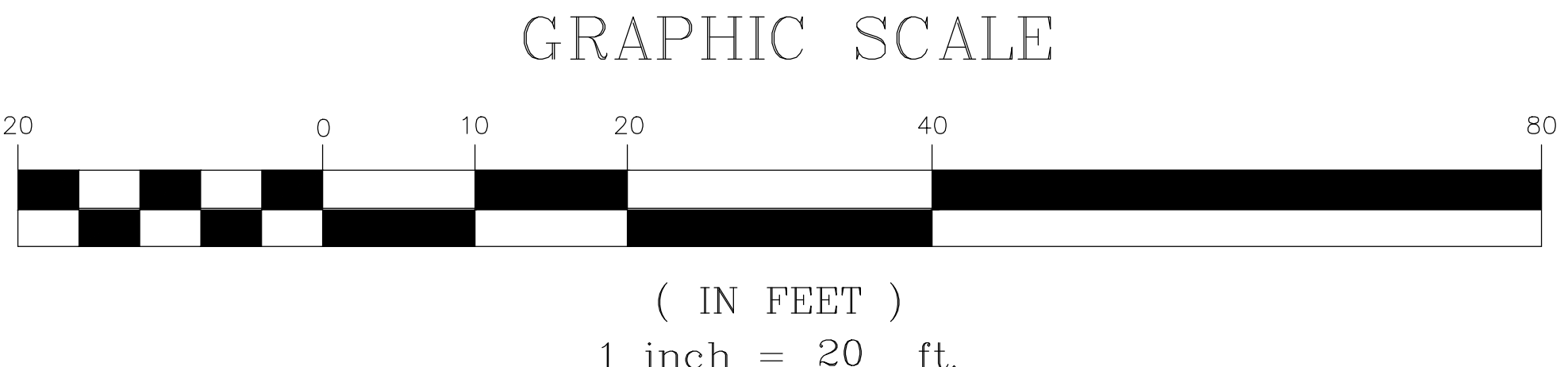
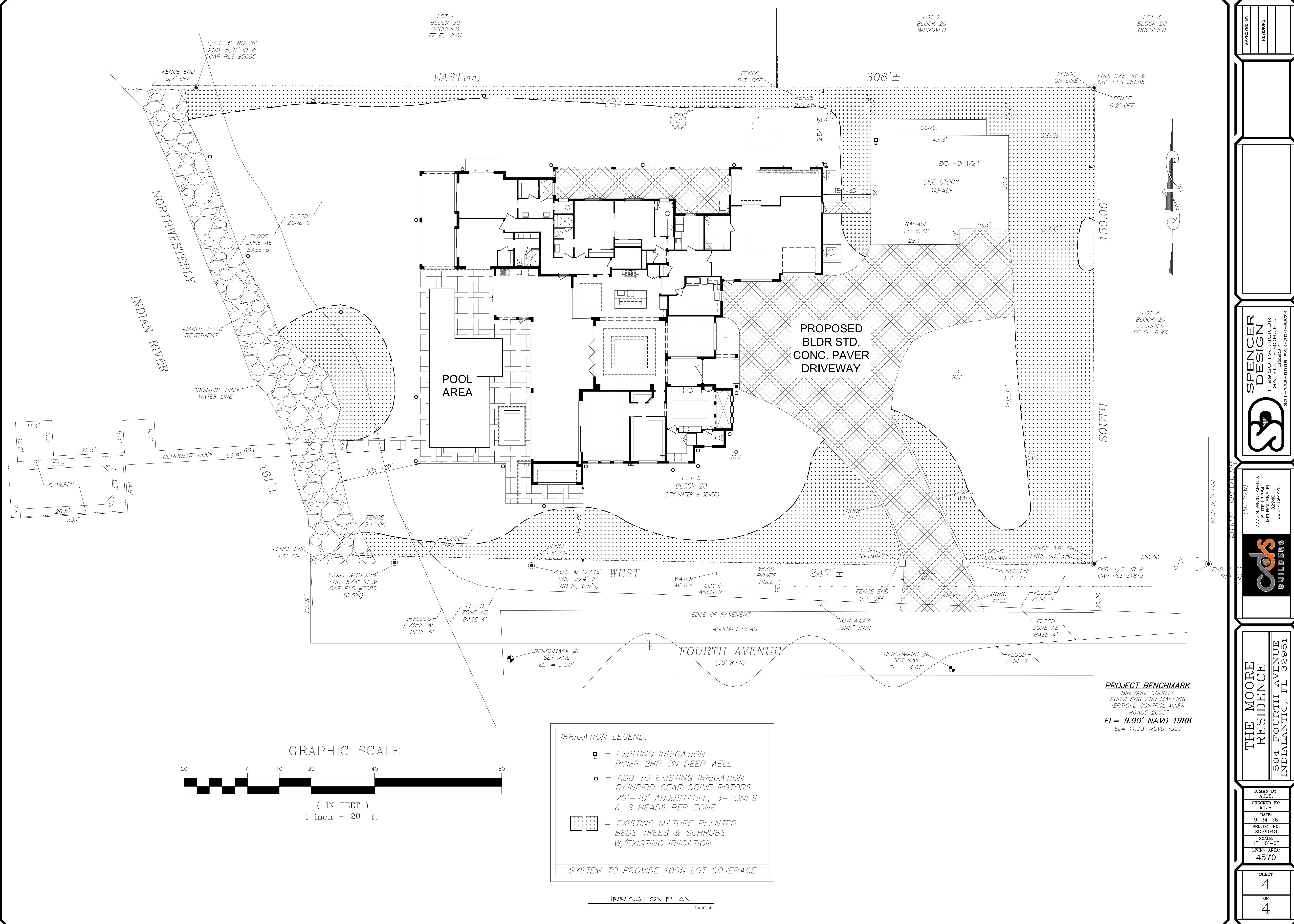
THE MOORE
RESIDENCE
504 FOURTH AVENUE
INDIALANTIC, FL 32951

DRAWN BY:
A.L.S.
CHECKED BY:
A.L.S.
DATE:
9-24-26
PROJECT NO:
SD28043
SCALE:
1/4"=1'-0"
LIVING AREA:
4570

SHEET
1
OF
4



AREA TABULATION	
TOTAL LIVING	4570
LANAI#1	1163
LANAI#2	357
LANAI#3	627
ENTRY	115
GARAGE/WORKSHOP	1176
STORAGE	109
TOTAL AREA	8117



IRRIGATION LEGEND:

- = EXISTING IRRIGATION PUMP 2HP ON DEEP WELL
- = ADD TO EXISTING IRRIGATION RAINBIRD GEAR DRIVE ROTORS 20"-40' ADJUSTABLE, 3-ZONES 6-8 HEADS PER ZONE
- = EXISTING MATURE PLANTED BEDS TREES & SHRUBS W/EXISTING IRRIGATION

SYSTEM TO PROVIDE 100% LOT COVERAGE

PROJECT BENCHMARK
BREVARD COUNTY
SURVEYING AND MAPPING
VERTICAL CONTROL MARK
"H6A05 2003"
EL= 9.90' NAVD 1988
EL= 11.33' NGVD 1929

APPROVED BY:
REVISIONS:

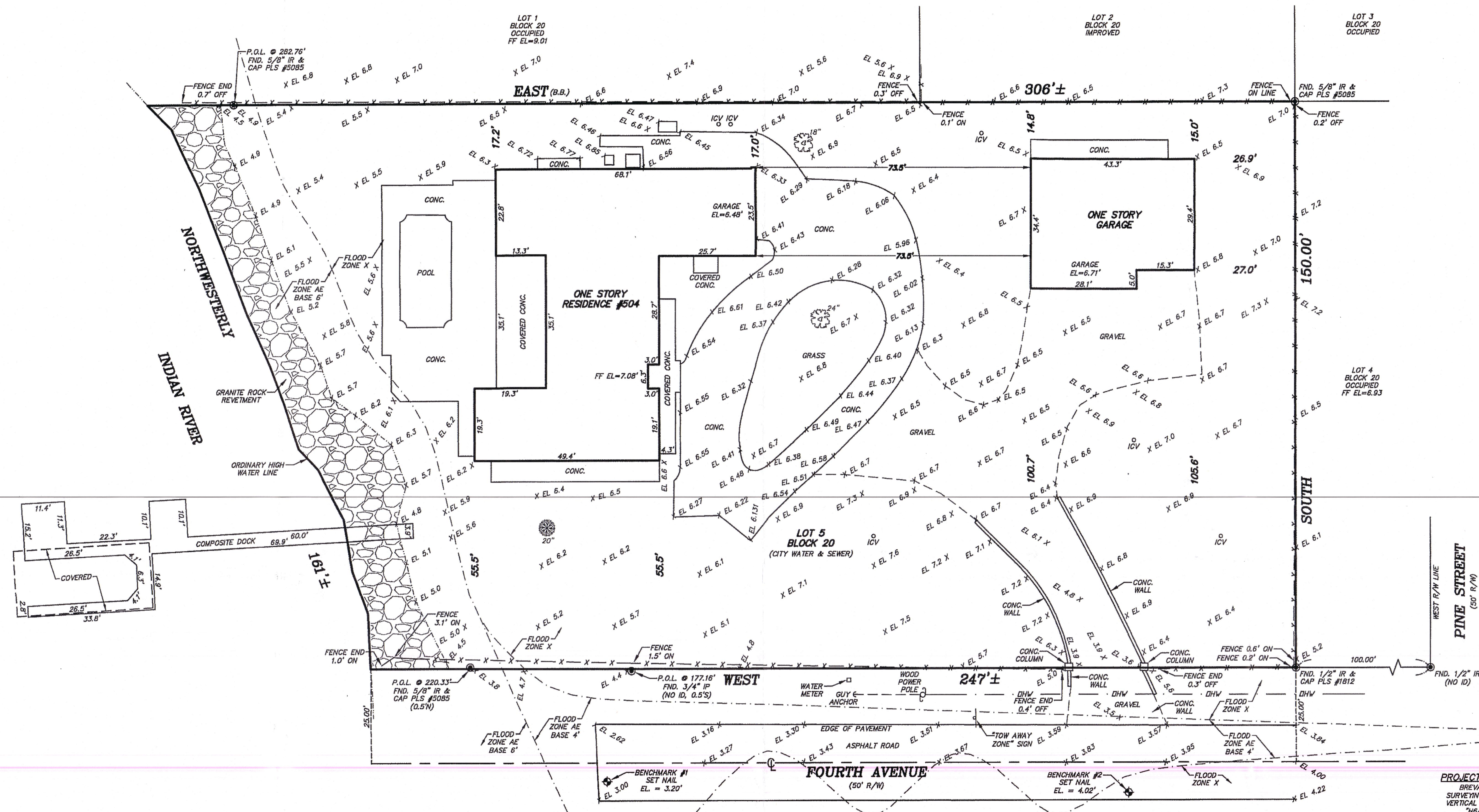
SPENCER DESIGN
1199 SO. PATRICK DR.
SATELLITE BCH., FL.
32937
321-223-5968 FAX-254-8874

7777A WICHAM RD.
SUITE 12234
MELBOURNE FL
32940
321-4154441

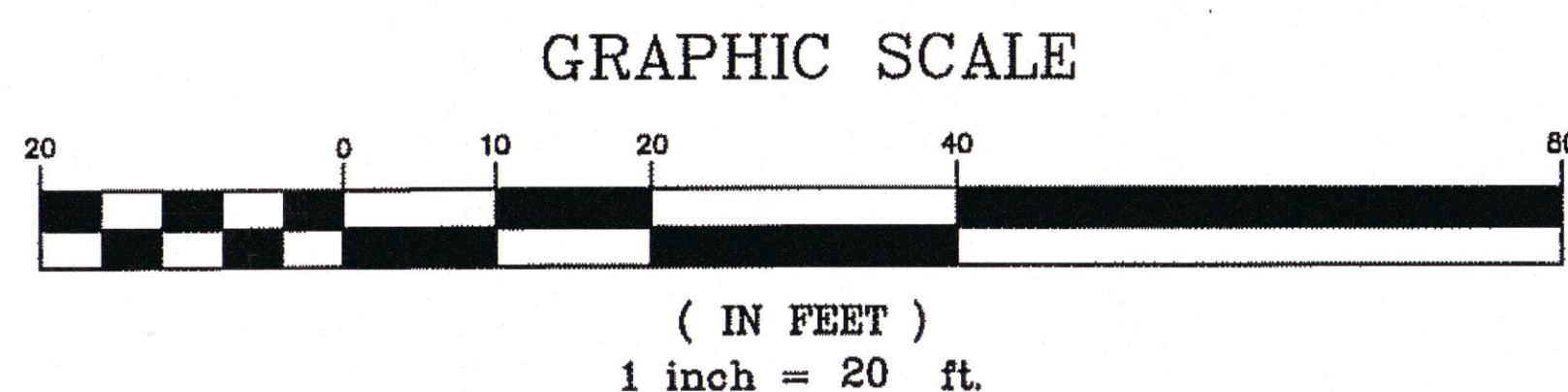
THE MOORE RESIDENCE
504 FOURTH AVENUE
INDIALANTIC, FL 32951

DRAWN BY:
A.L.S.
CHECKED BY:
A.L.S.
DATE:
9-24-26
PROJECT NO:
SD26043
SCALE:
1"=10'-0"
LIVING AREA:
4570

SHEET
4
OF
4



PROJECT BENCHMARK
BREVARD COUNTY
SURVEYING AND MAPPING
VERTICAL CONTROL MARK
"H6A05 2003"
EL= 9.90' NAVD 1988
EL= 11.33' NGVD 1929



TREE LEGEND:
= MAGNOLIA
= OAK
TRUNK SIZE SHOWN
GIVEN IN INCHES

SURVEY PREPARED FOR:
K & S BEACHSIDE REVOCABLE LIVING TRUST
KEVIN D. MOORE AND SHARON S. MOORE, TRUSTEES

DESCRIPTION: LOT 5, BLOCK 20, 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.

AAL LAND SURVEYING SERVICES, INC.

GENERAL NOTES:
1. THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

BOUNDARY SURVEY
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
FIELD DATE: 07-13-26
SECTION 07,
TOWNSHIP 28 SOUTH,
RANGE 38 EAST
PROJECT #52486

3515 WILCOX ROAD, WEST MELBOURNE, FL 32904 L.B.#6623
PHONE: (321)768-8410 FAX: (321)952-9771 E-MAIL: frontdesk@aalsurvey.com
No. 5383
STATE OF FLORIDA
DANIEL D. GARNER
P.L.S. No. 6189

LEGEND	
(B.B.)	— BASIS OF BEARING
(M)	— MEASURED ☒ PROPOSED
(P)	— PLAT GRADES
(D)	— DEED T.B.D.—TO BE DETERMINED
IP	— IRON PIPE
IP	— IRON PIPE
N&D	— NAIL AND DISC
N&T	— NAIL AND TIN TAB
C.M.	— CONCRETE MONUMENT
PRM	— PERMANENT REFERENCE MARKER
ICV	— IRRIGATION CONTROL VALVE
TBM	— TEMPORARY BENCHMARK
D=	— DELTA EL. XXXX—EXISTING
R=	— RADIUS EL. XXXX—GRADES
FND	— FOUND
CH	— CHORD LENGTH
P.O.B.	— POINT OF BEGINNING
P.C.	— POINT OF CURVATURE
P.T.	— POINT OF TANGENCY
PI	— POINT OF INTERSECTION
PRC	— POINT OF REVERSE CURVE
R/W	— RIGHT OF WAY
B.S.L.	— BUILDING SETBACK LINE
OHW	— OVERHEAD WIRE
E.P.	— EDGE OF PAVEMENT
P.U.	— PUBLIC UTILITY EASEMENT
D.E.	— DRAINAGE EASEMENT
EL	— ELEVATION
FT	— FINISHED FLOOR
CONC.	— CONCRETE
R.C.P.	— REINFORCED CONCRETE PIPE
C.M.P.	— CORRUGATED METAL PIPE
CL	— CENTERLINE
LB	— LICENSED BUSINESS
PLS	— PROFESSIONAL LAND SURVEYOR

Stormwater Management Report

**504 Fourth Avenue
Melbourne Beach, FL**

Provided for:

CDS Builders
2825 Business Center Blvd. Suite A1R
Melbourne, FL 32940

Provided by:

Sunshine State Engineering, LLC
5025 Buena Vista Avenue, Melbourne, FL 32934
(321) 421-0722



Thomas L
Tiedeman Jr
2026.08.31
14:06:38
-04'00'

Thomas L. Tiedeman, Jr.
FL PE No. 62506

SECTION 1: PROJECT OVERVIEW

Description

The purpose of this report, along with the plans, is to provide the Town of Melbourne Beach calculations and documentation which demonstrate that the proposed single family surface water management system complies with local stormwater codes.

SECTION 2: EXISTING CONDITIONS

Description and Methodology

The existing 0.93± acre residential site is located on the north side of Fourth Avenue in the Town of Melbourne Beach. The site consists of uplands and is bordered by the Indian River Lagoon on the west. There is an existing home that will be demolished, but a detached garage will remain. The existing landscaping will also be preserved as much as possible. The eastern portion of the lot is located in FEMA Flood Zone X and the western portion bordering the Lagoon is in Flood Zone AE with a base flood elevation of 6.0 ft.

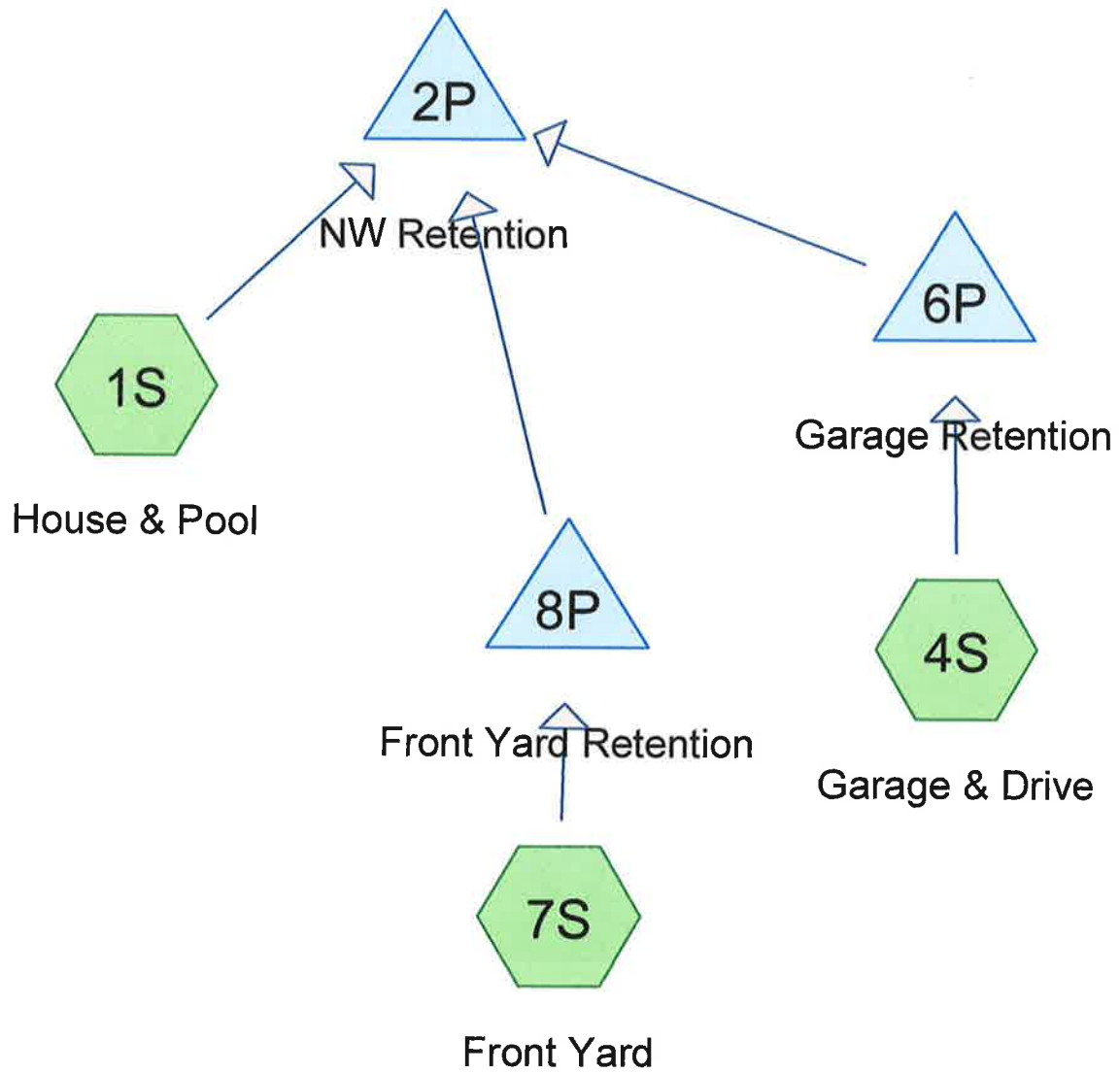
SECTION 3: PROPOSED CONDITIONS

Description and Methodology

A single-family residence will be constructed in place of the existing home. A stormwater system comprised of retention areas and overflow devices has been designed to attenuate peak flows, provide aquifer recharge, and allow suspended solids to settle.

Stormwater requirements are defined in the Town of Melbourne Beach Land Development Code. Specifically, runoff from the 10-year, 24-hr storm event with a rainfall depth of 8" must be retained on-site

Storage volume requirements are shown on the following pages.



Subcat



Reach



Pond



Link

Routing Diagram for 504 Fourth Avenue

Prepared by Sunshine State Engineering, Printed 8/31/2026
HydroCAD® 10.10-6a s/n 10408 © 2020 HydroCAD Software Solutions LLC

504 Fourth Avenue

Prepared by Sunshine State Engineering

HydroCAD® 10.10-6a s/n 10408 © 2020 HydroCAD Software Solutions LLC

Printed 8/31/2026

Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-yr 24-hr	Type II 24-hr		Default	24.00	1	8.00	2

504 Fourth Avenue

Prepared by Sunshine State Engineering

Printed 8/31/2026

HydroCAD® 10.10-6a s/n 10408 © 2020 HydroCAD Software Solutions LLC

Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.508	39	>75% Grass cover, Good, HSG A (1S, 4S, 7S)
0.137	98	Unconnected pavement, HSG A (1S, 4S)
0.191	98	Unconnected roofs, HSG A (1S, 4S, 7S)
0.836	62	TOTAL AREA

504 Fourth Avenue

Prepared by Sunshine State Engineering

HydroCAD® 10.10-6a s/n 10408 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Page 4

Summary for Subcatchment 1S: House & Pool

Runoff = 1.94 cfs @ 12.07 hrs, Volume= 0.125 af, Depth= 4.24"
 Routed to Pond 2P : NW Retention

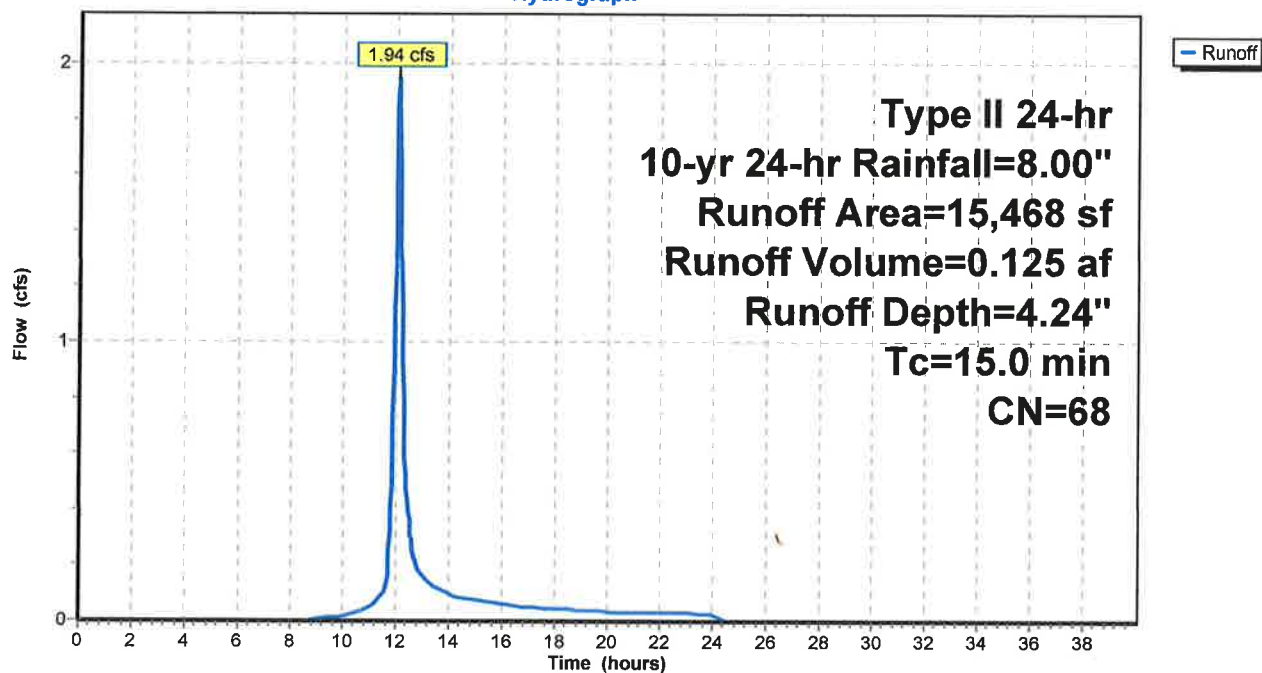
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-39.99 hrs, dt= 0.03 hrs
 Type II 24-hr 10-yr 24-hr Rainfall=8.00"

Area (sf)	CN	Description
5,517	98	Unconnected roofs, HSG A
1,957	98	Unconnected pavement, HSG A
7,994	39	>75% Grass cover, Good, HSG A
15,468	68	Weighted Average
7,994		51.68% Pervious Area
7,474		48.32% Impervious Area
7,474		100.00% Unconnected

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

Subcatchment 1S: House & Pool

Hydrograph



504 Fourth Avenue

Prepared by Sunshine State Engineering

HydroCAD® 10.10-6a s/n 10408 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 10-yr 24-hr Rainfall=8.00"

Printed 8/31/2026

Page 5

Summary for Subcatchment 4S: Garage & Drive

Runoff = 1.12 cfs @ 12.16 hrs, Volume= 0.092 af, Depth= 4.01"
 Routed to Pond 6P : Garage Retention

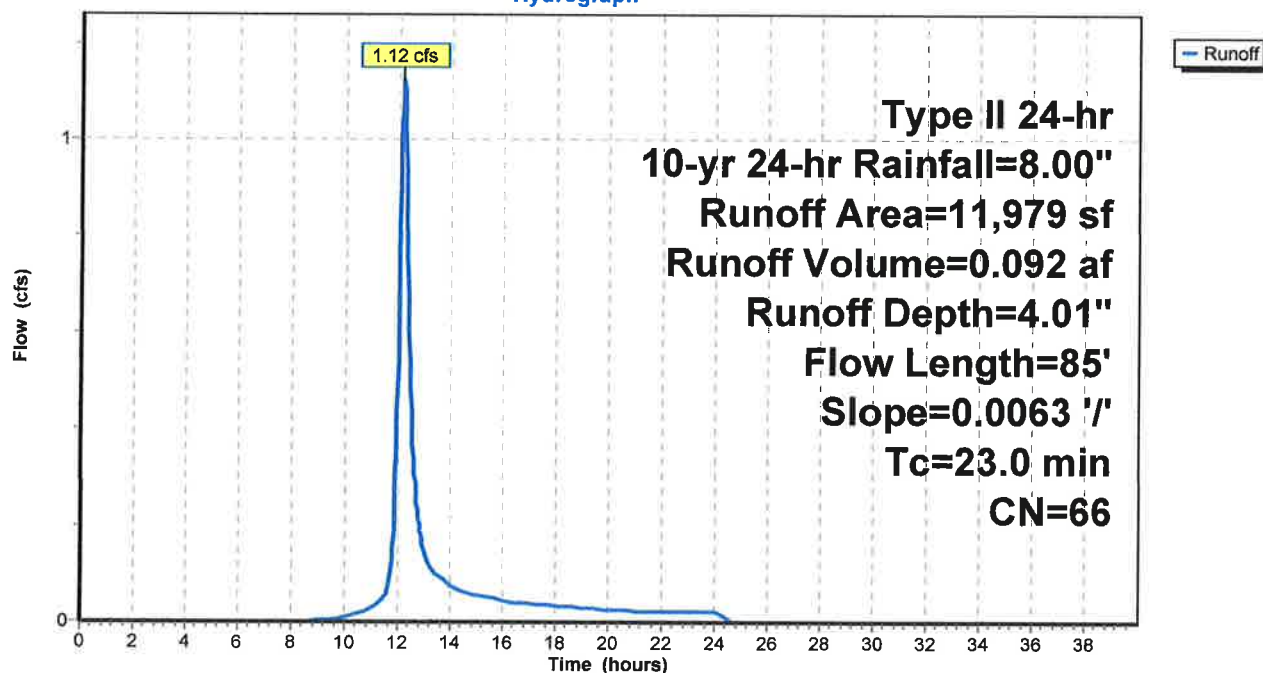
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-39.99 hrs, dt= 0.03 hrs
 Type II 24-hr 10-yr 24-hr Rainfall=8.00"

Area (sf)	CN	Description
1,415	98	Unconnected roofs, HSG A
3,995	98	Unconnected pavement, HSG A
6,569	39	>75% Grass cover, Good, HSG A
11,979	66	Weighted Average
6,569		54.84% Pervious Area
5,410		45.16% Impervious Area
5,410		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.0	85	0.0063	0.06		Sheet Flow, Sheet Flow
Grass: Dense n= 0.240 P2= 2.40"					

Subcatchment 4S: Garage & Drive

Hydrograph



504 Fourth Avenue

Prepared by Sunshine State Engineering

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Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Page 6

Summary for Subcatchment 7S: Front Yard

Runoff = 0.37 cfs @ 12.09 hrs, Volume= 0.028 af, Depth= 1.64"
 Routed to Pond 8P : Front Yard Retention

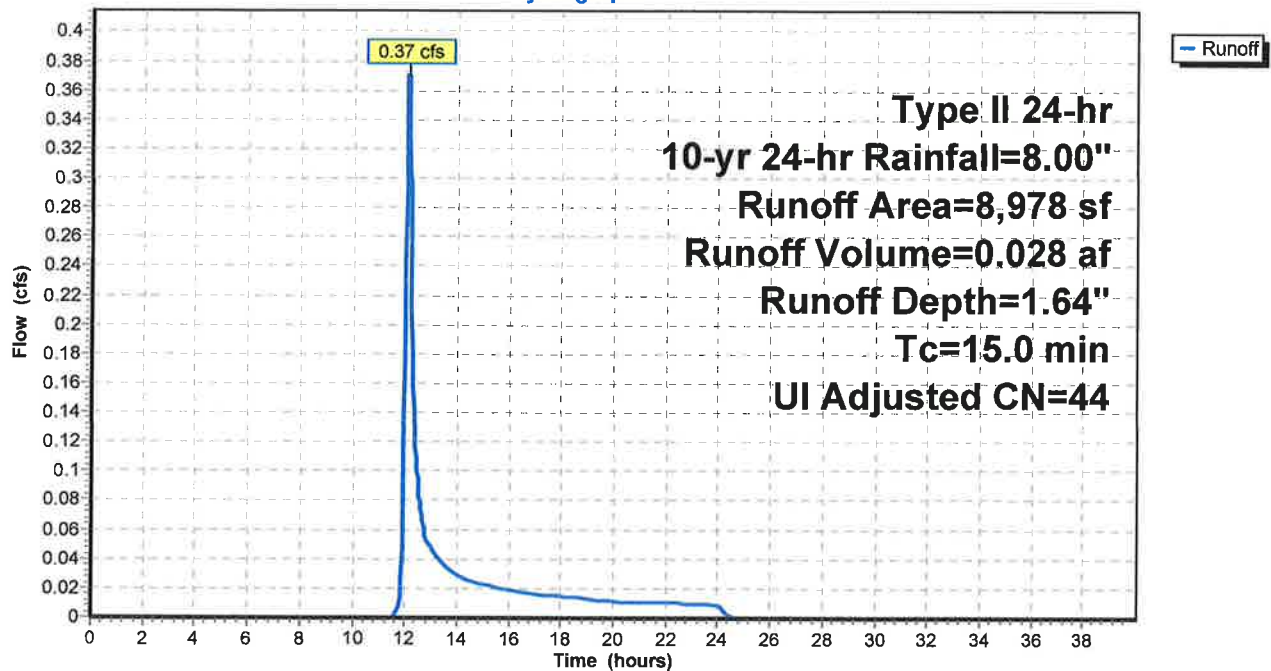
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-39.99 hrs, dt= 0.03 hrs
 Type II 24-hr 10-yr 24-hr Rainfall=8.00"

Area (sf)	CN	Adj	Description
1,393	98		Unconnected roofs, HSG A
7,585	39		>75% Grass cover, Good, HSG A
8,978	48	44	Weighted Average, UI Adjusted
7,585			84.48% Pervious Area
1,393			15.52% Impervious Area
1,393			100.00% Unconnected

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

Subcatchment 7S: Front Yard

Hydrograph



504 Fourth Avenue

Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Summary for Pond 2P: NW Retention

Inflow Area = 0.836 ac, 39.20% Impervious, Inflow Depth = 2.45" for 10-yr 24-hr event
 Inflow = 2.13 cfs @ 12.09 hrs, Volume= 0.171 af
 Outflow = 0.04 cfs @ 24.10 hrs, Volume= 0.081 af, Atten= 98%, Lag= 720.6 min
 Discarded = 0.04 cfs @ 24.10 hrs, Volume= 0.081 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-39.99 hrs, dt= 0.03 hrs / 2
 Peak Elev= 6.33' @ 24.10 hrs Surf.Area= 4,808 sf Storage= 5,801 cf

Plug-Flow detention time= 798.8 min calculated for 0.081 af (47% of inflow)
 Center-of-Mass det. time= 670.5 min (1,517.1 - 846.6)

Volume	Invert	Avail.Storage	Storage Description
#1	4.50'	9,805 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
4.50	1,590	0	0
5.50	3,295	2,443	2,443
6.50	5,120	4,208	6,650
7.00	7,500	3,155	9,805

Device	Routing	Invert	Outlet Devices
#1	Discarded	4.50'	0.250 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'

Discarded OutFlow Max=0.04 cfs @ 24.10 hrs HW=6.33' (Free Discharge)
 1=Exfiltration (Controls 0.04 cfs)

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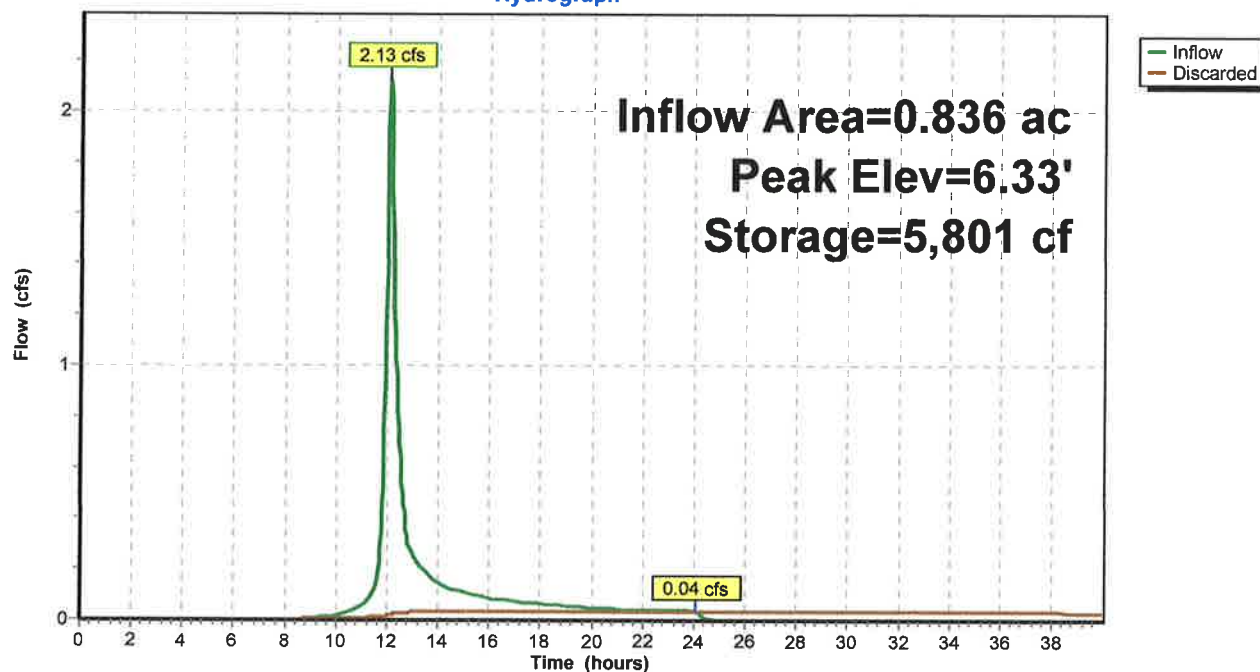
Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Page 8

Pond 2P: NW Retention

Hydrograph



504 Fourth Avenue

Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Summary for Pond 6P: Garage Retention

Inflow Area = 0.275 ac, 45.16% Impervious, Inflow Depth = 4.01" for 10-yr 24-hr event
 Inflow = 1.12 cfs @ 12.16 hrs, Volume= 0.092 af
 Outflow = 0.46 cfs @ 12.31 hrs, Volume= 0.062 af, Atten= 60%, Lag= 8.5 min
 Discarded = 0.01 cfs @ 24.09 hrs, Volume= 0.027 af
 Primary = 0.45 cfs @ 12.30 hrs, Volume= 0.035 af
 Routed to Pond 2P : NW Retention

Routing by Dyn-Stor-Ind method, Time Span= 0.00-39.99 hrs, dt= 0.03 hrs / 2

Peak Elev= 6.33' @ 24.09 hrs Surf.Area= 1,632 sf Storage= 1,929 cf

Plug-Flow detention time= 402.7 min calculated for 0.062 af (68% of inflow)

Center-of-Mass det. time= 294.5 min (1,140.3 - 845.8)

Volume	Invert	Avail.Storage	Storage Description
#1	4.50'	3,280 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
4.50	530	0	0
5.50	1,080	805	805
6.50	1,746	1,413	2,218
7.00	2,500	1,062	3,280

Device	Routing	Invert	Outlet Devices
#1	Discarded	4.50'	0.250 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#2	Primary	4.50'	8.0" Round Culvert L= 48.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 4.50' / 4.50' S= 0.0000 ' S= 0.0000 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.01 cfs @ 24.09 hrs HW=6.33' (Free Discharge)↑ **1=Exfiltration** (Controls 0.01 cfs)**Primary OutFlow** Max=0.45 cfs @ 12.30 hrs HW=5.77' TW=5.65' (Dynamic Tailwater)↑ **2=Culvert** (Outlet Controls 0.45 cfs @ 1.28 fps)

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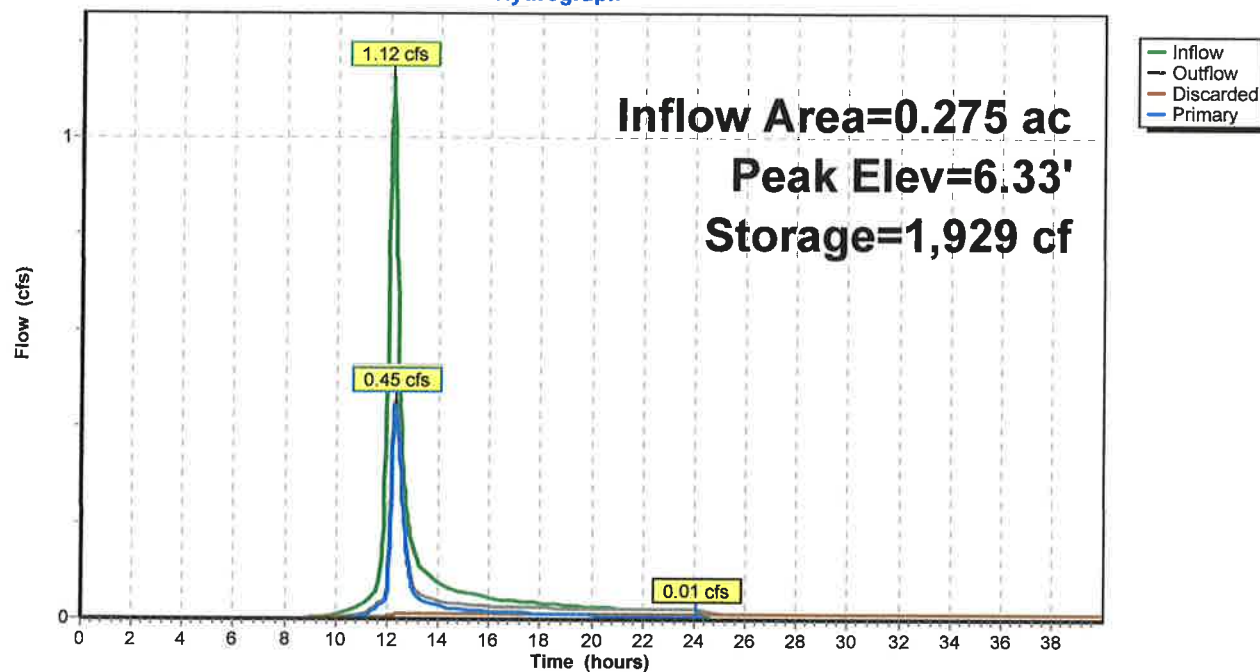
Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Pond 6P: Garage Retention

Hydrograph



504 Fourth Avenue

Type II 24-hr 10-yr 24-hr Rainfall=8.00"

Prepared by Sunshine State Engineering

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Summary for Pond 8P: Front Yard Retention

Inflow Area = 0.206 ac, 15.52% Impervious, Inflow Depth = 1.64" for 10-yr 24-hr event
 Inflow = 0.37 cfs @ 12.09 hrs, Volume= 0.028 af
 Outflow = 0.04 cfs @ 13.10 hrs, Volume= 0.022 af, Atten= 88%, Lag= 60.5 min
 Discarded = 0.01 cfs @ 13.10 hrs, Volume= 0.011 af
 Primary = 0.04 cfs @ 13.10 hrs, Volume= 0.011 af
 Routed to Pond 2P : NW Retention

Routing by Dyn-Stor-Ind method, Time Span= 0.00-39.99 hrs, dt= 0.03 hrs / 2
 Peak Elev= 6.97' @ 13.10 hrs Surf.Area= 799 sf Storage= 536 cf

Plug-Flow detention time= 454.5 min calculated for 0.022 af (78% of inflow)
 Center-of-Mass det. time= 359.2 min (1,254.9 - 895.7)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	560 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.00	305	0	0
7.00	814	560	560

Device	Routing	Invert	Outlet Devices
#1	Discarded	6.00'	0.250 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#2	Primary	4.50'	6.0" Round Culvert L= 48.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 4.50' / 4.50' S= 0.0000 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Device 2	6.95'	0.5" x 2.4" Horiz. Orifice/Grate X 15.00 columns X 4 rows C= 0.600 in 12.0" x 12.0" Grate (50% open area) Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 13.10 hrs HW=6.97' (Free Discharge)
 ↑ **1=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=0.04 cfs @ 13.10 hrs HW=6.97' TW=5.99' (Dynamic Tailwater)
 ↑ **2=Culvert** (Passes 0.04 cfs of 0.68 cfs potential flow)
 ↑ **3=Orifice/Grate** (Weir Controls 0.04 cfs @ 0.47 fps)

504 Fourth Avenue

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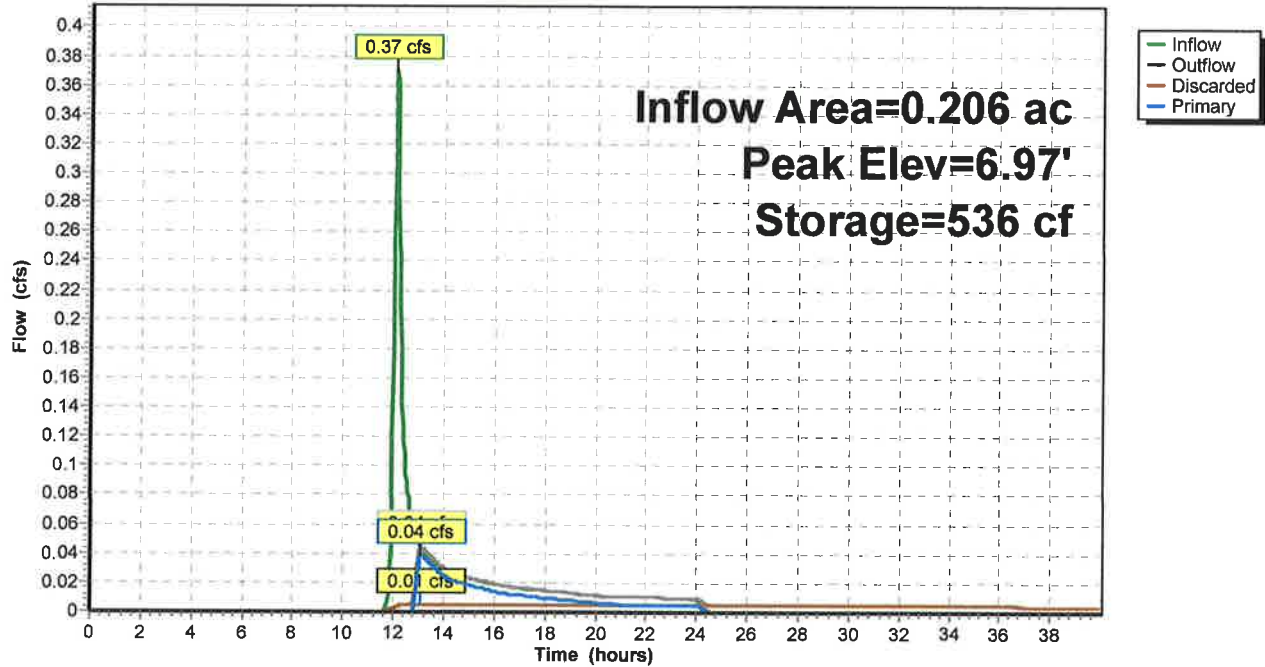
Type II 24-hr 10-yr 24-hr Rainfall=8.00"

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Pond 8P: Front Yard Retention

Hydrograph



SECTION 4: SUMMARY

Results

Stormwater treatment system quantity and quality requirements are prescribed by the Town of Melbourne Beach. The 10-year, 24-hour 8" design storm creates 59,677 cf of runoff from the developed site. Retention is provided for 100% of the runoff volume.

The proposed stormwater treatment system meets all required water quantity and quality standards set by the Town of Melbourne Beach.

Planning and Zoning Meeting

Section: New Business
Meeting Date: October 13, 2026
From: Building Department
RE: Site Plan Approval for 410 Second Ave. – New Home

Background Information:

The Town received plans for a new home at 410 Second Ave.

Recommendation:

Approve the site plan for 410 Second Ave. contingent upon the pending Town Engineer report.

Attachments:

- Town Planner Letter – Pages 32-34
- Development Application – Pages 35-37
- Original Plans and Survey – Pages 38-51
- Stormwater Calculations Report – Pages 52-72



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Site Plan Review

Applicable Codes:

Town of Melbourne Beach Land Development Code
Current Florida Building Code

Date: October 6, 2026
Owner: Dimitri J Manneh & Tricia L Manneh Revocable Trust
Owner Address: 3659 Poseidon Way, Melbourne FL 32903
Site Address: 410 Second Avenue, Melbourne Beach FL 32951
Parcel ID: 28-38-07-FY-9-17
Zoning: 3RS-Single-Family
Proposed Project: Demolish the current structure and build a new single-family home
References: Town of Melbourne Beach Code of Ordinances:
 7A-33 Single-Family Residential District
 7A-51.1, Site Plan Approval For Single-Family Residential Districts

Request: Site Plan Approval in Accordance with 7A-51.1
Staff Review: The property lies in Zoning District 3RS-Single-Family

- 1) The project includes demolishing the existing home and constructing a new one-story single residence with four (4) bedrooms, three (3) bathrooms, dining area, kitchen, great room, game room, office, three (3) car garage, new pool deck around existing pool, and outdoor areas.

Lot area and dimension requirements:

Lot area is 18,000 sq. ft. (min. 10,000 sq. ft.)

Lot width is 120 ft (min. 90 ft.)

Lot depth is 150 ft (min. 100 ft.)

- 2) Lot coverage has a maximum of 30% for principal structure.
 Lot coverage per plan is 25.1%
 Footprint of Primary Structure is 4522 SF per the architectural plans
 Max allowed for Primary Structure is 5,400 sq. ft. for Lot Area of 18,000 sq. ft.
 Minimum pervious area per lot is 30%. Pervious area per civil plan is 54.26%
- 3) Structure maximum height for zoning district is 28 ft.
 The proposed height measured from the finished floor elevation of 9 feet is 23 feet 2 ¼ inches to the top of the roof. As per Section 7A-55 "any elevation of a building above the required elevation shall be included in the measurement of building height." In addition, 7A-55 also

Phone: (321) 724-5860 | melbournebeachfl.org | Fax: (321) 984-8994

Brevard County's Oldest Beach Community - Established 1883



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

states that "lowest floor level at least 18 inches above the crown of the highest street perpendicular to the foundation to which the property abuts". The crown of the road is at 7.37 and 18 inches above the crown is 8.87'. The finished floor is at 9.0' which is 0.13' higher than the required floor elevation and must be added to the building height. Consequently, the building height per 7A-55 is 23' 3.81". This complies with the maximum allowable building height.

Flood Zone: X per survey

FFE: 9.0' per the civil engineering plan.

- 4) Zoning District Setback requirements (as shown on the civil plan):
 Primary Structure Front Setback: 25' (min. 25')
 Primary Structure Rear Setback 51.5' (min. 25')
 Primary Structure West Side Setback 17' (min. 15')
 Primary Structure East Side Setback 15' (min. 15')
- 5) Sediment and Erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances, Chapter 27 Stormwater, and the current Florida Building Code.
- 6) On-site Storm Water Retention Control measures shall be met, as applicable, and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances, Chapter 27 Stormwater, and the current Florida Building Code. A preliminary site drainage plan is provided showing the location and configuration of retention areas.
- 7) Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued.
- 8) Landscape standards, as applicable, must be met at the time of building permitting, and a landscape plan is included in this submittal.

Based on the above review, the proposed site plan for the referenced property complies with The Town of Melbourne Beach Code of Ordinances.

Corey W. O'Gorman
Town Planner

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TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

NOTICE: Development Applications are public record under Florida Statute 119. Scammers have been known to target applicants with requests for payment. The Town of Melbourne Beach will never request payment via wire transfer. If you receive any requests for payment, contact Town Hall directly at 321-724-5860 to verify whether the request is legitimate. Please share this information with all parties named on the 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:

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

III. PROPERTY INFORMATION:

General Location: 410 Second Avenue, Melbourne Beach FL 32951

Address: 410 Second Avenue, Melbourne Beach FL 32951

Parcel Number(s): 28-38-07-FY-9-17

Area (in acreage): 0.41 Area (in square feet): 17,859.60

Current Zoning: 2-RS Proposed Zoning: _____

Current Future Land Use: _____ Proposed Future Land Use: _____

Brief Description of Application: Construction of a New Single Family Home

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): _____

IV. APPLICANT INFORMATION:

Property Owner

Name: Dimitri MannehPhone: 714-292-0352Address: 3659 Poseidon Way, Melbourne FL 32903

Fax: _____

Email: dmanneh@live.com

Applicant (if other than property owner)

Name: Carl BrunossonPhone: 321-720-8021Address: 408 E Strawbridge Avenue,

Fax: _____

Melbourne FL 32901Email: will@groundedbuilds.com**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:  Dimitri Manneh (Aug 31, 2026 12:52:11 EDT)Date: 08/31/2026Print Name: Dimitri MannehTitle: Owner

*Must sign in front of notary.

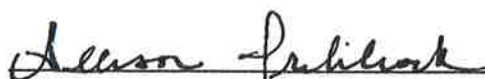
State of Florida

County of Brevard.

The foregoing application is acknowledged before me

this 31st day of AUGUST, 2026, by DIMITRI MANNEH,who is/are personally known to me, or who has/have produced D.L.

as identification.


 Signature of Notary Public, State of Florida

NOTARY SEAL



Allison Trebilcock
 Comm.: HH 825322
 Expires: Jul. 18, 2030
 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: UNB

Date: 08/31/2026

Print Name: Carl Brunosson

Title: Owner - Grounded Builds

*Must sign in front of notary.

State of Florida

County of Brevard.

The foregoing application is acknowledged before me

this 31st day of AUGUST, 2026, by CARL BRUNOSSON

who is/are ~~personally known to me~~, or who has/have produced _____
as identification.

Allison Trebilcock
Signature of Notary Public, State of Florida

NOTARY PUBLIC
 Allison Trebilcock
Comm.: HH 825322
Expires: Jul. 18, 2030
Notary Public - State of Florida

VII. PROJECT DESCRIPTION:

Describe Application: _____

We are proposing the demolition of an existing single family home to build a new single family home with
a complete site/drainage plan

Provide attachment if more space is needed.

Describe Existing Conditions: The current site is in good condition and the existing home is built in 1964

Provide attachment if more space is needed.

ABBREVIATIONS

A / C.	AIR CONDITIONING
AFF.	ABOVE FINISH FLOOR
AHU.	AIR HANDLER UNIT
ALUM.	ALUMINUM
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKWG.
BOTT.	BOTTOM
BRG.	BEARING
CT.	CERAMIC TILE
CU.	COMPRESSOR UNIT
CJ.	CONTROL JOINT
CL.	CENTER LINE
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CTR.	COUNTER
DIAG.	DIAGONAL
DIAM.	DIAMETER
D.C.C.	DECORATIVE CEMENTIOUS COATING
DR.	DOOR
DS.	DOWNSPOUT
DW.	DRYWALL
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC
EP.	ELECTRIC PANEL
EW.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXP.	EXPOSED
FIN.	FINISH
FLR.	FLOOR
FPL.	FIREPLACE
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
HB.	HOSE BIBB
HCWD.	HOLLOW CORE WOOD
HDR.	HEADER
HGT.	HEIGHT
HM.	HOLLOW METAL
HVAC.	HEATING / VENTILATING / AIR CONDITIONING
JT.	JOINT
LAV.	LAVATORY
MAX.	MAXIMUM
MIN.	MINIMUM
MO.	MASONRY OPENING
MTH.	METAL THRESHOLD
MTL.	METAL
NIC.	NOT IN CONTROL
NTS.	NOT TO SCALE
OA.	OVERALL
OB.S.	OBSCURE
OD.	OUTSIDE DIAMETER
OH.	OVERHEAD
PED.	PEDESTAL
PL.	PLATE
PROPL.	PROPERTY LINE
PNL.	PANEL
PT.	PRESSURE TREATED
R / S.	ROD / SHELF
R.	RADIUS
R/A.	RETURN AIR
REF.	REFRIGERATOR
REINF.	REINFORCEMENT
REV.	REVISED
RO.	ROUGH OPENING
SH.	SHELF
STL.	STEEL
SWR.	SHOWER
SYS.	SYSTEM
TEL.	TELEPHONE
THK.	THICK
TP.	TYPICAL
VTR.	VENT THRU ROOF
WC.	WATER CLOSET
WD.	WOOD

MANNEH RESIDENCE

SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES:

- THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
- THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

SITE NOTES:

- S-1 LANDSCAPE, POOL DESIGN, DRAINAGE PLANS, AND IRRIGATION PLANS BY OTHERS.
- S-2 ADJUST LOCATION OF SITE UTILITIES IF NECESSARY TO CONFORM WITH SITE CONDITIONS.

H.V.A.C. NOTES:

- H-1 THE H.V.A.C. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
- H-2 ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES.
- H-3 DUCT/REGISTER LAYOUT DRAWINGS SHALL BE PROVIDED BY HVAC CONTRACTOR.
- H-4 ADJUST LOCATIONS OF DUCTWORK AND EQUIPMENT AS REQUIRED TO FIT STRUCTURAL CONDITIONS.
- H-5 THE H.V.A.C. CONTRACTOR SHALL ADJUST, TEST, AND BALANCE ALL SYSTEMS PRIOR TO FINAL COMPLETION.
- H-6 H.V.A.C. SYSTEM SHALL HAVE A MIN. SEER RATING OF 15.
- H-7 INSTALL A DIGITAL PROGRAMMABLE THERMOSTAT FOR ALL SYSTEMS.

PLUMBING NOTES:

- P-1 THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
- P-2 ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES.
- P-3 ALL PLUMBING FIXTURES AND HARDWARE SHALL BE AS SELECTED BY OWNER.
- P-4 EXTEND ALL VENTS TO BACK SIDE OF ROOF WHERE APPLICABLE AND ALLOWABLE BY CODE, USE ONE-WAY VENTS WHERE POSSIBLE TO REDUCE NUMBER OF VENTS THROUGH ROOF.
- P-5 PLUMBING RISER AND GAS RISER DIAGRAMS SHALL BE PROVIDED BY PLUMBING CONTRACTOR.

DEMOLITION NOTES:

- D-1 REMOVE EXISTING HOME, POOL DECK, DRIVEWAY, AND WALKWAY BEFORE STARTING NEW CONSTRUCTION.
- D-2 TURN OFF ALL UTILITIES BEFORE DISCONNECTING.

INDEX TO DRAWINGS

Sheet Number	Sheet Title
C-1	COVER SHEET
A-1	FOUNDATION PLAN
A-2	FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	ROOF PLAN
E-1	ELECTRIC PLAN
S-1	STRUCTURAL FRAMING PLAN
S-2	STRUCTURAL DETAILS
S-3	SECTIONS & NOTES
S-4	STRUCTURAL DETIALS

ACCESSIBLE CODES:

2020 FLORIDA ACCESSIBILITY CODE

BUILDING CODE DATA:

SEVENTH EDITION WHERE APPLICABLE:

2020 FLORIDA BUILDING CODE

2020 FLORIDA BUILDING CODE RESIDENTIAL

2020 FLORIDA EXISTING BUILDING CODE

2020 FLORIDA PLUMBING CODE

2020 FLORIDA MECHANICAL CODE

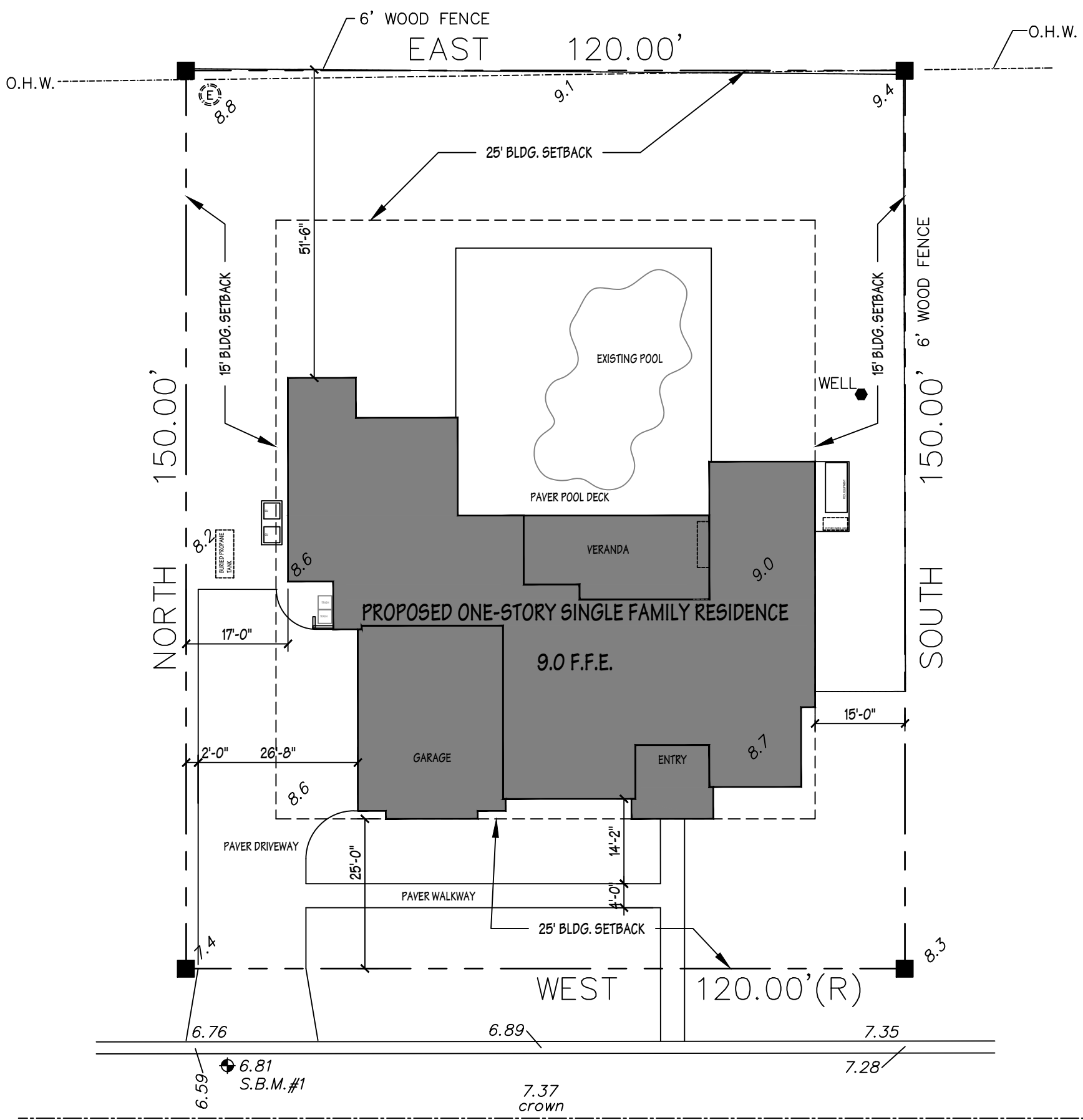
FLORIDA FIRE PREVENTION CODE SEVENTH EDITION

FLORIDA LIFE SAFETY CODE SEVENTH EDITION

2020 FLORIDA ENERGY CONSERVATION CODE

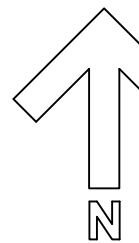
2017 NATIONAL ELECTRICAL CODE NFPA 70, FBC 107.2.1

ASCE 7-16



LEGAL DESCRIPTION: (AS FURNISHED)

Lots 17 & 18, Block 9, WILCOX PLAT OF MELBOURNE BEACH, according to the Plat thereof as recorded in Plat Book 1, Page 58, of the Public Records of Brevard County, Florida.



SITE PLAN

1"=10'-0"

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The below named Professional Engineer shall be responsible for the following sheets in accordance with rule 61G15-23.004, F.A.C. Engineer certifies structural design only.

Sheet 1 Foundation Plan
Sheet 2 Floor Plan
Sheet 3 Elevations
Sheet 4 Roof Plan
Sheet 5 Truss Layout
Sheet 6 Details
Sheet 7 Sections & Notes

NOT VALID WITHOUT ORIGINAL SIGNATURE OR ELECTRONIC SIGNATURE
30 SEPTEMBER 2026



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A BETTER PLAN, INC.

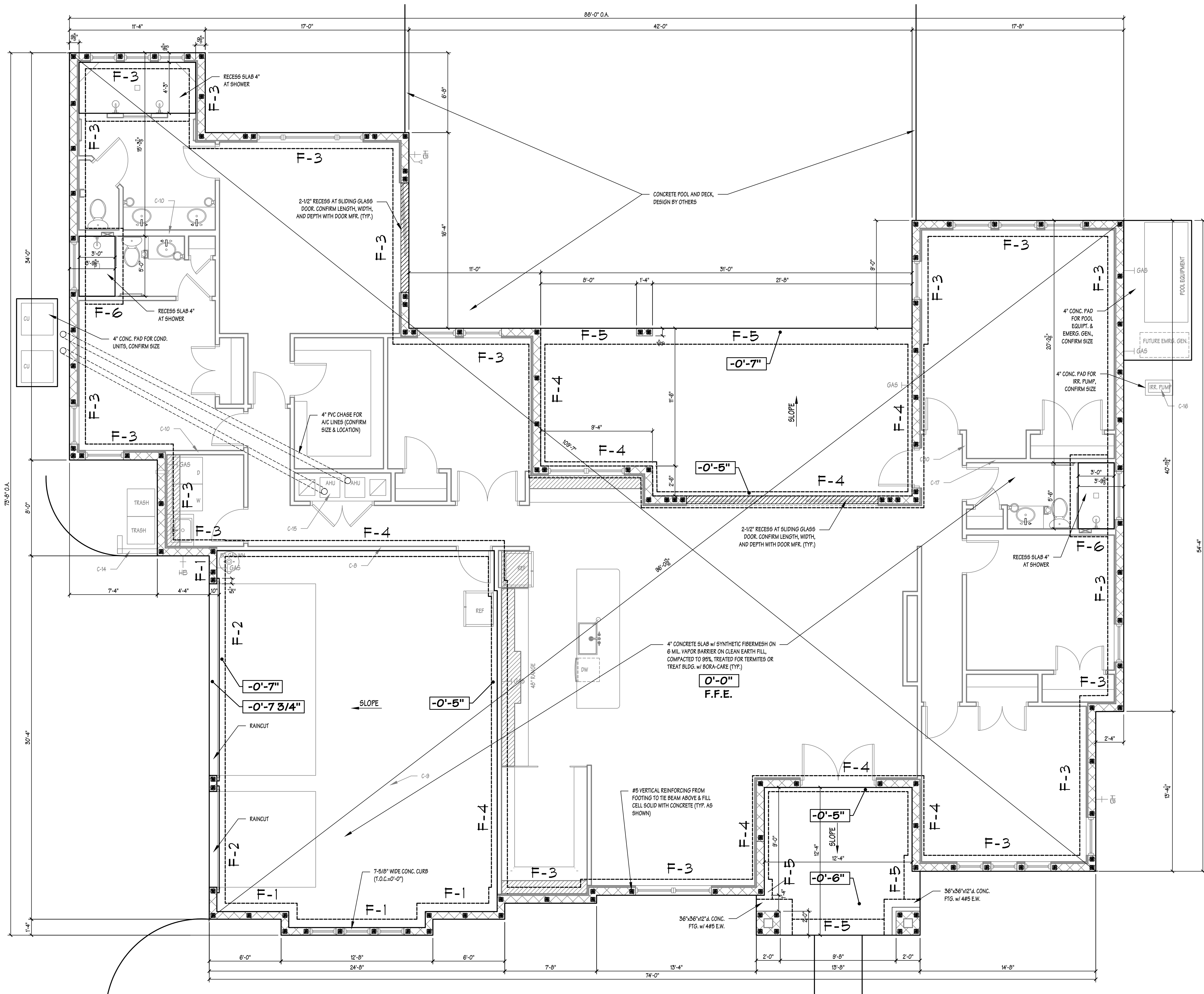
"Better Design Equals Better Homes"
1270 N. WICKHAM ROAD SUITE 16 #404
MELBOURNE, FL 32955
PH (321) 255-6475
EMAIL: doug.hogan@abetterplaninc.com
WEBSITE: http://www.abetterplaninc.com

GLKAREL, P.E. FL 51406
6675 FLAMINGO ROAD
MELBOURNE VILLAGE, FL 32904
PHONE 1 FAX 321-125-3935
GLKFECDLIRECOY
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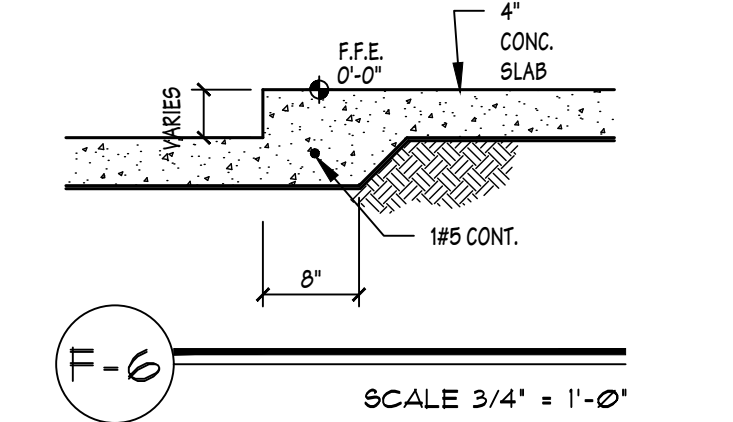
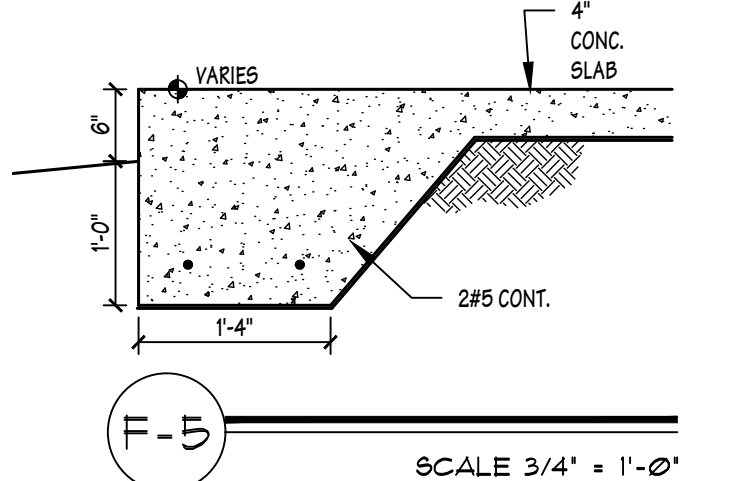
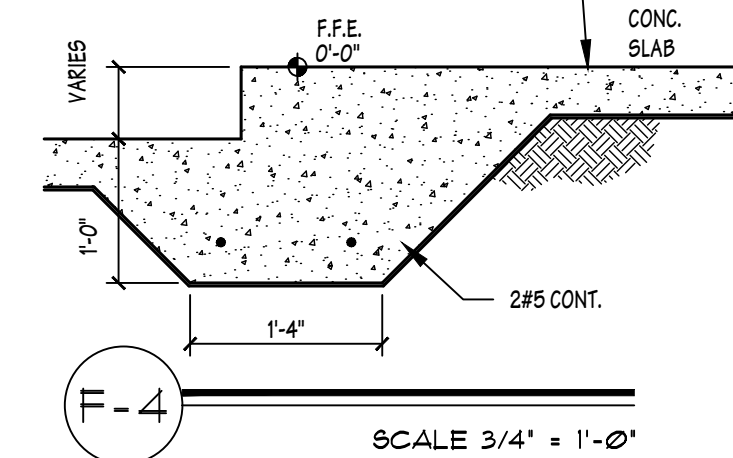
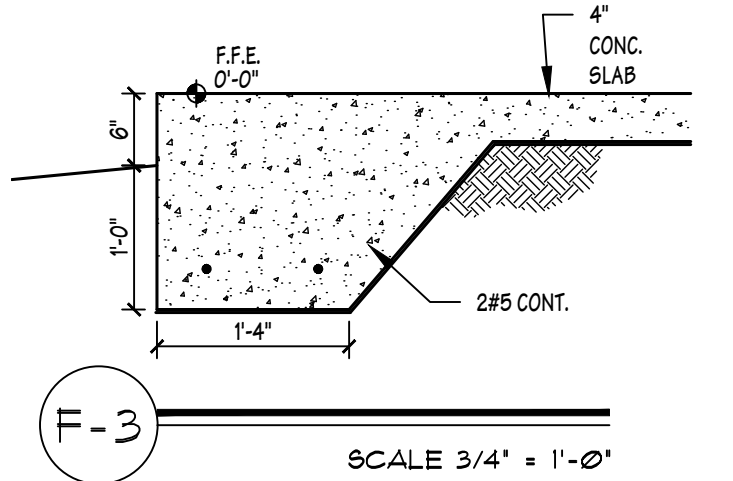
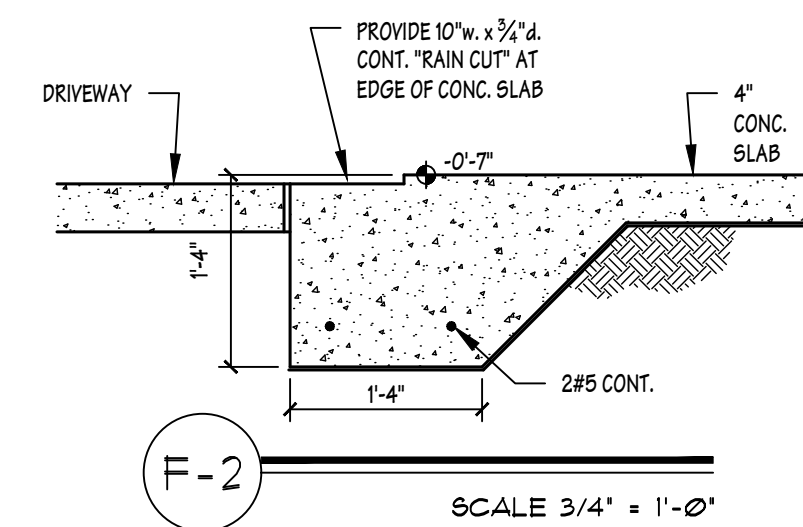
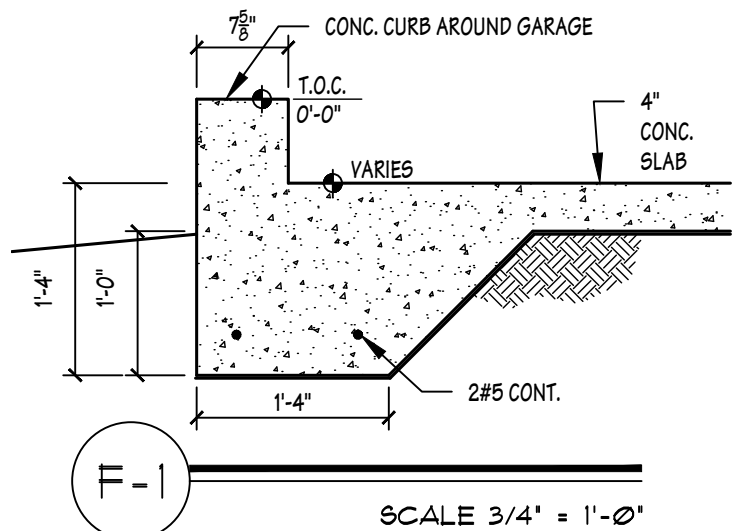
MANNEH RESIDENCE

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DATE 8/18/2026
SCALE AS NOTED
JOB NO. 130-24
SHEET C-1
OF 12 SHEETS



FOUNDATION PLAN
1/4"=1'-0"



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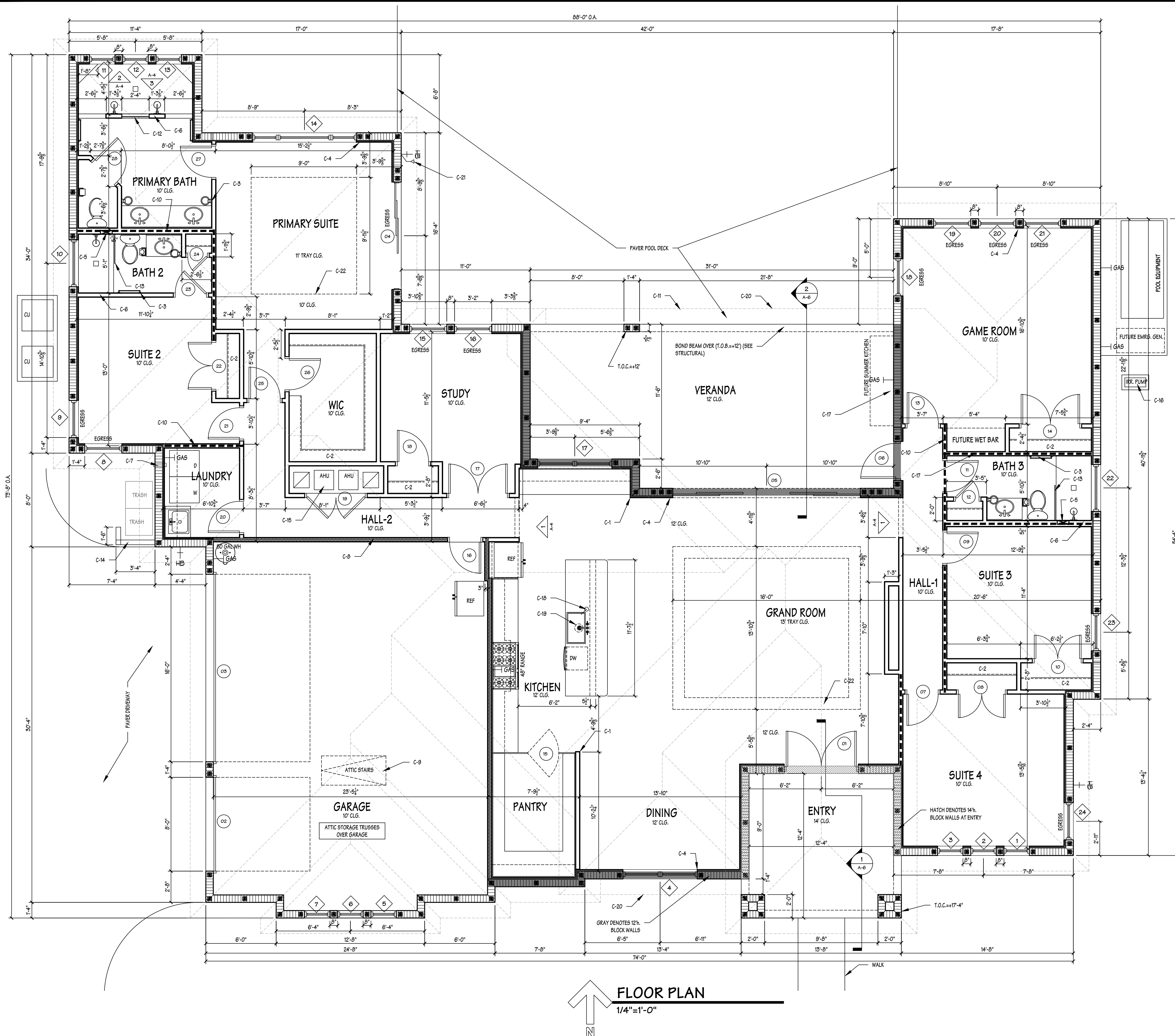
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"Better Design Equals Better Homes"
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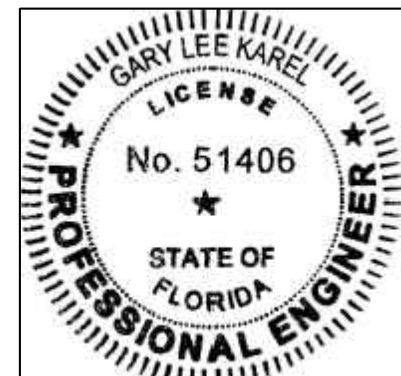
GLKAREL, P.E. FL 51406
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PHONE 1 FAX 321-123-3333
GLKFECD@LIRCCOY
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410 SECOND AVE MELBOURNE BEACH, FL
32951

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DATE 8/18/2026	SCALE AS NOTED
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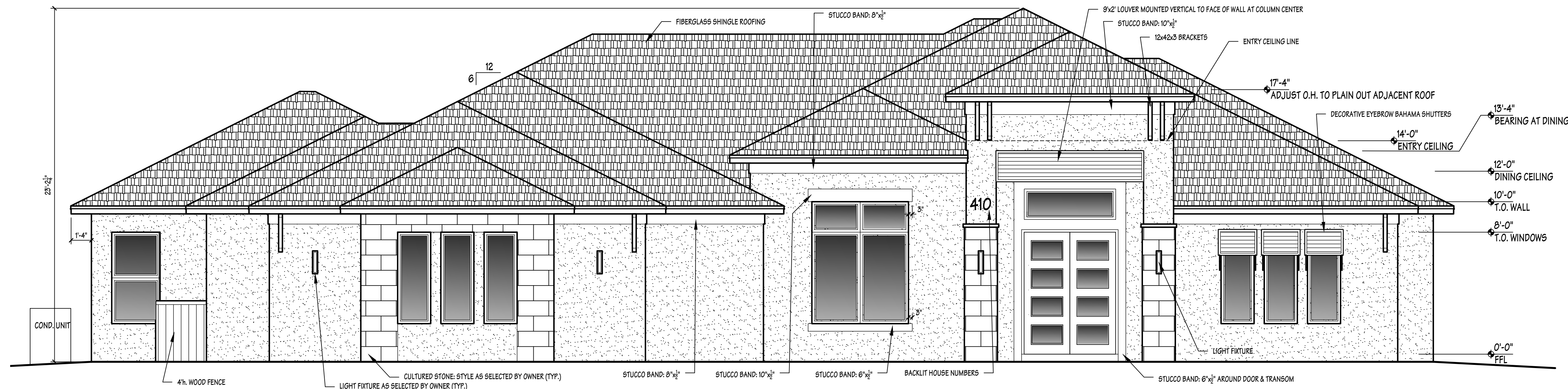
GLKAREL, P.E. FL 51406
6675 FLAMINGO ROAD
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PHONE: 407-331-1235-3355
GLKAREL@ABETTERPLANINC.COM
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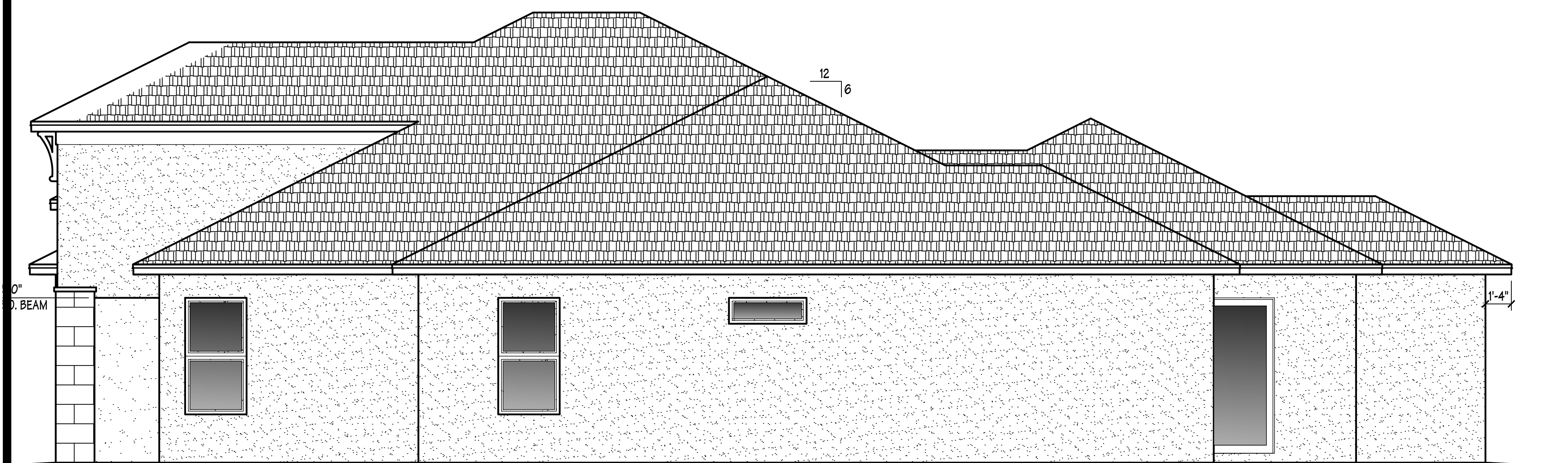
A-2

OF 12 SHEETS



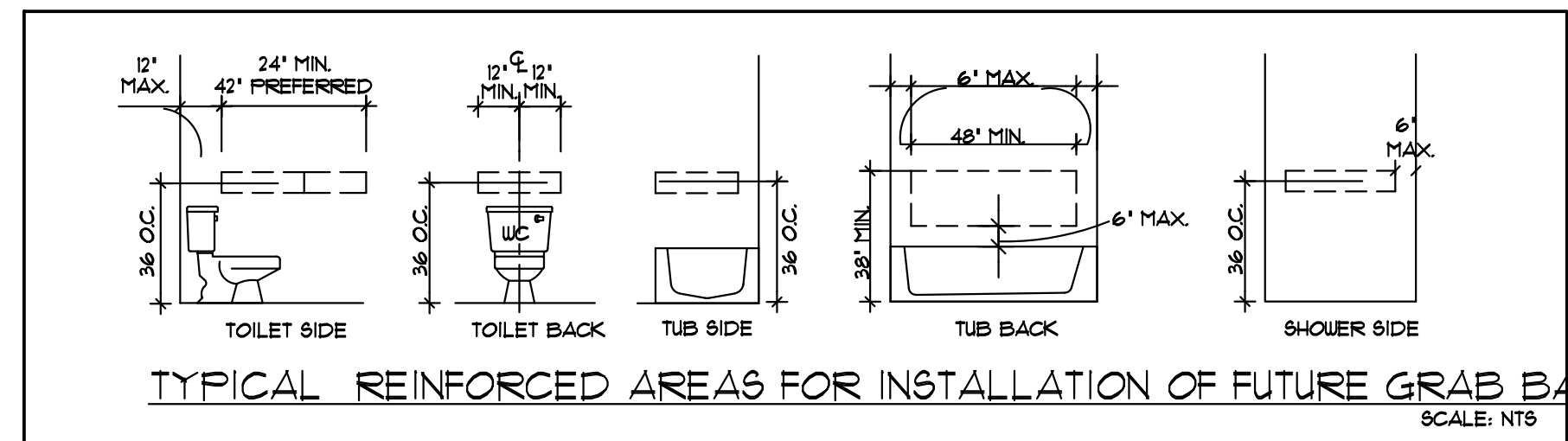
FRONT - SOUTH ELEVATION

1/4"=1'-0"



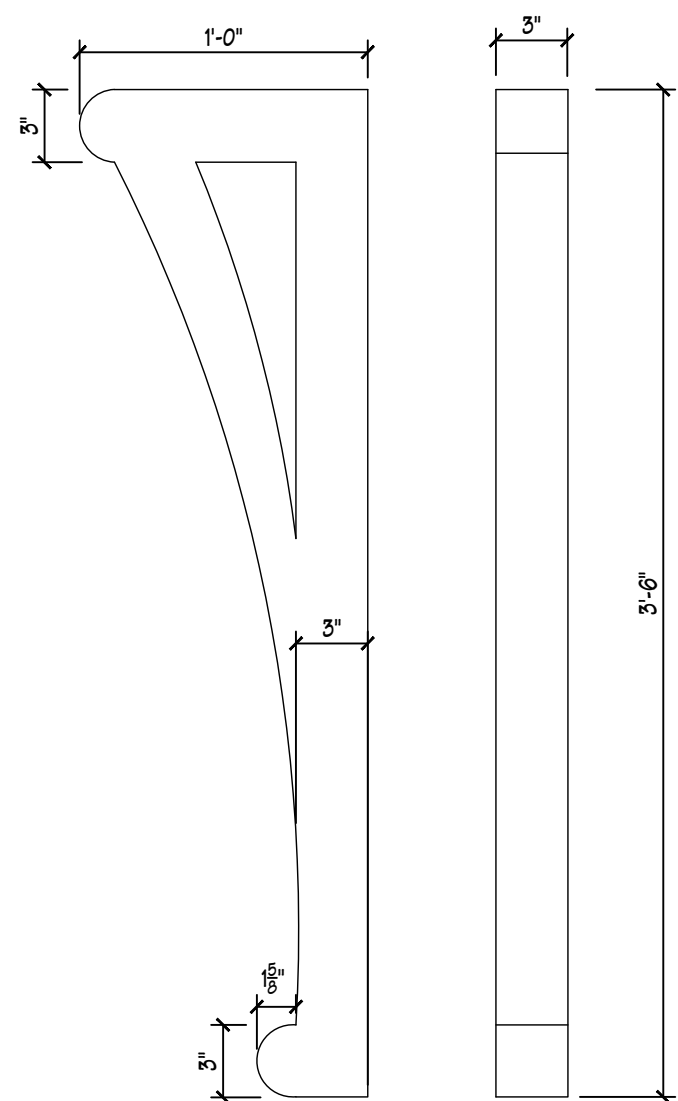
RIGHT SIDE - EAST ELEVATION

1/4"=1'-0"



TYPICAL REINFORCED AREAS FOR INSTALLATION OF FUTURE GRAB BARS

SCALE: NTS



BRACKET DETAIL

1-1/2"=1'-0"

Window Schedule All windows: black aluminum frames, dbl. pane, low-E, Impact Rated

Tag #	Size	Type	Width	Height	Remarks
1	H36	Fixed	25-1/2"	75"	
2	H36	Fixed	25-1/2"	75"	
3	H36	Fixed	25-1/2"	75"	
4	(2)26	Fixed	72"	99"	w/ (2) 2436 transoms, top at +10'
5	H36	Fixed	25-1/2"	75"	
6	H36	Fixed	25-1/2"	75"	
7	H36	Fixed	25-1/2"	75"	
8	26	Single Hung	36"	75"	Egress
9	26	Single Hung	36"	75"	Egress
10	4816	Fixed	48"	16"	Tempered Glass
11	2424	Fixed	24"	24"	Tempered Glass
12	2424	Fixed	24"	24"	Tempered Glass
13	2424	Fixed	24"	24"	Tempered Glass
14	H36-36-H36	SH-Fixed-SH	103-1/8"	75"	
15	26	Single Hung	36"	75"	Egress
16	26	Single Hung	36"	75"	Egress
17	(2)26	Fixed	72"	75"	top at +10'
18	26	Single Hung	36"	75"	Egress
19	26	Single Hung	36"	75"	Egress
20	26	Single Hung	36"	75"	Egress
21	26	Single Hung	36"	75"	Egress
22	4816	Fixed	48"	16"	Tempered Glass
23	26	Single Hung	36"	75"	Egress
24	26	Single Hung	36"	75"	Egress

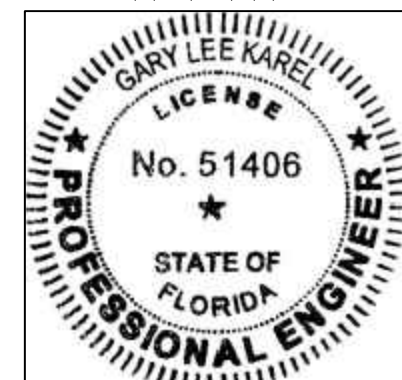
*All window headers at 8'-0" A.F.F. (Unless noted otherwise) Verify masonry openings with supplier.

BREVARD COUNTY IS CLIMATE ZONE 2A

PENETRATION "U" FACTOR REQUIRED IS <0.40, LOWER IS BETTER
GLAZED PENETRATION SHGC REQUIRED <0.25, LOWER IS BETTER

Door Schedule (Doors and hardware as selected by owner)

Tag #	Type	Material	Width	Height	Thickness	Glazing	Frame Mat'l	Remarks
1	Dbl. Entry	Fibergl/Glass	6'-0"	8'-0"	1-3/4"	Impact	Comp.	thr, ent. lockset, deadbolt, weatherstrip'g.
2	O.H. Garage	Steel	8'-0"	8'-0"	--		Stl.	Paneled
3	O.H. Garage	Steel	16'-0"	8'-0"	--		Stl.	Paneled
4	Tpl. Sl. Gl.	Vinyl/Glass	9'-0"	8'-0"	--	Impact	Vinyl	
5	Quad. Sl. Gl.	Vinyl/Glass	16'-0"	10'-0"	--	Impact	Vinyl	
6	Sgl. French	Fibergl/Glass	3'-0"	8'-0"	1-3/4"	Impact	Comp.	thr, lockset, deadbolt, wstrip'g.
7	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
8	Double	MDF	4'-0"	8'-0"	1-3/8"		Wood	Paneled, snap latch
9	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
10	Double	MDF	4'-0"	8'-0"	1-3/8"		Wood	Paneled, snap latch
11	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
12	Single	MDF	2'-0"	8'-0"	1-3/8"		Wood	Paneled, latchset
13	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
14	Double	MDF	5'-0"	8'-0"	1-3/8"		Wood	Paneled, snap latch
15	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	dbl. acting cabinet door
16	Single	MDF/SC	2'-8"	8'-0"	1-3/4"		Wood	Paneled, thr, closer, rated, lockset, db, wstrip'g.
17	Double	MDF	5'-0"	8'-0"	1-3/8"		Wood	Paneled, latchset
18	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, latchset
19	Double	MDF	5'-0"	8'-0"	1-3/8"		Wood	Paneled, snap latch
20	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, latchset
21	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
22	Double	MDF	4'-0"	8'-0"	1-3/8"		Wood	Paneled, snap latch
23	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
24	Single	MDF	1'-8"	8'-0"	1-3/8"		Wood	Paneled, latchset
25	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
26	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, latchset
27	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset
28	Single	MDF	2'-8"	8'-0"	1-3/8"		Wood	Paneled, privacyset

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410 SECOND AVE MELBOURNE BEACH, FL
32951

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130-24
SHEET

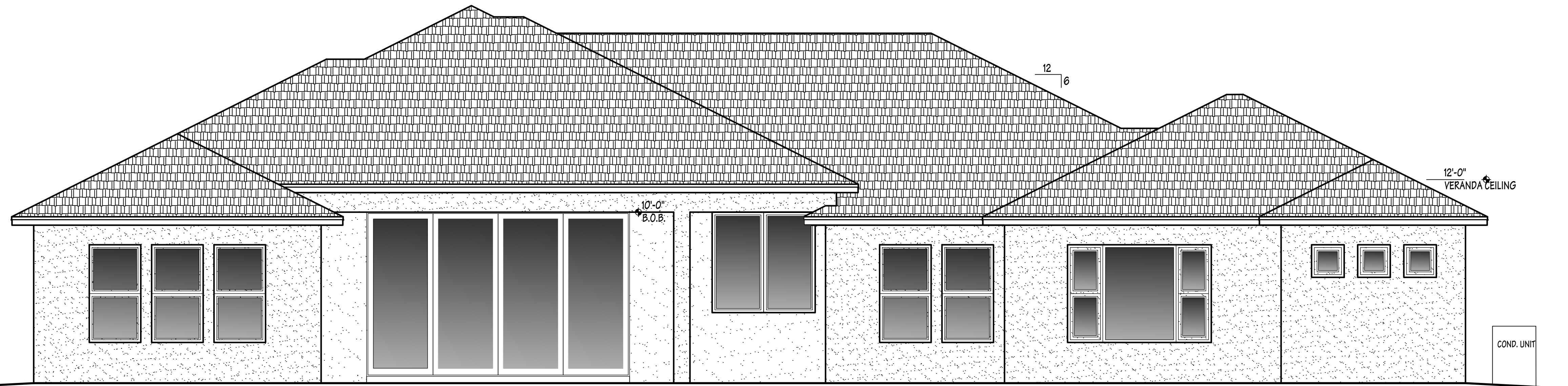
A-3

OF 2 SHEETS

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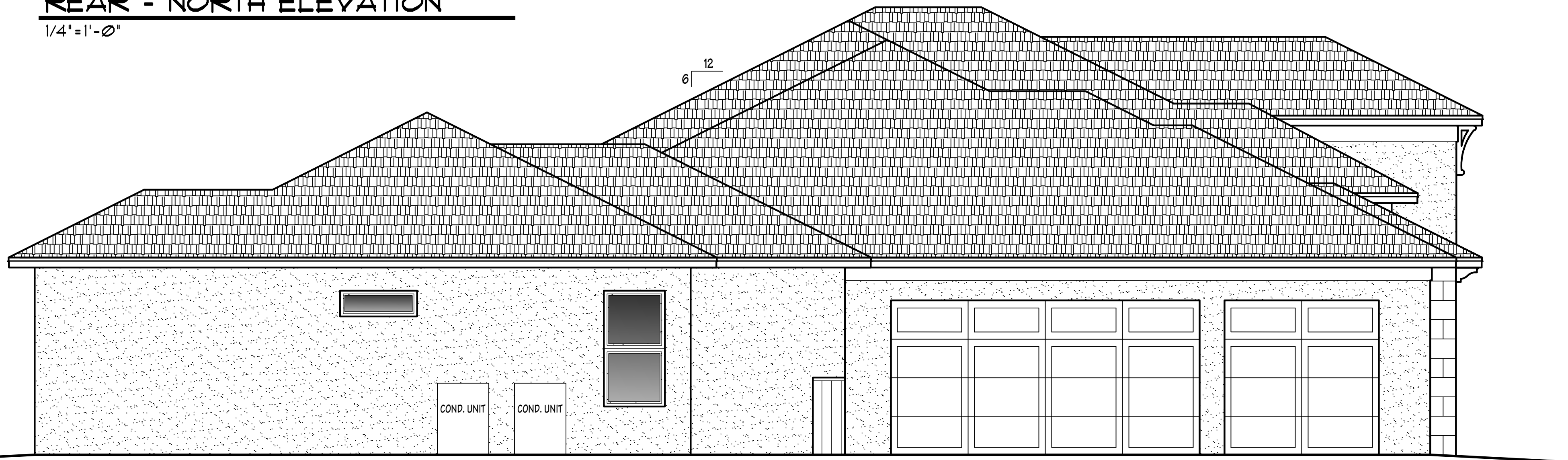
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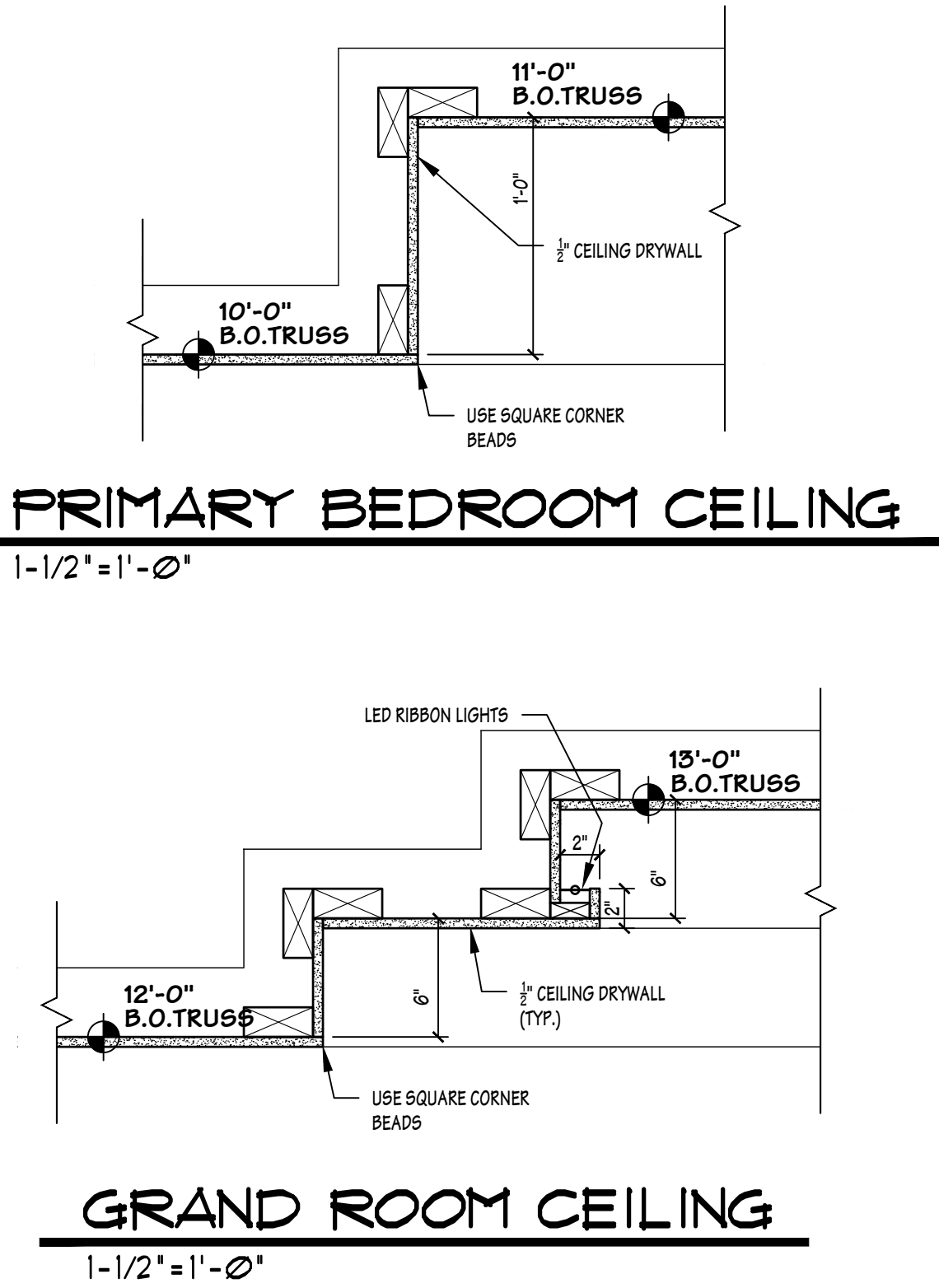
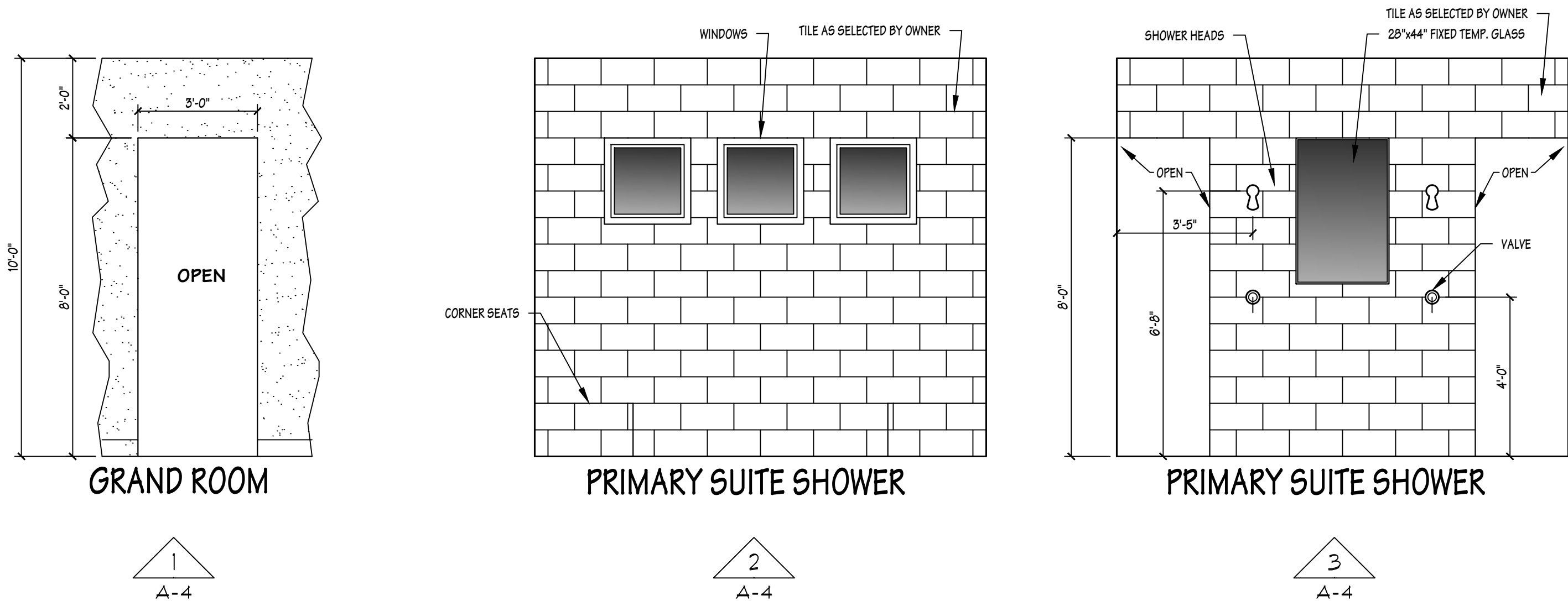
REAR - NORTH ELEVATION

1/4" = 1'-0"



LEFT SIDE - WEST ELEVATION

1/4" = 1'-0"



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PHONE 1 FAX 321-723-9393
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GLKFECDLKRCCOT
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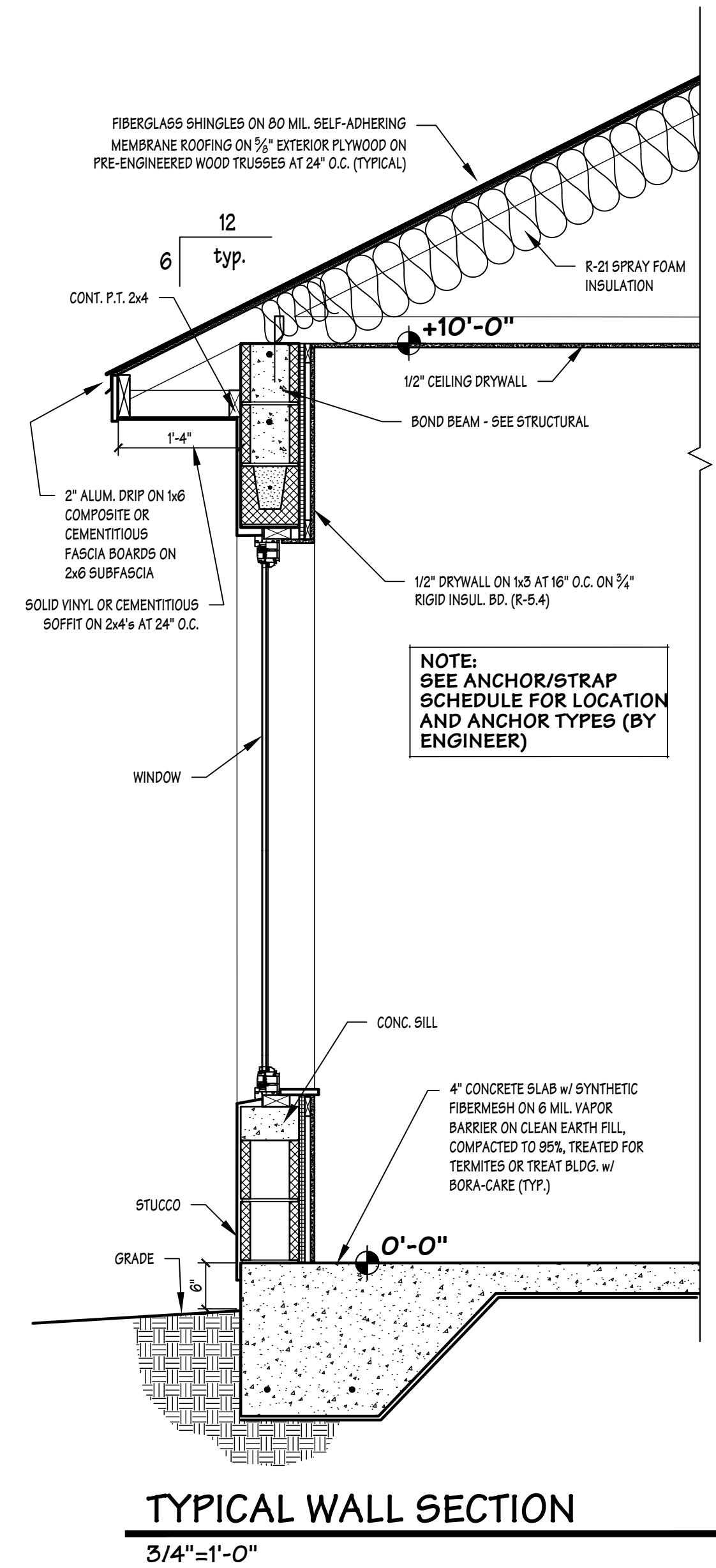
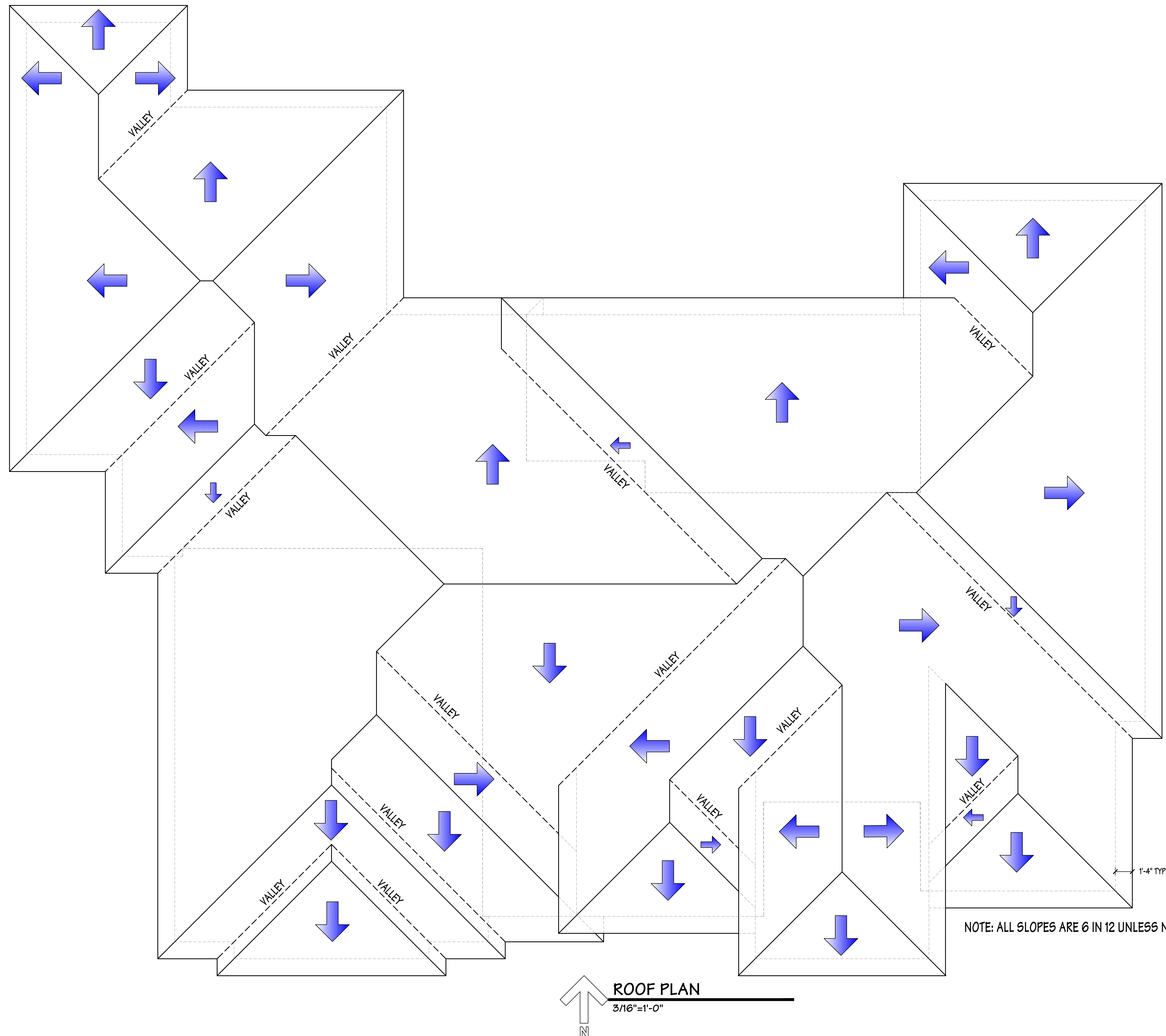
DATE
8/8/2026

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AS NOTED

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A-4

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MELBOURNE VILLAGE FL 32904
PHONE 1 FAX 321-723-9393
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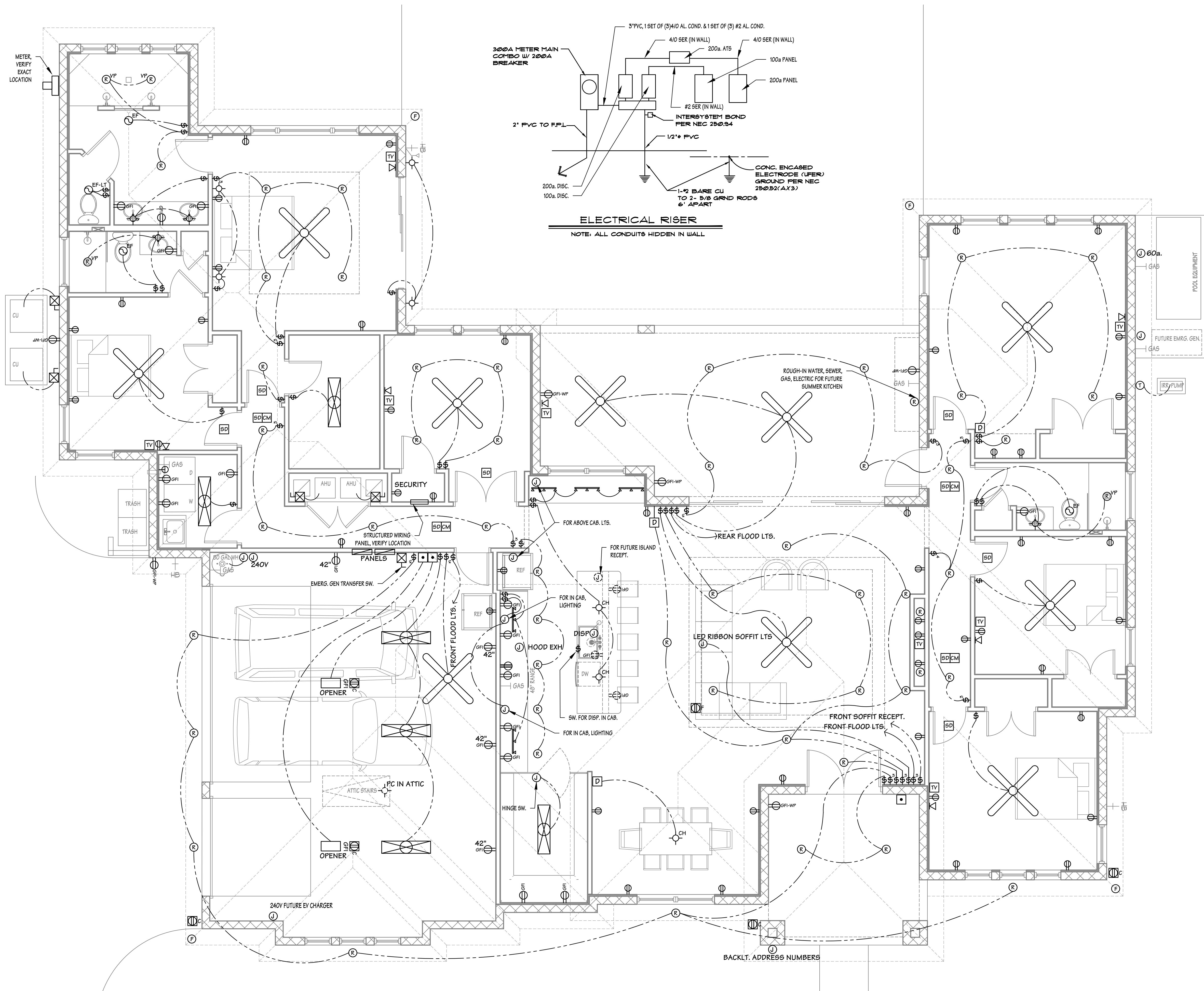


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JOB NO. 130-24
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ELECTRIC PLAN
1/4"=1'-0"

ELECTRIC SYMBOLS LEGEND

4 WAY SWITCH	RECESSED LIGHT FIXTURE
3 WAY SWITCH	FLOOD LIGHT
DIMMER	RECESSED WALL WASH
SWITCH	SURFACE MTD. LIGHT
4 PLEX RECEPTACLE	CHANDELIER OR PENDANT
DUPLEX RECEPTACLE	JUNCTION BOX
GROUND FAULT INTERRUPT RECEPT.	EXHAUST FAN
WP AND GFI RECEPT.	EXHAUST FAN/LT. COMBO
RANGE RECEPTACLE, 220V	NEMA 3R DISC. SWITCH
CHIME	CABLE RECEPTACLE
DRYER RECEPTACLE	SMOKE DETECTOR/ALARM
FLOOR RECEPTACLE	SMOKE & CARBON MONOXIDE DETECTOR/ALARM
GFI SOFFIT RECEPTACLE	1x4 LED FIXTURE
PUSH BUTTON	CEILING FAN
TIMER	
UNDER CABINET LIGHT	
NETWORK RECEPTACLE	
RECESSED MINI HALOGEN	
RECESSED VAPOR PROOF LIGHT FIXTURE	

ELECTRICAL NOTES:

- ALL LIGHT FIXTURES AND CEILING FANS AS SELECTED BY OWNER.
- ALL ELECTRICAL WORK SHALL COMPLY WITH NATIONAL ELECTRIC CODE 2020 NFPA 70. FBC 107.2.1 AND FLORIDA BUILDING CODE 8TH EDITION.
- ALL CONDUCTORS ARE TO BE COPPER (THW).
- CONFIRM LOCATIONS OF ALL FIXTURES, RECEPTACLES, SWITCHES, ETC. w/ OWNER BEFORE WIRING.
- WHERE RECEPTACLES ARE SWITCHED, SWITCH ONLY TOP HALF.
- ALL SMOKE DETECTORS/ALARMS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED AND SHALL HAVE BATTERY BACKUP.
- ALL BATHROOM EXHAUSTS SHALL BE EXHAUSTED OUT THE SOFFIT. THE EXHAUST FANS ARE LOCATED IN THE ATTIC BY FANTECH OR EQUAL.
- ALL CEILING FAN SWITCHES SHALL BE DUAL SLIDERS FOR LIGHTS AND FAN CONTROL.
- PROVIDE ARC FAULT BREAKERS (AFCI) ON ALL 15A. OR 20A. 120V. CIRCUITS & SMOKE DETECTORS, AND ALL OUTLETS AND APPLIANCES IN KITCHENS AND LAUNDRY ROOMS.
- KITCHEN EXHAUST SHALL VENT THROUGH THE ROOF.
- ALL RECEPTACLE OUTLETS INSTALLED IN BATHROOMS GARAGES, KITCHEN COUNTERTOPS, WET-BAR SINKS, DISHWASHERS OUTLETS, LAUNDRY ROOMS AND OUTDOORS SHALL BE GFCI PROTECTED. NEC 210.8
- ALL BATHROOM OUTLETS ARE ON A 20 AMP SERVICE WITH NO OTHER OUTLETS.
- INTER SYSTEM BONDING WILL BE INSTALLED AT THE SERVICE EQUIPMENT NEC 250.94
- ALL 125-VOLT, THROUGH 250-VOLT RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8 (A)(1) THROUGH (A)(11) AND SUPPLIED BY A SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. NEC 210.8(A)
- RECEPTACLE OUTLETS, IF INSTALLED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE, SHALL BE INSTALLED IN ACCORDANCE WITH 210.52(C)(3). IF A RECEPTACLE OUTLET IS NOT PROVIDED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE, PROVISIONS SHALL BE PROVIDED AT THE ISLAND OR PENINSULA FOR FUTURE ADDITION OF A RECEPTACLE OUTLET TO SERVE THE ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE. NEC2023 210.52(C)(3)(1)(2).
- A SURGE PROTECTION DEVICE MUST BE INSTALLED PER NEC 230.67.
- RECEPTACLE OUTLETS AT COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2' MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. THE LOCATION OF THE RECEPTACLES SHALL IN ACCORDANCE WITH NEC BE 2017 210.52(C)(3).
- ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT PER SECTION 406.12, 2020 NEC.
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER FBCEC R404.1

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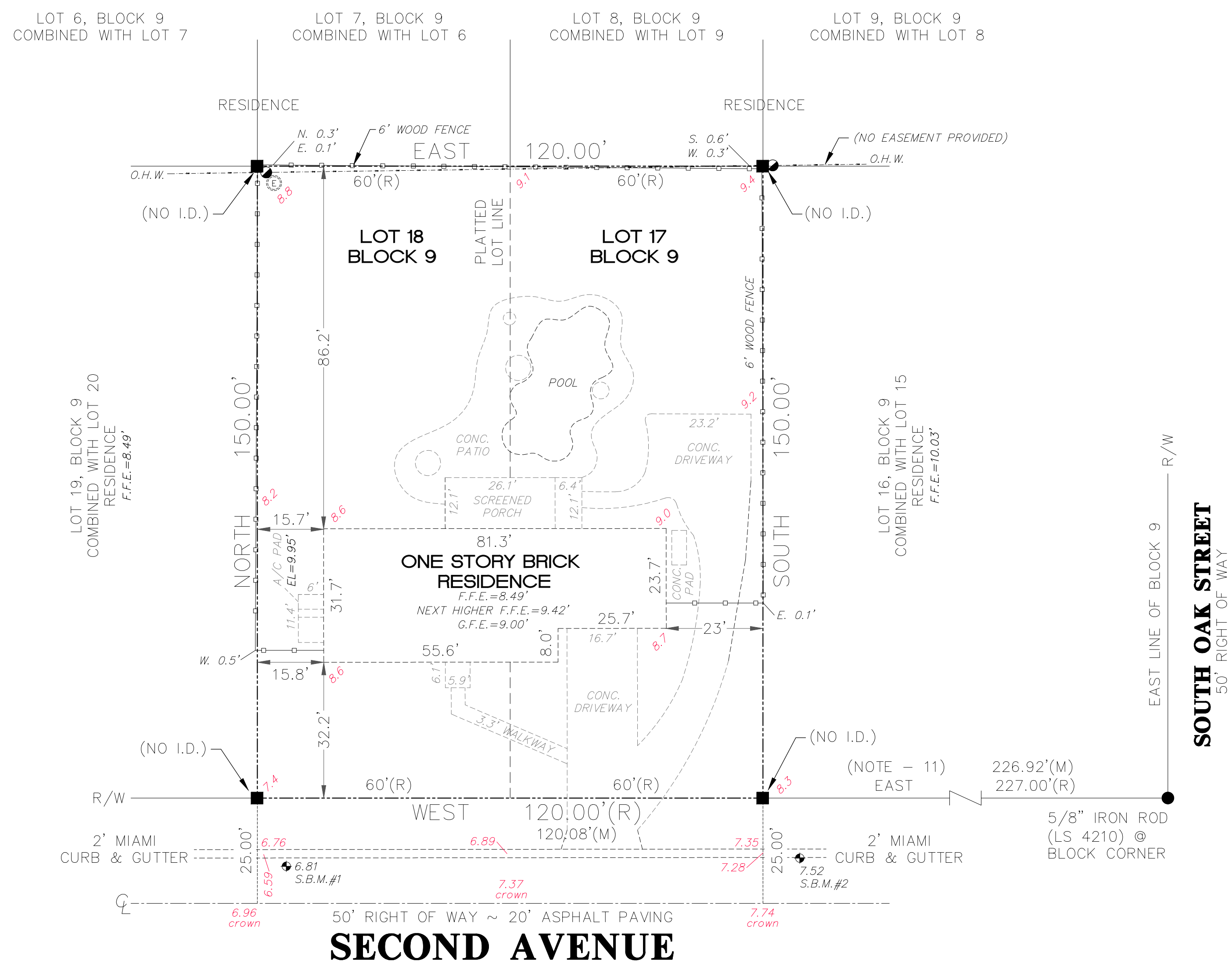
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SHEET	1
OF	2

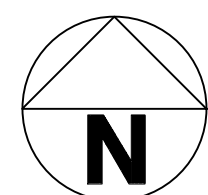
ACCORDING TO MAP NO. 12009C0608 H,
DATED JAN. 29, 2021, THIS PROPERTY
LIES IN FLOOD ZONE "X".



LEGAL DESCRIPTION:

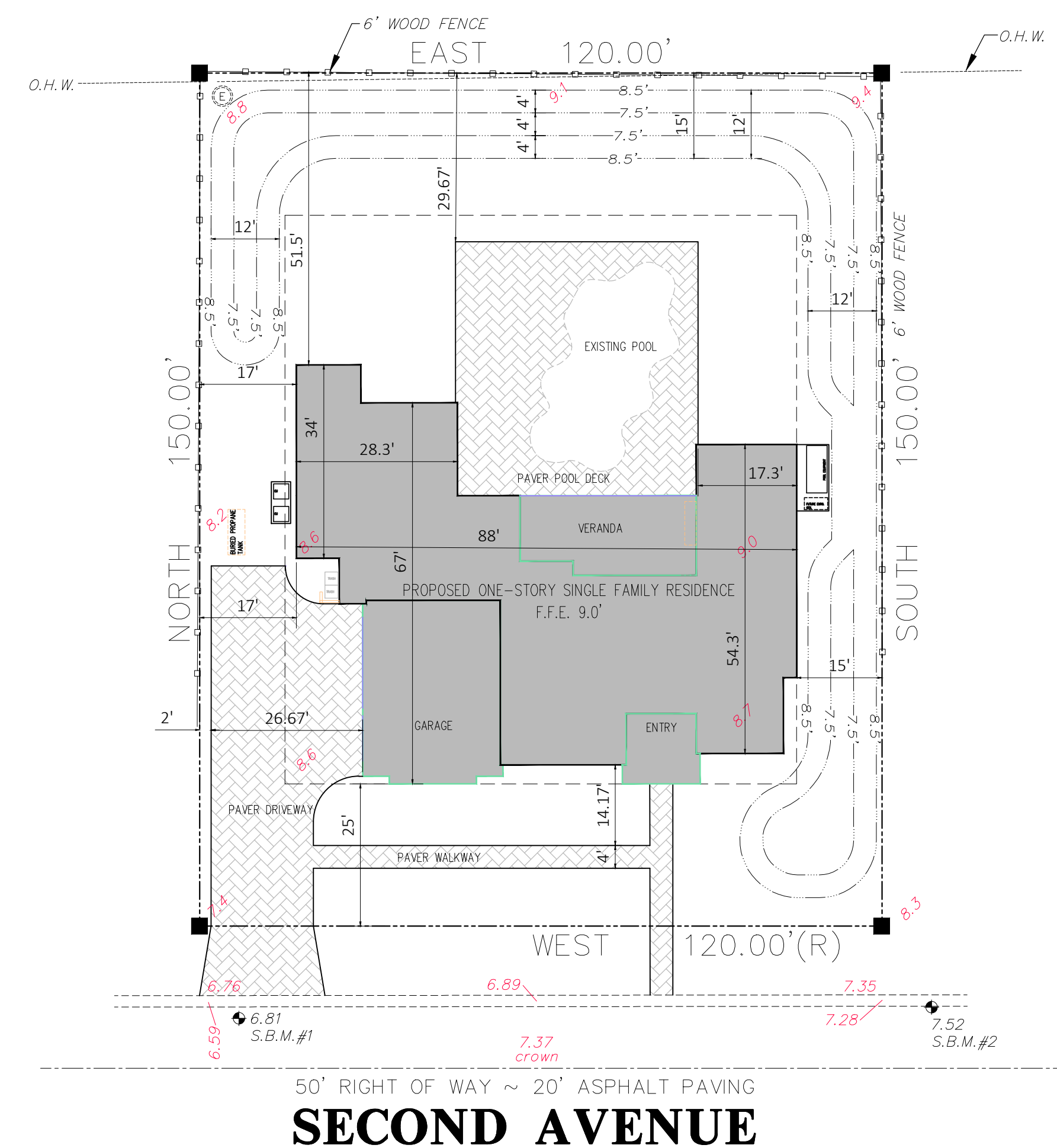
Lots 17 & 18, Block 9, WILCOX PLAT OF MELBOURNE BEACH, according to the Plat thereof as recorded in Plat Book 1, Page 58, of the Public Records of Brevard County, Florida.

PROPERTY ADDRESS:
410 SECOND AVENUE
MELBOURNE BEACH, FLORIDA 32951



EXISTING SITE PLAN

SCALE: 1"= 20'

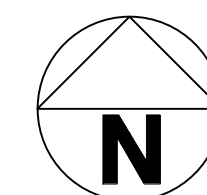


LOT SIZE = 18,000 SF

NEW HOUSE AREA = 4,507 SF, 25.04%
 POOL & DECK AREA = 1,891 SF, 10.51%
 DRIVEWAY & WALK AREA = 1,821 SF, 10.12 %
 TOTAL IMPERVIOUS AREA = 8,219 SF, 45.67%
 TOTAL PERVIOUS AREA = 9,781 SF, 54.33%

$$18,000 \text{ SF} \times 1/12 \text{ FT} = 1,500 \text{ CF}$$

PROVIDED VOLUME IN THE PROPOSED SWALE: 2.330 CF



PROPOSED SITE PLAN

SCALE: 1"= 20'

TELMOURI & Associates, Inc.
Consulting Engineers
32 East New Haven Avenue
Melbourne, Florida 32901
Email: vaheed@telmouri.com
321-729-8382 Fax 321-729-8969
CERTIFICATE OF AUTHORIZATION # 32293

[illegible]

410 SECOND AVENUE

SITE PLAN

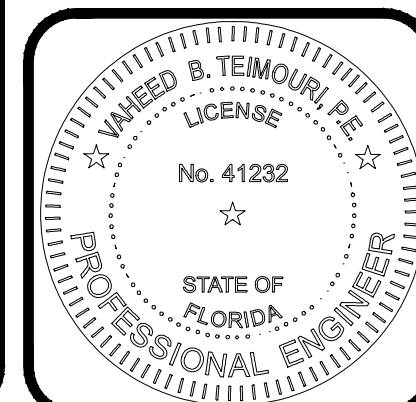
PREPARED FOR:
GROUNDING BUILDS

GROUND BUILD
408 E NEW HAVEN AVE, MELBOURNE, FL 32901

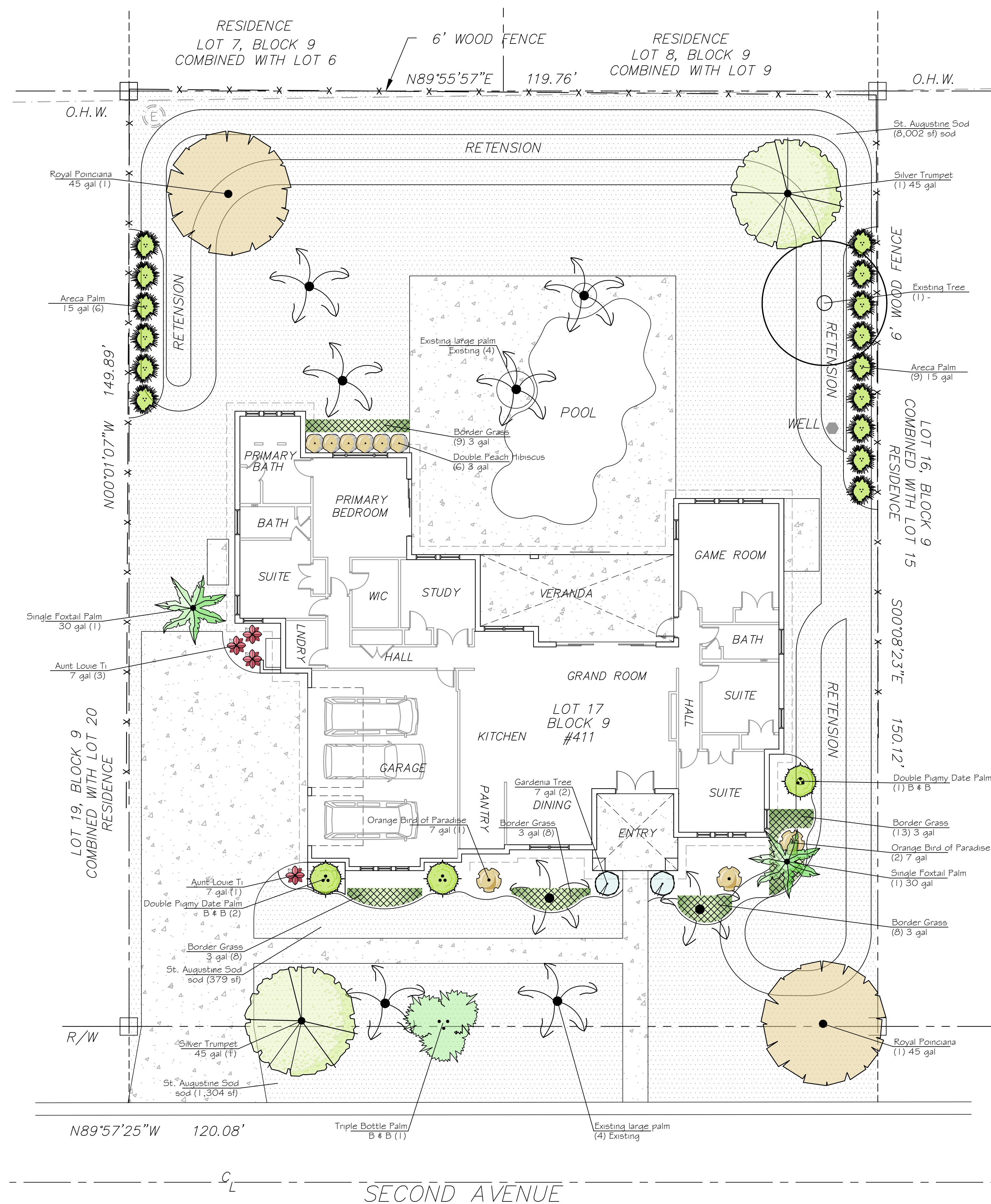
PROJECT NO:	2026-132
FILE NO:	2026132C1a
DESIGNED BY:	VBT
DRAWN BY:	VBT
CHECKED BY:	
DATE:	8-14-2024
DRAWING NO:	

C-1

SHEET 1 OF 1



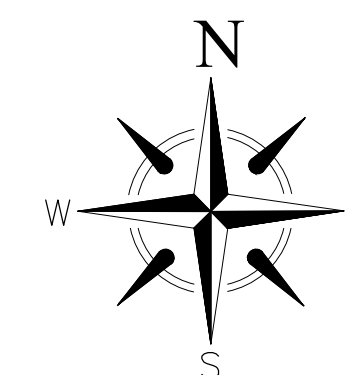
Plans are not to be used for construction purposes unless marked "approved" by the City of Melbourne Beach.



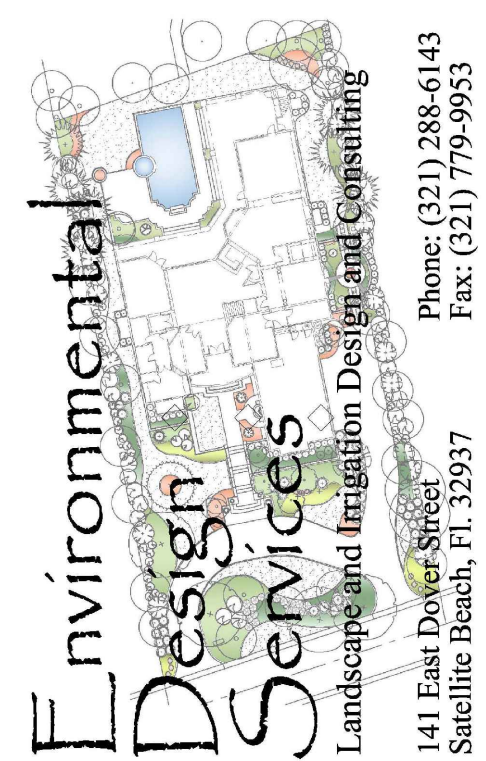
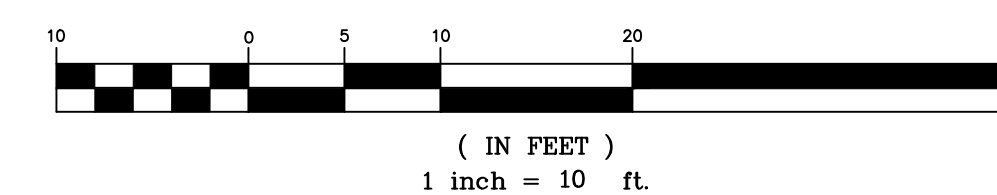
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H02184
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Brian K. Alderfer
D24936
Certification valid through 9/30/2027



GRAPHIC SCALE



Original Drawing
Issue Date: 8-30-26

REVISIONS:		
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Project:

Manneh Residence

Location:

410 Second Ave.
Melbourne Beach

Landscape Plan

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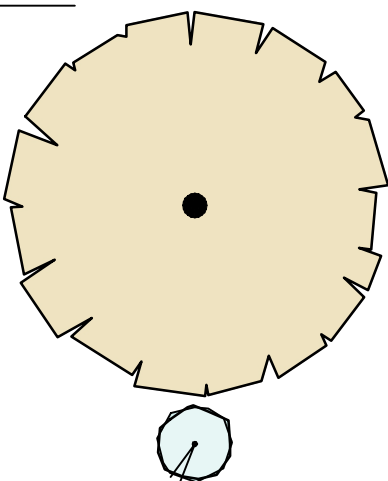
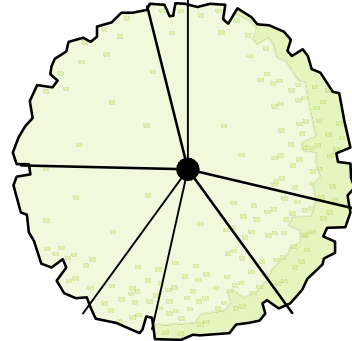
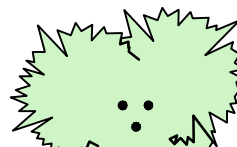
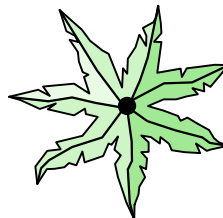
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Project No.	00-0000
Drawn By:	BKA
Designed By:	BKA
Checked By:	BKA
Drawing Scale:	1"=10'

Sheet 1 of 2

PLANT SCHEDULE

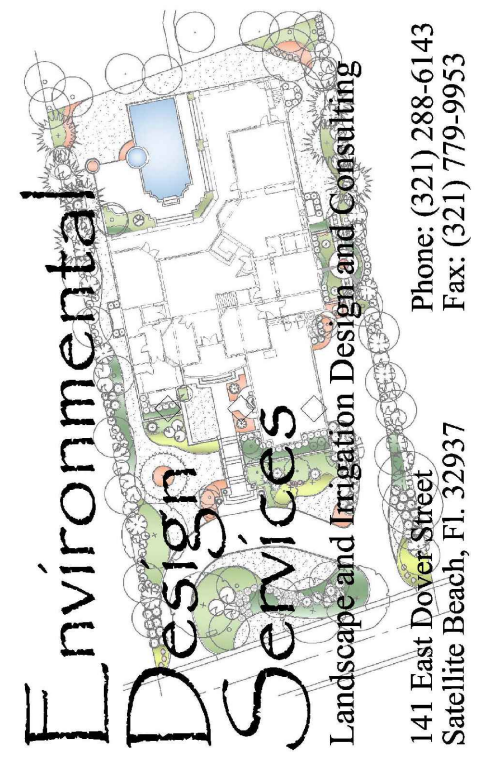
<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>	
TREES							
	Royal Poinciana / <i>Delonix regia</i>	45 gal	2.5" Cal	12'-14'H x 4'-5"W	2		
	Gardenia Tree / <i>Gardenia augusta</i>	7 gal		2'-3' O.A.	2	standard	
	Silver Trumpet / <i>Tabebuia caraiba</i>	45 gal	2.5" Cal	10'-12'H x 4'-5"W	2		
PALM TREES							
	Areca Palm / <i>Dypsis lutescens</i>	15 gal	Multi-trunk	6'-7' O.A.	15		
	Triple Bottle Palm / <i>Hyophorbe lagenicaulis</i>	B & B	Triple	6' O.A.	1		
	Double Pigmy Date Palm / <i>Phoenix roebelenii</i>	B & B	Double	5'-6' O.A.	3		
	Single Foxtail Palm / <i>Nodyetia bifurcata</i>	30 gal	Single	6'-8' O.A.	2		
<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>	:	:	<u>QTY</u>	<u>REMARKS</u>	
SHRUBS							
	Aunt Louie Ti / <i>Cordyline fruticosa</i> 'Aunt Louie'	7 gal			4	24"-30", full	
	Double Peach Hibiscus / <i>Hibiscus rosa-sinensis</i> 'Double Peach'	3 gal			6	18"-24"	
	Orange Bird of Paradise / <i>Strelitzia reginae</i>	7 gal			3	18"-18"	
<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	:	:	<u>SPACING</u>	<u>QTY</u>	<u>REMARKS</u>
GROUND COVERS							
	Border Grass / <i>Liriope muscari</i>	3 gal			24" o.c.	46	full
	St. Augustine Sod / <i>Stenotaphrum secundatum</i>	sod				9,625 sf	

Landscape Bid Notes

1. ANY DISCREPANCIES CONCERNING THE MATERIALS OR CONDITIONS OF THE SITE THAT SHALL INHIBIT THE INSTALLATION AS DRAWN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES. ISSUES FOUND PRIOR TO BID WILL BECOME A CONDITION OF THE BID AFTER THE AWARD OF THE CONTRACT.
2. AFTER THE AWARD OF THE CONTRACT, ANY DISCREPANCIES IN THE PLANS OR ADDITIONAL MATERIALS AND COSTS BECAUSE OF PRE-EXISTING CONDITIONS AT THE SITE SHALL NOT BE A REASON FOR ANY ADDITIONAL CHARGES TO THE OWNERS.
3. THESE BID CONDITIONS ARE NOT TO BE CONSIDERED ALL INCLUSIVE. THERE MAY BE ADDITIONAL CONDITIONS INCLUDED IN OTHER DOCUMENTS OF THE CONSTRUCTION AGREEMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIMSELF AND HIS SUBCONTRACTORS AWARE OF ANY OTHER SUCH CONDITIONS.
4. THE QUANTITIES ON THE MATERIALS SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND NOT TO BE CONSIDERED AS THE FINAL QUANTITY FOR BID AND INSTALLATION. THE CALLOUTS AND ENTITIES DRAWN ON THE PLANS TAKE PRECEDENCE OVER THE PLANT LIST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS OF THE PLANTINGS AS DRAWN.
6. THE CONTRACTOR SHALL BE EXPECTED TO VISIT THE SITE PRIOR TO BID. THE CONTRACTOR SHALL HAVE AN UNDERSTANDING OF THE ON SITE CONDITIONS TO PREPARE HIS BID. CONDITIONS EXISTING PRIOR TO BID WILL BECOME A CONDITION OF THE BID AFTER THE BID IS ACCEPTED BY THE CLIENT.

GENERAL LANDSCAPE NOTES

- 1.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
- 2.) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" 1998 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
- 3.) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES OR IRRIGATION SYSTEM INSTALLATION. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES FOR ON THE DRAWING AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY HIS OWN NEGLIGENCE, THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 4.) LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OR OWNER OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.
- 5.) IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE GREATER QUANTITY SHALL GOVERN.
- 6.) PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
- 7.) PLANT MATERIAL MUST BE CONTAINER GROWN OR B&B (UNLESS TRANSPLANTED) AS INDICATED IN THE PLANT LIST. ALL PALMS SHALL BE FIELD GROWN
- 8.) PLANT MATERIAL SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
- 9.) SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.
- 10.) PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE AND APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL NOT BE PLACED IN THE FLOWLINE OF SWALES OR LOCATED WHERE THEY WILL IMPEDE WATER FLOW.
- 11.) A CRISP LINE, EITHER STRAIGHT OR CURVING, SHALL SEPARATE PLANT BEDS FROM SODDED OR SEEDED AREAS. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIX CHURNED INTO EXISTING SOIL.
- 12.) LANDSCAPE CONTRACTOR SHALL EXCAVATE PLANT PITS ACCORDING TO THE DRAWINGS.
- 13.) BACKFILL AROUND PLANT MATERIAL SHALL BE WORKED FIRMLY, TAMPED AND WATERED-IN UNDER AND AROUND THE ROOT BALL TO FILL VOIDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL A MINIMUM OF THIRTY (30) DAYS AFTER INSTALLATION UNLESS OTHERWISE INSTRUCTED BY LANDSCAPE DESIGNER OR OWNER.
- 14.) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- 15.) LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER OR OWNER. THE FINAL GRADE AND SOIL (THE LAST 6") SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- 16.) AFTER PLANT MATERIAL HAS BEEN INSTALLED AND APPROVED, PLANTING BEDS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM 3 INCH LAYER OF PINE BARK NUGGETS.
- 17.) PLANT MATERIAL BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED AND DISTRIBUTED EVENLY THROUGHOUT THE PROPOSED PLANTING BED AREAS.
- 18.) ALL TREE STAKING TO BE DONE AS DETAILED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES THAT OCCUR AS THE RESULT OF THE FAILURE TO STAKE TREES THAT ARE NOT AN ACT OF GOD AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STRAIGHTENING TREES DURING THE GUARANTEE PERIOD.
- 19.) IN NEW PLANTED AREAS, GRADES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS, AND ABUTMENTS TO ALLOW FOR MULCH.
- 20.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH INSTALLATION OF IRRIGATION SYSTEM AND HARDSCAPE WORK.
- 21.) INCLUDING PERMITS TO WORK IN RIGHTS-OF-WAY.
- 22.) INSTALLED PLANT MATERIAL SHALL BE FERTILIZED WITH THE FOLLOWING APPLICATIONS:
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS BEFORE COMMENCING CONSTRUCTION, TREES AND SHRUBS: OSMOCOTE (14-14-14)
SHRUBS/GROUND COVER - 1/3 LB. PER 3-GALLON POT, 1/4 LB. PER 1-GALLON POT
TREES AND SHRUBS (OVER 5 FT. HT.) - 1 LB. PER 1 INCH OF TRUNK DIAMETER
SOD: (16-4-8) COMMERCIAL FERTILIZER - 18 LBS. PER 1,000 SQ. FT.
PALMS: (12-4-12) COMMERCIAL FERTILIZER - 1 LB. PER 1 INCH OF TRUNK DIAMETER
- 23.) THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FULLY, PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IS ACCEPTED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- 24.) PLANTS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY PLANTS AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR ONE (1) YEAR FROM FINAL INSPECTION AND ACCEPTANCE.
- 25.) THE OWNER AND/OR OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT.
- 26.) IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE.
- 27.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF PREMISES AND REMOVAL OF DISCARDED AND SURPLUS MATERIALS AND RUBBISH.
- 28.) SOLID SOD SHALL BE INSTALLED IN THE AREAS AS INDICATED ON THE PLAN. VERIFY EXACT LOCATION AND AMOUNT OF SOD AS SHOWN TO FIT CONDITIONS.
- 29.) SOD SHALL BE LAID END-TO-END AND SIDE-TO-SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.
- 30.) AFTER SODDING IS COMPLETED, THE ENTIRE SOD AREAS SHALL BE ROLLED AND WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. SODDED AREAS SHALL THEN BE TOP-DRESSED WITH A COMMERCIAL FERTILIZER AS DIRECTED BELOW IN AN EVENLY BROADCAST PATTERN.
- 31.) LANDSCAPE MIX IS COMPRISED OF 40% PEAT, 40% WOOD PRODUCT, AND 20% COMPOST.
- 32.) LANDSCAPE CONTRACTOR TO PROVIDE PHOTOS OR SAMPLES OF ALL PLANT MATERIAL NOTED ON PLANT LIST TO LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
- 33.) LANDSCAPE CONTRACTOR TO NOTIFY THE LANDSCAPE DESIGNER PRIOR TO COMMENCING ANY LANDSCAPE WORK IF HIGH SALT CONTENT IS DISCOVERED ONCE THE IRRIGATION WELL IS ESTABLISHED AND TESTED, AND/OR IF HE/SHE HAS CONCERNS THAT THE SPECIFIED LANDSCAPE MATERIAL WILL NOT TOLLERATE THE PROJECT SITE CONDITIONS.
- 34.) LANDSCAPE CONTRACTOR TO NOTIFY ALL AREAS WHERE PLANTINGS HAVE BE SHOWN IS ASSUMED TO BE WELL DRAINED. CONTRACTOR TO NOTIFY ENVIRONMENTAL DESIGN SERVICES PRIOR TO INSTALLING PLANT MATERIAL IN AREAS WHERE STANDING WATER OR EXCESSIVELY WET AREAS ARE IDENTIFIED.



Original Drawing
Issue Date: 8-30-26

By						
Description						
REVISIONS:	No.	Date	1.	2.	3.	4.
			5.	6.	7.	

Project:

Manneh
Residence

Location:

410 Second Ave.
Melbourne Beach

Landscape
Plan

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Designed By:	BJA
Checked By:	BJA
Drawing Scale:	none

Sheet 2 of 2

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TREES



Royal Poinciana



Gardenia Tree



Silver Trumpet

PALM TREES



Areca Palm



Triple Bottle Palm



Double Pigmy Date Palm



Single Foxtail Palm

SHRUBS



Aunt Louie Ti



Double Peach Hibiscus



Orange Bird of Paradise

GROUND COVERS



Border Grass

Environmental
Design
Services

Landscaping and Irrigation Design and Consulting
141 East Dover Street
Satellite Beach, FL 32937
Phone: (321) 288-6143
Fax: (321) 779-9953

Original Drawing
Issue Date: 8-30-26

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Project:
**Manneh
Residence**

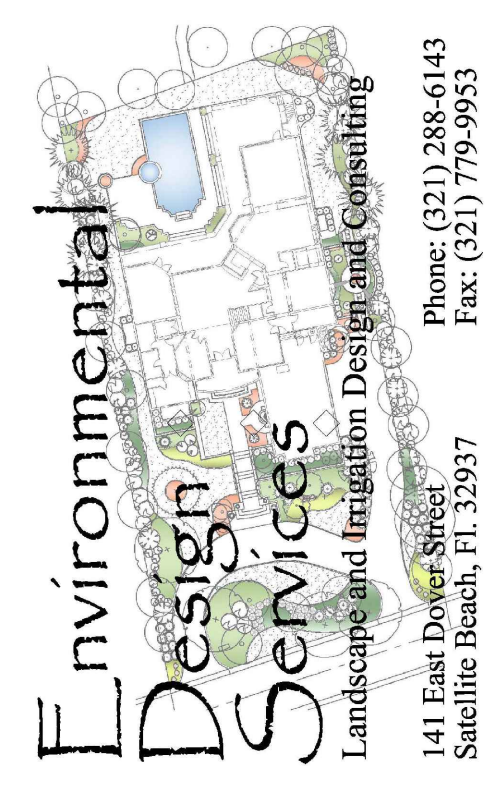
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Plant
Photos

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Designed By:	BAK
Checked By:	BAK
Drawing Scale:	none



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Project:

**Manneh
Residence**

Location:

**410 Second Ave.
Melbourne Beach**

Landscape Plan

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Sheet #:
IR-1

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Designed By:	BKA
Checked By:	BKA
Drawing Scale:	1"=10'

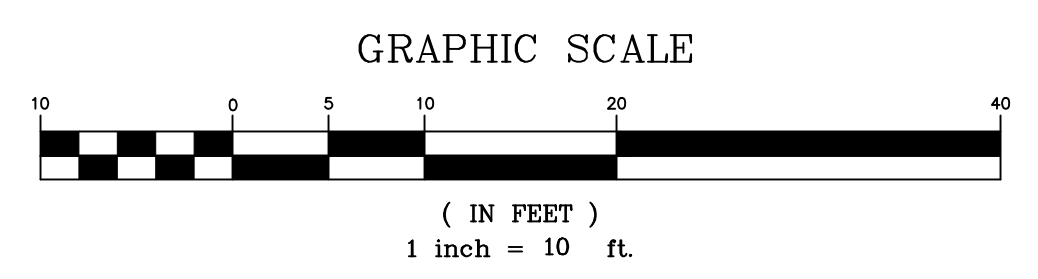
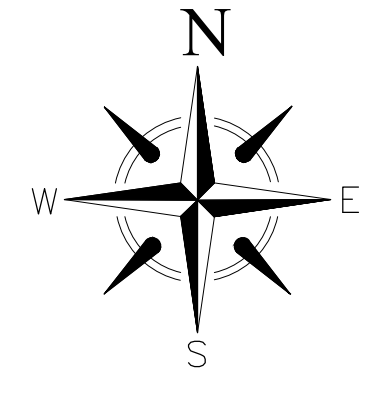
Sheet 1 of 2



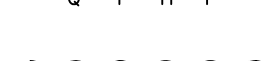
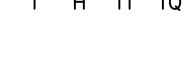
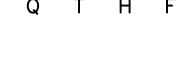
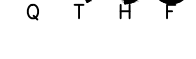
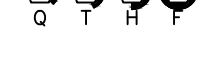
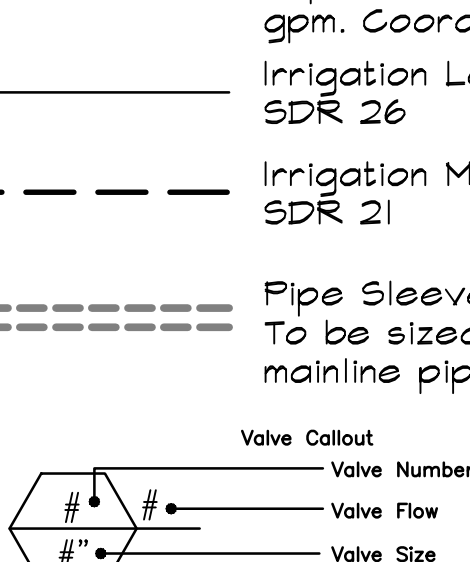
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D24936
Certification valid through 9/30/2027



IRRIGATION SCHEDULE

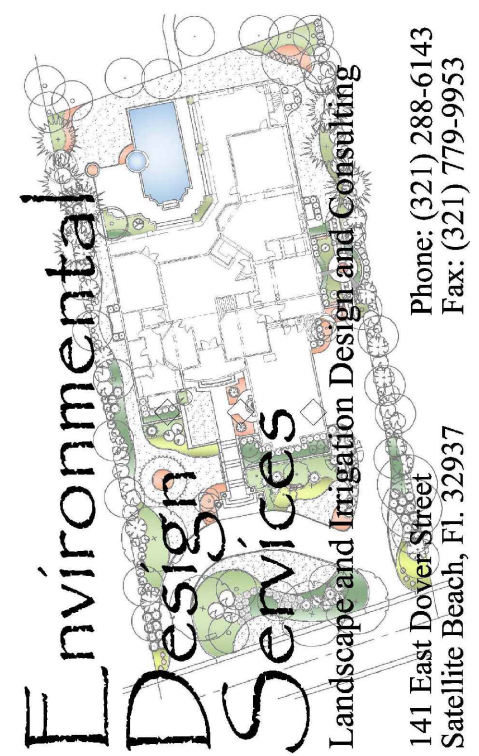
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	Hunter PROS-06 5' strip spray Turf Spray, 6.0" pop-up	5	30		
	Hunter PROS-06 8' radius Turf Spray, 6.0" pop-up	1	30		
	Hunter PROS-06 10' radius Turf Spray, 6.0" pop-up	7	30		
	Hunter PROS-06 12' radius Turf Spray, 6.0" pop-up	5	30		
	Hunter PROS-06 15' radius Turf Spray, 6.0" pop-up	8	30		
	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" pop-up	9	30		
	Hunter PROS-12 8' radius Shrub Spray, 12.0" pop-up	3	30		
	Hunter PROS-12 10' radius Shrub Spray, 12.0" pop-up	2	30		
	Hunter PROS-12 12' radius Shrub Spray, 12.0" pop-up	3	30		
	Hunter PROS-00 8 Series Shrub Spray, Fixed Riser.	1	30		
	Hunter PROS-00 12 Series Shrub Spray, Fixed Riser.	6	30		
	Hunter PROS-00 15 Series Shrub Spray, Fixed Riser.	5	30		
	Hunter PCB Flood Bubbler, 1/2" FIPT.	9	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Hunter P6J-04 1.5 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	8	40	1.5	22'
	Hunter P6J-04 2.0 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	1	40	2	25'
	Hunter P6J-04 2.5 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	3	40	2.5	28'
	Hunter P6J-04 3.0 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	14	40	3	31'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Hunter PGV-1006 1in. Plastic Electric Remote Control Valve. Female NPT Inlet/Outlet, Globe Configuration, No Flow Control.	5			
	Hunter XC-800 8 Station Controller, Residential Use. Plastic Cabinet. 120 VAC.	1			
	Hunter MINI-CLIK Rain Sensor, mount per manufacturer's recommendations	1			
	Pump and well capable of producing between 10 and 25 gpm. Coordinate with owner for location.	1			
	Irrigation Lateral Line: PVC Class 160 SDR 26	1,373 lf			
	Irrigation Mainline: 2" PVC Class 200 SDR 21	125.3 lf			
	Pipe Sleeve: PVC schedule 40 sleeving To be sized 2 times larger than lateral or mainline pipes.	41.8 lf			
					

IRRIGATION NOTES

1. Verify all conditions and dimensions shown on the plans at the site prior to commencement of work under this contract.
2. All irrigation installation shall conform to local codes.
3. Piping on plans is diagrammatically routed for clarity. Route to avoid conflict with specimen plants, utilities and structures not shown on the plans. All piping should be installed outside of Right of Ways unless at Right of Ways usage permit has been recieved. Design modifications may be made only as necessary to meet field conditions and only as acceptable to Irrigation Designer.
4. Adjust sprinkler's arc and radius to assure 100% coverage. Use variable arc nozzels where necessary to prevent overspray onto hard surfaces
5. Main line shall be class 200 PVC. Laterals shall be Class 160 PVC.
6. Where mains and/or laterals are covered by paving, schedule 40 PVC sleeve shall be used. Installer shall coordinate placement of sleeves with general contractor.
7. All mains shall be buried a minimum of 16" below grade.
8. All laterals shall be buried a minimum of 12" below grade.
9. All valves shall be installed in AMETEK VP-10 valve boxes.
10. Use special glue on heavy walled flexible PVC pipe connections. NOTE: barbed fittings and poly pipe are an acceptable alternative. (i.e. Toro "Funny Pipe" or RainBird "Flex Pipe".Submit shop drawings for review and approval.
11. The system requires a minimum of 55 g.p.m. at a minimum of 60 p.s.i. at the point of connection. Verify that required flows and pressures are available prior to ordering materials and or commencing with the installation. Report any discrepancies to the irrigation consultant
12. Irrigation heads installed along roadways and sidewalks shall be installed and adjusted as to prevent water from spraying onto the pavement surfaces.

Irrigation Bid Notes

1. Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
2. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
3. These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsibility to make himself and his subcontractors aware of any other such conditions.
4. The quantities on the irrigation schedule are for the convenience of the contractor only and not to be considered as the final quantity for bid and installation. The callouts and entities drawn on the plans take precedence over the materials list.
5. The contractor shall be responsible for his own takeoffs of the plantings as drawn.
6. The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Conditions existing prior to bid will become a condition of the bid after the bid is accepted by the client.



Original Drawing
Issue Date: 8-30-26

By							
Description							
REVISIONS:	No.	Date					
	1.						
	2.						
	3.						
	4.						
	5.						
	6.						
	7.						

Project:

Manneh
Residence

Location:

410 Second Ave.
Melbourne Beach

Landscape
Plan

This Drawing and The Designs Represented
Herein are The Exclusive Property of Environmental
Design Services, and May Not Be Reproduced,
Used, or Disseminated Without Written Permission.

Sheet #:

IR-2

Project No.	00-0000
Drawn By:	BAK
Designed By:	BAK
Checked By:	BAK
Drawing Scale:	none

Sheet 2 of 2

STORMWATER MANAGEMENT

CALCULATIONS

FOR

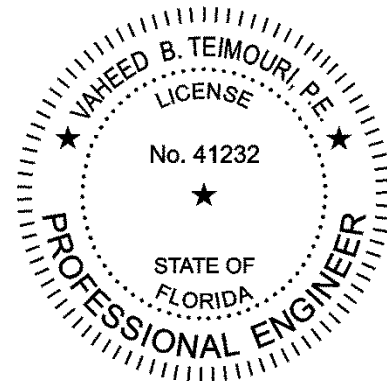
**410 Second Avenue
PROJECT NO. 2026-132**

PREPARED BY:

TEIMOURI & Associates, Inc.

32 East New Haven Avenue
Melbourne, Florida 32901

August 28, 2026



Pre-Development

Total Site Area	= 18,000 sf	Soil Type: Canaveral Palm Beach
Total Drainage Area	= 18,000 sf	Group A, $C_N = 49$
Impervious area	= 6,900 sf	$C_N = 98$
Pervious area	= 11,100 sf	$C_N = 49$
Total drainage area	= 18,000 sf	C_N Weighted = 68

Time of Concentration: Using Kinematics Wave Equation

$$T = \{(0.007)(nL)^{0.8}\} \div \{(P_2)^{0.5}(S)^{0.4}\}$$

L=150 ft @ S=0.0093% (From 8.8' to 7.4)

n= 0.15, $P_2 = 5''$

$T_c = 0.245$ hrs

Post Development

Total Site Area	= 18,000 sf	
Total Drainage area	= 18,000 sf	
Impervious area	= 8,219 sf	$C_N = 98$
Lake areas	= 0 sf	$C_N = 100$
Pervious area	= 9,781 sf	$C_N = 49$
Total drainage area	= 18,000 sf	C_N Weighted = 71

$$T = \{(0.007)(nL)^{0.8}\} \div \{(P_2)^{0.5}(S)^{0.4}\}$$

L=65 ft @ S=2% (From 17.5' to 16.5')

n= 0.012, $P_2 = 5''$

$T_c = 0.04$ hrs

Use 0.1 hrs as minimum

Required Retention Volume:

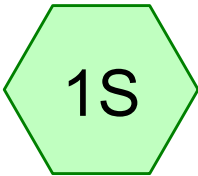
(18,000 sf X 1 /12 ft) = 1,500 cf (1" of treatment)

Provided retention volume = 2,330 cf (1.55" treatment) @ 8.5"

ELEVATION	AREA	VOLUME	ACC. VOLUME
8.5	3,462		2,330
		2,330	
7.5	1,199		0

RECOVERY TIME FOR TREATMENT VOLUME FOR DRY POND

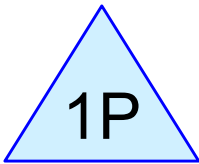
Retention Volume, cf =	2,330
Retention Elevation, ft =	8.5
Area of Retention Bottom, sf =	1199
Bottom Elevation =	7.5
Seasonal High Water =	6
Horizontal Permeability, ft/hr =	6.5
Vertical Permeability, ft/hr =	1.5
Impermeable Layer, ft =	0.3
Porosity =	540
Vu =	1
hv =	0.45
hu =	4.33
Kvu =	2.17
ld =	0.21
t sat, hr =	1790
Remaining volume, cf =	8.2
Remaining volume elev., ft =	1.5
hc = hb ,ft =	0.7
h2, ft =	2.2
Ht, ft =	0.68
Fy =	350
L, ft =	10
W, ft =	0.8
Fx =	4.5
H, ft =	5.25
D, ft=	
t, hrs. =	1.14
t total, hrs. =	1.35



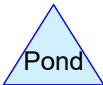
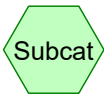
Pre-Development



Site, Post-development



Dry Pond



410 Second Avenue

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10yrFLII	Type II FL 24-hr		Default	24.00	1	8.00	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.347	98	(1S, 2S)
0.225	49	(2S)
0.255	49	50-75% Grass cover, Fair, HSG A (1S)
0.826	70	TOTAL AREA

410 Second Avenue*Type II FL 24-hr 10yr FL II 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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-Development

Runoff Area=18,000 sf 38.33% Impervious Runoff Depth=4.24"

Flow Length=115' Slope=0.0043 '/' Tc=16.2 min CN=68 Runoff=1.06 cfs 0.146 af

Subcatchment2S: Site, Post-development

Runoff Area=18,000 sf 45.66% Impervious Runoff Depth=4.58"

Tc=10.0 min CN=71 Runoff=1.21 cfs 0.158 af

Pond 1P: Dry Pond

Peak Elev=7.95' Storage=725 cf Inflow=1.21 cfs 0.158 af

Outflow=0.88 cfs 0.158 af

Total Runoff Area = 0.826 ac Runoff Volume = 0.304 af Average Runoff Depth = 4.41"**58.00% Pervious = 0.479 ac 42.00% Impervious = 0.347 ac**

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Type II FL 24-hr 10yrFLII Rainfall=8.00"

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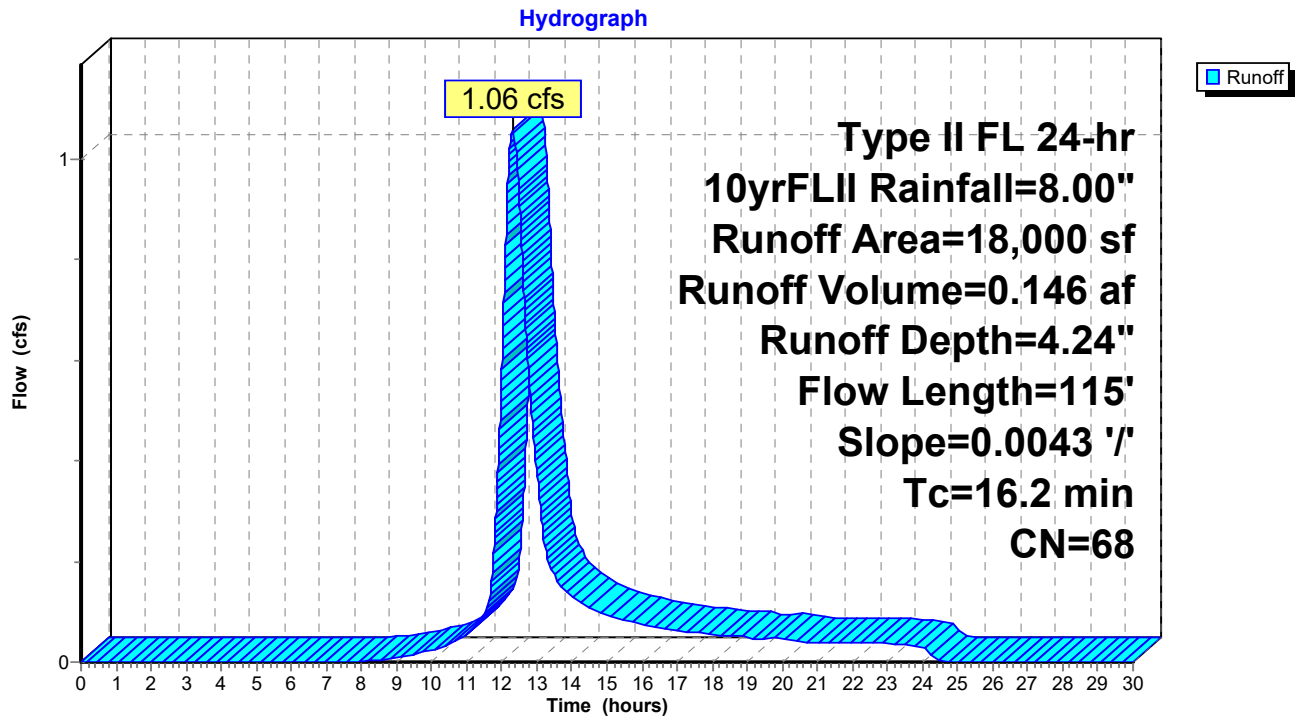
Summary for Subcatchment 1S: Pre-Development

Runoff = 1.06 cfs @ 12.30 hrs, Volume= 0.146 af, Depth= 4.24"

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 10yrFLII Rainfall=8.00"

Area (sf)	CN	Description
11,100	49	50-75% Grass cover, Fair, HSG A
* 6,900	98	
18,000	68	Weighted Average
11,100		61.67% Pervious Area
6,900		38.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	115	0.0043	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 5.00"

Subcatchment 1S: Pre-Development

410 Second Avenue

Type II FL 24-hr 10yrFLII Rainfall=8.00"

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Hydrograph for Subcatchment 1S: Pre-Development

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.50	8.00	4.24	0.00
0.50	0.02	0.00	0.00	27.00	8.00	4.24	0.00
1.00	0.07	0.00	0.00	27.50	8.00	4.24	0.00
1.50	0.12	0.00	0.00	28.00	8.00	4.24	0.00
2.00	0.18	0.00	0.00	28.50	8.00	4.24	0.00
2.50	0.23	0.00	0.00	29.00	8.00	4.24	0.00
3.00	0.28	0.00	0.00	29.50	8.00	4.24	0.00
3.50	0.34	0.00	0.00	30.00	8.00	4.24	0.00
4.00	0.41	0.00	0.00				
4.50	0.47	0.00	0.00				
5.00	0.53	0.00	0.00				
5.50	0.61	0.00	0.00				
6.00	0.68	0.00	0.00				
6.50	0.75	0.00	0.00				
7.00	0.84	0.00	0.00				
7.50	0.93	0.00	0.00				
8.00	1.03	0.00	0.00				
8.50	1.13	0.01	0.00				
9.00	1.25	0.02	0.01				
9.50	1.38	0.04	0.02				
10.00	1.53	0.07	0.02				
10.50	1.71	0.11	0.04				
11.00	1.94	0.18	0.06				
11.50	2.27	0.29	0.10				
12.00	3.67	1.00	0.58				
12.50	5.32	2.11	0.92				
13.00	5.92	2.56	0.38				
13.50	6.18	2.76	0.17				
14.00	6.38	2.92	0.13				
14.50	6.55	3.05	0.11				
15.00	6.69	3.16	0.09				
15.50	6.81	3.26	0.08				
16.00	6.93	3.35	0.08				
16.50	7.03	3.43	0.07				
17.00	7.12	3.51	0.06				
17.50	7.21	3.58	0.06				
18.00	7.29	3.64	0.05				
18.50	7.36	3.71	0.05				
19.00	7.43	3.76	0.05				
19.50	7.50	3.82	0.05				
20.00	7.57	3.88	0.05				
20.50	7.63	3.93	0.04				
21.00	7.69	3.97	0.04				
21.50	7.74	4.02	0.04				
22.00	7.80	4.07	0.04				
22.50	7.86	4.11	0.04				
23.00	7.91	4.16	0.04				
23.50	7.96	4.20	0.03				
24.00	8.00	4.24	0.03				
24.50	8.00	4.24	0.00				
25.00	8.00	4.24	0.00				
25.50	8.00	4.24	0.00				
26.00	8.00	4.24	0.00				

Summary for Subcatchment 2S: Site, Post-development

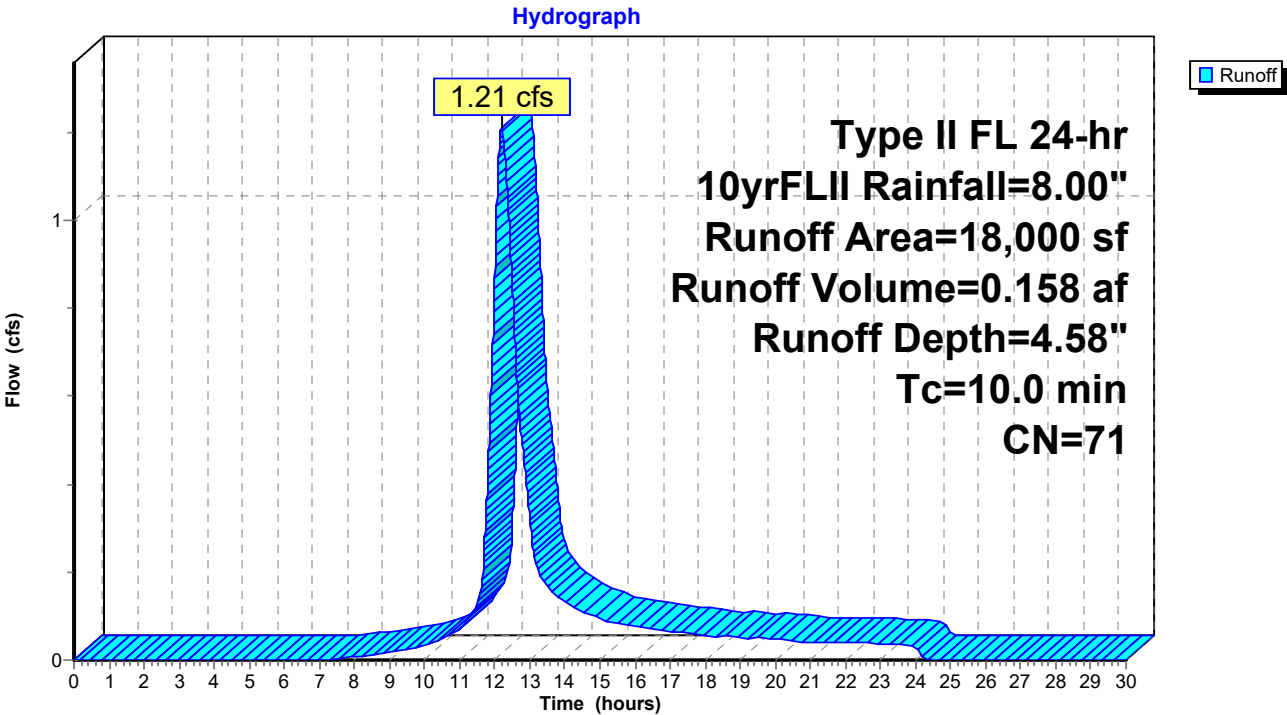
Runoff = 1.21 cfs @ 12.19 hrs, Volume= 0.158 af, Depth= 4.58"
Routed to Pond 1P : Dry Pond

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 10yrFLII Rainfall=8.00"

	Area (sf)	CN	Description
*	9,781	49	
*	8,219	98	
	18,000	71	Weighted Average
	9,781		54.34% Pervious Area
	8,219		45.66% Impervious Area

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

Subcatchment 2S: Site, Post-development



410 Second Avenue

Type II FL 24-hr 10yrFLII Rainfall=8.00"

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Hydrograph for Subcatchment 2S: Site, Post-development

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.50	8.00	4.58	0.00
0.50	0.02	0.00	0.00	27.00	8.00	4.58	0.00
1.00	0.07	0.00	0.00	27.50	8.00	4.58	0.00
1.50	0.12	0.00	0.00	28.00	8.00	4.58	0.00
2.00	0.18	0.00	0.00	28.50	8.00	4.58	0.00
2.50	0.23	0.00	0.00	29.00	8.00	4.58	0.00
3.00	0.28	0.00	0.00	29.50	8.00	4.58	0.00
3.50	0.34	0.00	0.00	30.00	8.00	4.58	0.00
4.00	0.41	0.00	0.00				
4.50	0.47	0.00	0.00				
5.00	0.53	0.00	0.00				
5.50	0.61	0.00	0.00				
6.00	0.68	0.00	0.00				
6.50	0.75	0.00	0.00				
7.00	0.84	0.00	0.00				
7.50	0.93	0.00	0.00				
8.00	1.03	0.01	0.01				
8.50	1.13	0.02	0.01				
9.00	1.25	0.04	0.02				
9.50	1.38	0.07	0.02				
10.00	1.53	0.11	0.03				
10.50	1.71	0.16	0.05				
11.00	1.94	0.24	0.07				
11.50	2.27	0.38	0.13				
12.00	3.67	1.17	0.87				
12.50	5.32	2.36	0.85				
13.00	5.92	2.83	0.32				
13.50	6.18	3.05	0.17				
14.00	6.38	3.21	0.13				
14.50	6.55	3.35	0.11				
15.00	6.69	3.46	0.09				
15.50	6.81	3.57	0.09				
16.00	6.93	3.66	0.08				
16.50	7.03	3.74	0.07				
17.00	7.12	3.82	0.06				
17.50	7.21	3.90	0.06				
18.00	7.29	3.97	0.05				
18.50	7.36	4.03	0.06				
19.00	7.43	4.09	0.05				
19.50	7.50	4.15	0.05				
20.00	7.57	4.21	0.05				
20.50	7.63	4.26	0.04				
21.00	7.69	4.31	0.04				
21.50	7.74	4.36	0.04				
22.00	7.80	4.41	0.04				
22.50	7.86	4.45	0.04				
23.00	7.91	4.50	0.04				
23.50	7.96	4.54	0.03				
24.00	8.00	4.58	0.03				
24.50	8.00	4.58	0.00				
25.00	8.00	4.58	0.00				
25.50	8.00	4.58	0.00				
26.00	8.00	4.58	0.00				

410 Second Avenue

Type II FL 24-hr 10yrFLII Rainfall=8.00"

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Summary for Pond 1P: Dry Pond

Inflow Area = 0.413 ac, 45.66% Impervious, Inflow Depth = 4.58" for 10yrFLII event
 Inflow = 1.21 cfs @ 12.19 hrs, Volume= 0.158 af
 Outflow = 0.88 cfs @ 12.48 hrs, Volume= 0.158 af, Atten= 27%, Lag= 17.5 min
 Discarded = 0.88 cfs @ 12.48 hrs, Volume= 0.158 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 7.95' @ 12.48 hrs Surf.Area= 2,070 sf Storage= 725 cf
 Flood Elev= 8.50' Surf.Area= 3,462 sf Storage= 2,233 cf

Plug-Flow detention time= 5.3 min calculated for 0.158 af (100% of inflow)
 Center-of-Mass det. time= 5.3 min (847.1 - 841.8)

Volume	Invert	Avail.Storage	Storage Description
#1	7.50'	2,233 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
7.50	1,199	0	0	1,199
8.50	3,462	2,233	2,233	3,468

Device	Routing	Invert	Outlet Devices
#1	Discarded	7.50'	15.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 6.00'

Discarded OutFlow Max=0.88 cfs @ 12.48 hrs HW=7.95' (Free Discharge)
 ↑1=Exfiltration (Controls 0.88 cfs)

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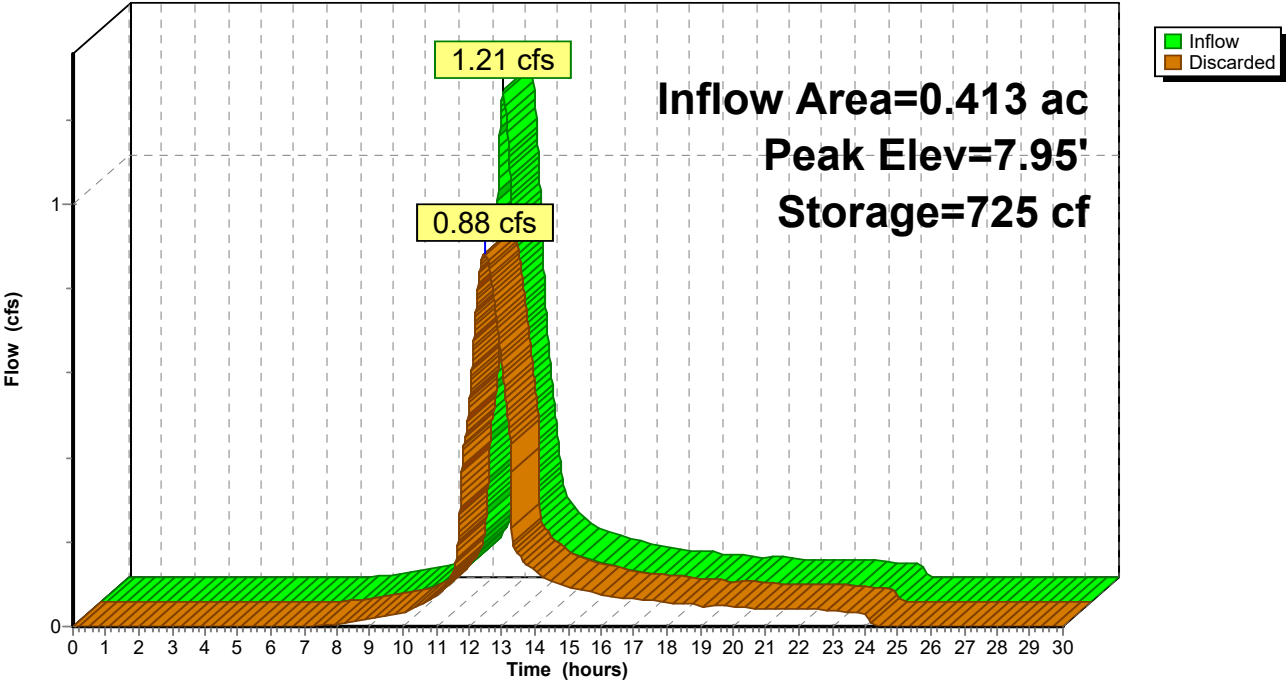
Type II FL 24-hr 10yrFLII Rainfall=8.00"

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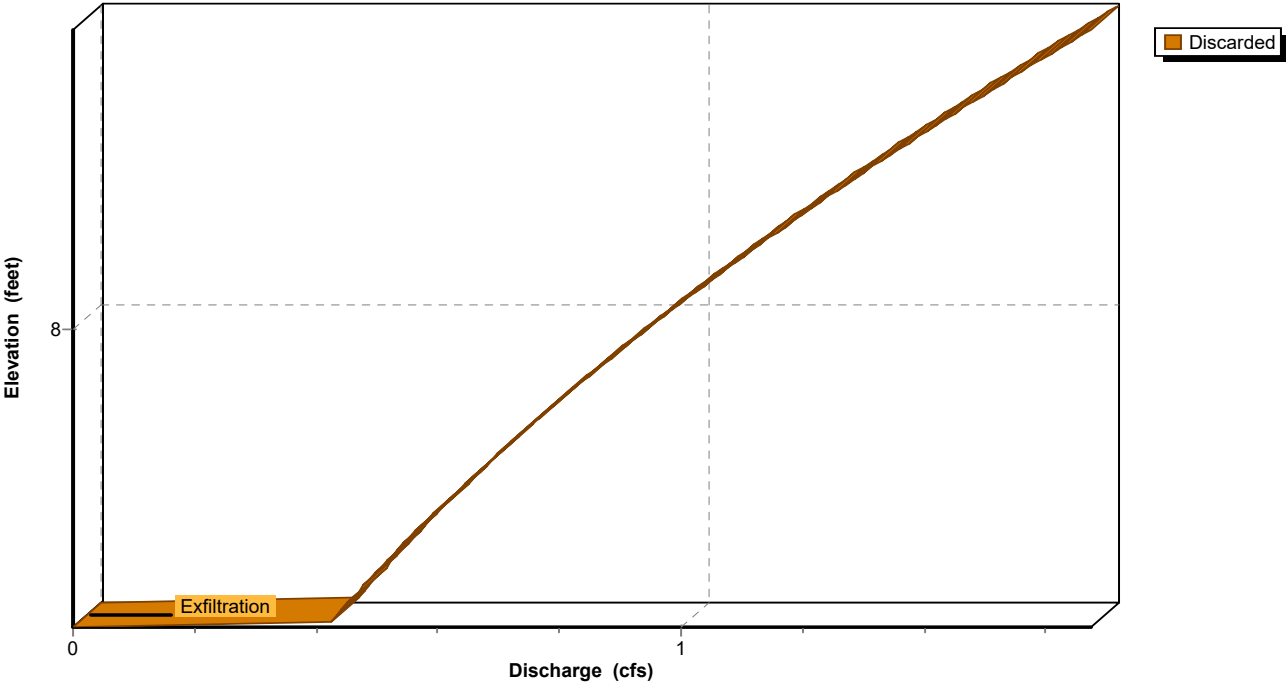
Pond 1P: Dry Pond

Hydrograph



Pond 1P: Dry Pond

Stage-Discharge



410 Second Avenue

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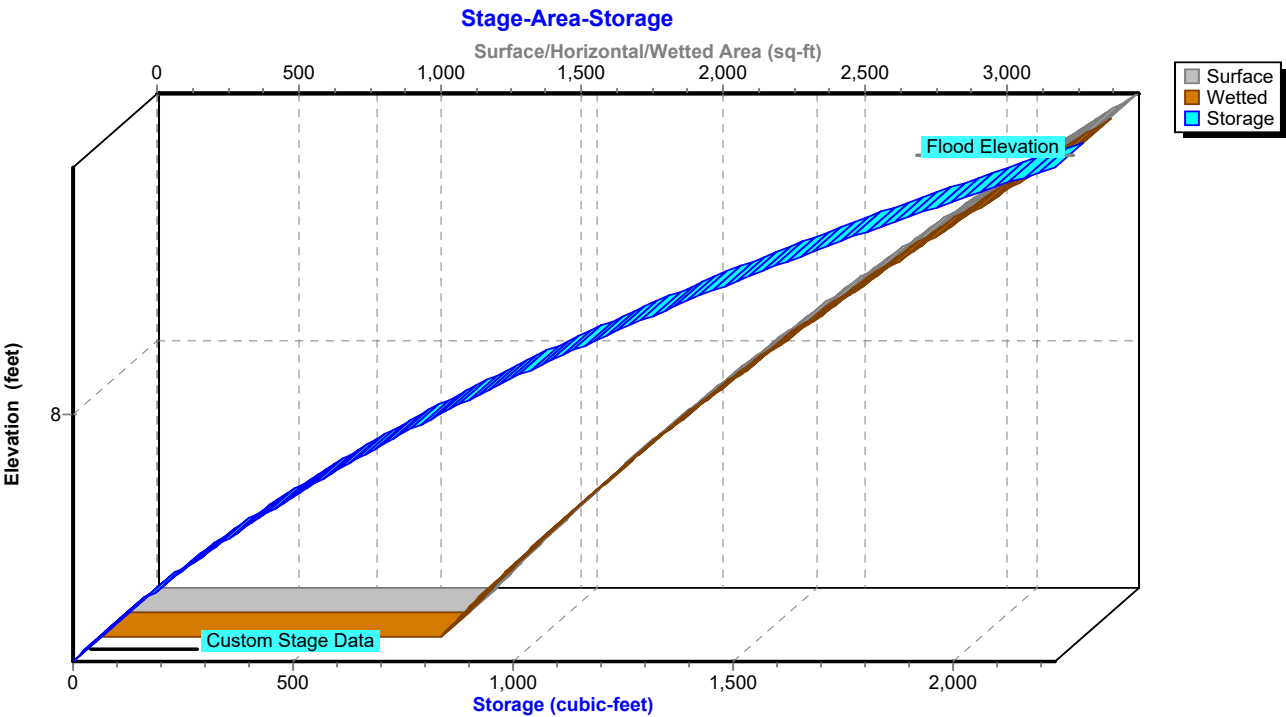
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Type II FL 24-hr 10yrFLII Rainfall=8.00"

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Pond 1P: Dry Pond



410 Second Avenue*Type II FL 24-hr 10yrFLII Rainfall=8.00"*

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Hydrograph for Pond 1P: Dry Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
0.00	0.00	0	7.50	0.00
1.00	0.00	0	7.50	0.00
2.00	0.00	0	7.50	0.00
3.00	0.00	0	7.50	0.00
4.00	0.00	0	7.50	0.00
5.00	0.00	0	7.50	0.00
6.00	0.00	0	7.50	0.00
7.00	0.00	0	7.50	0.00
8.00	0.01	0	7.50	0.01
9.00	0.02	0	7.50	0.02
10.00	0.03	1	7.50	0.03
11.00	0.07	2	7.50	0.07
12.00	0.87	138	7.61	0.51
13.00	0.32	303	7.72	0.62
14.00	0.13	4	7.50	0.13
15.00	0.09	3	7.50	0.09
16.00	0.08	2	7.50	0.08
17.00	0.06	2	7.50	0.06
18.00	0.05	2	7.50	0.05
19.00	0.05	1	7.50	0.05
20.00	0.05	1	7.50	0.05
21.00	0.04	1	7.50	0.04
22.00	0.04	1	7.50	0.04
23.00	0.04	1	7.50	0.04
24.00	0.03	1	7.50	0.03
25.00	0.00	0	7.50	0.00
26.00	0.00	0	7.50	0.00
27.00	0.00	0	7.50	0.00
28.00	0.00	0	7.50	0.00
29.00	0.00	0	7.50	0.00
30.00	0.00	0	7.50	0.00

410 Second Avenue*Type II FL 24-hr 10yrFLII Rainfall=8.00"*

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Stage-Discharge for Pond 1P: Dry Pond

Elevation (feet)	Discarded (cfs)	Elevation (feet)	Discarded (cfs)
7.50	0.00	8.03	0.98
7.51	0.42	8.04	1.00
7.52	0.43	8.05	1.01
7.53	0.44	8.06	1.02
7.54	0.45	8.07	1.04
7.55	0.46	8.08	1.05
7.56	0.47	8.09	1.06
7.57	0.48	8.10	1.08
7.58	0.49	8.11	1.09
7.59	0.50	8.12	1.10
7.60	0.51	8.13	1.12
7.61	0.52	8.14	1.13
7.62	0.53	8.15	1.14
7.63	0.53	8.16	1.16
7.64	0.54	8.17	1.17
7.65	0.55	8.18	1.19
7.66	0.56	8.19	1.20
7.67	0.57	8.20	1.21
7.68	0.58	8.21	1.23
7.69	0.59	8.22	1.24
7.70	0.60	8.23	1.26
7.71	0.61	8.24	1.27
7.72	0.62	8.25	1.29
7.73	0.64	8.26	1.30
7.74	0.65	8.27	1.31
7.75	0.66	8.28	1.33
7.76	0.67	8.29	1.34
7.77	0.68	8.30	1.36
7.78	0.69	8.31	1.37
7.79	0.70	8.32	1.39
7.80	0.71	8.33	1.40
7.81	0.72	8.34	1.42
7.82	0.73	8.35	1.44
7.83	0.74	8.36	1.45
7.84	0.75	8.37	1.47
7.85	0.77	8.38	1.48
7.86	0.78	8.39	1.50
7.87	0.79	8.40	1.51
7.88	0.80	8.41	1.53
7.89	0.81	8.42	1.55
7.90	0.82	8.43	1.56
7.91	0.84	8.44	1.58
7.92	0.85	8.45	1.59
7.93	0.86	8.46	1.61
7.94	0.87	8.47	1.63
7.95	0.88	8.48	1.64
7.96	0.90	8.49	1.66
7.97	0.91	8.50	1.68
7.98	0.92		
7.99	0.93		
8.00	0.95		
8.01	0.96		
8.02	0.97		

410 Second Avenue

Type II FL 24-hr 10yrFLII Rainfall=8.00"

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Page 14

Stage-Area-Storage for Pond 1P: Dry Pond

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
7.50	1,199	1,199	0
7.52	1,233	1,233	24
7.54	1,267	1,267	49
7.56	1,302	1,302	75
7.58	1,337	1,337	101
7.60	1,373	1,373	128
7.62	1,409	1,409	156
7.64	1,445	1,446	185
7.66	1,482	1,483	214
7.68	1,520	1,521	244
7.70	1,558	1,559	275
7.72	1,596	1,597	306
7.74	1,635	1,636	339
7.76	1,675	1,676	372
7.78	1,714	1,716	406
7.80	1,755	1,756	440
7.82	1,796	1,797	476
7.84	1,837	1,839	512
7.86	1,879	1,880	549
7.88	1,921	1,923	587
7.90	1,964	1,966	626
7.92	2,007	2,009	666
7.94	2,050	2,053	707
7.96	2,094	2,097	748
7.98	2,139	2,141	790
8.00	2,184	2,187	834
8.02	2,229	2,232	878
8.04	2,275	2,278	923
8.06	2,322	2,325	969
8.08	2,369	2,372	1,016
8.10	2,416	2,419	1,063
8.12	2,464	2,467	1,112
8.14	2,512	2,516	1,162
8.16	2,561	2,565	1,213
8.18	2,610	2,614	1,264
8.20	2,660	2,664	1,317
8.22	2,710	2,714	1,371
8.24	2,761	2,765	1,426
8.26	2,812	2,816	1,481
8.28	2,864	2,868	1,538
8.30	2,916	2,920	1,596
8.32	2,968	2,973	1,655
8.34	3,021	3,026	1,715
8.36	3,075	3,080	1,776
8.38	3,129	3,134	1,838
8.40	3,183	3,188	1,901
8.42	3,238	3,243	1,965
8.44	3,293	3,299	2,030
8.46	3,349	3,355	2,097
8.48	3,405	3,411	2,164
8.50	3,462	3,468	2,233

410 Second Avenue

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Multi-Event Tables

Printed 8/31/2026

Page 15

Events for Subcatchment 1S: Pre-Development

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10yrFLII	8.00	1.06	0.146	4.24

410 Second Avenue

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Multi-Event Tables

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Page 16

Events for Subcatchment 2S: Site, Post-development

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10yrFLII	8.00	1.21	0.158	4.58

410 Second Avenue

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Multi-Event Tables
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Page 17

Events for Pond 1P: Dry Pond

Event	Inflow (cfs)	Discarded (cfs)	Elevation (feet)	Storage (cubic-feet)
10yrFLII	1.21	0.88	7.95	725

410 Second Avenue

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Table of Contents

Printed 8/31/2026

TABLE OF CONTENTS**Project Reports**

- 1 Routing Diagram
- 2 Rainfall Events Listing (selected events)
- 3 Area Listing (all nodes)

10yrFLII Event

- 4 Node Listing
- 5 Subcat 1S: Pre-Development
- 7 Subcat 2S: Site, Post-development
- 9 Pond 1P: Dry Pond

Multi-Event Tables

- 15 Subcat 1S: Pre-Development
- 16 Subcat 2S: Site, Post-development
- 17 Pond 1P: Dry Pond

Planning and Zoning Meeting

Section: New Business
Meeting Date: October 13, 2026
From: Building Department
RE: Site Plan Approval for 411 First Ave. – New Home

Background Information:

The Town received plans for a new home at 411 First Ave.

Recommendation:

Approve the site plan for 411 First Ave. contingent upon the pending Town Engineer report.

Attachments:

- Town Planner Letter – Pages 74-76
- Development Application – Pages 77-79
- Original Plans and Survey – Pages 80-94
- Stormwater Calculations Report – Pages 95-114



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Site Plan Review

Applicable Codes:

Town of Melbourne Beach Land Development Code
Current Florida Building Code

Date: October 6, 2026
Owner: 411 First Avenue Land Trust
Owner Address: 411 First Avenue, Melbourne Beach FL 32951
Site Address: 411 First Avenue, Melbourne Beach FL 32951
Parcel ID: 28-38-07-FY-9-7
Zoning: 3RS - Single-Family
Proposed Project: Demolish the existing home and construct a new single-family home
References: Town of Melbourne Beach Code of Ordinances:
 7A-33 Single-Family Residential District
 7A-51.1, Site Plan Approval for Single-Family Residential Districts

Request: Site Plan Approval in Accordance with 7A-51.1
Staff Review: The property lies in Zoning District 3RS

- 1) The project includes the demolition of the existing home and construction of a new single-story home with three (3) bedrooms, two (2) full baths and 1 half bath, a covered entry with a courtyard, a laundry, a great room, a kitchen, a covered porch, 3-car garage, detached 1-car garage, a pool, and a spa. The total living area is 2,659 square feet, plus a car garage of 1,054 and a detached garage of 365 square feet, giving a total of 4,078 square feet. The report below references the plan used to determine compliance as there are some inconsistencies between the drawings provided.

Lot area and dimension requirements:

Lot area is 13,507 SF per survey (min. 10,000 SF)

Lot width is 90 ft. (min. 90 ft.)

Lot depth is 150.07 / 150.09 ft. per survey (min. 100 ft.)

- 2) Lot coverage maximum 30% for the principal structure.
 Lot coverage per plan is 29.62%
 Footprint of Primary Structure is 4,002 SF., inclusive of living area, covered entry and porch, and garage area, not including detached garage (lot coverage is that portion of the lot covered by the principal building, not including accessory structures).
 Maximum allowed for Primary Structure is 4,052.1 SF for Lot Area of 13,507 SF.
 Minimum pervious area per lot is 30%. Pervious area per the survey is 7,330 SF and 54.27%.

Phone: (321) 724-5860 | melbournebeachfl.org | Fax: (321) 984-8994

Brevard County's Oldest Beach Community - Established 1883



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

- 3) Structure maximum height for zoning district is 28 feet.
The proposed height measured from the finished floor elevation of 12.73 feet is 19 feet to the top of the roof, with decorative features extending to a maximum height of 24 feet. As per Section 7A-55 "any elevation of a building above the required elevation shall be included in the measurement of building height." As per the civil engineering plan the required finished floor elevation is 10.73 feet. Consequently, the height per 7A-55 is 21 feet to the top of roof and 26 feet to the top of the decorative features. This complies with the maximum allowable building height.
Flood Zone: X per survey
FFE: 12.73'
- 4) Setback requirements per the survey/plot plan:
Primary Structure Front Setback: 25.3' (min. 25'.)
Primary Structure Rear Setback: 31.07' (min. 25')
Primary Structure West Side Setback: 15.09' (min. 15')
Primary Structure East Side Setback: 15.08' (min. 15')
- 5) Sediment and Erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances, Chapter 27 Stormwater, and the current Florida Building Code.
- 6) On-site Storm water Retention Control measures shall be met, as applicable, and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances, Chapter 27 Stormwater, and the current Florida Building Code.
- 7) Town Engineer will submit a review of the drainage plan included in this submittal per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued.
- 8) Landscape standards, as applicable, must be met at the time of building permitting, and a landscape plan is included in this submittal.

Based on the above review, the proposed site plan for the referenced property complies with The Town of Melbourne Beach Code of Ordinances.

Corey W. O'Gorman
Town Planner

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Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

411 First Avenue

IMPERVIOUS		PERVIOUS	
Primary Structure	4002	Open areas	6177
Detached Garage	365		
Driveway and Pavers	2963		
Total Paved Area		Total Pervious	6177
Total Lot Area		Total Lot Area	13,507
% IMPERVIOUS		% PERVIOUS	45.73%
54.27%			



TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

NOTICE: Development Applications are public record under Florida Statute 119. Scammers have been known to target applicants with requests for payment. The Town of Melbourne Beach will never request payment via wire transfer. If you receive any requests for payment, contact Town Hall directly at 321-724-5860 to verify whether the request is legitimate. Please share this information with all parties named on the 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:

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

III. PROPERTY INFORMATION:

General Location: 411 First Avenue, Melbourne Beach FL 32951

Address: 411 First Avenue, Melbourne Beach FL 32951

Parcel Number(s): 28-38-07-FY-9-7

Area (in acreage): 0.31 Area (in square feet): 13,503.6

Current Zoning: 2-RS Proposed Zoning: 2-RS

Current Future Land Use: _____ Proposed Future Land Use: _____

Brief Description of Application: Construction of New Single Family Home

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): _____

IV. APPLICANT INFORMATION:

Property Owner

Name: Tracy & Sarah Sisk Phone: 405-323-7171

Address: 411 First Avenue, Melbourne Beach FL 32951 Fax: _____

Email: tracysiskbpa@gmail.com

Applicant (if other than property owner)

Name: Carl Brunosson Phone: 321-720-8021

Address: 408 E Strawbridge Avenue, Melbourne Fax: _____

FL 32901 Email: will@groundedbuilds.com

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:  Date: 8-24-26

Print Name: Tracy Sisk Title: Owner

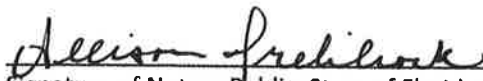
*Must sign in front of notary.

State of Florida

County of Brevard.

The foregoing application is acknowledged before me

this 25th day of August, 2026, by Tracy Sisk
who is/are personally known to me, or who has/have produced DL
as identification.


Signature of Notary Public, State of Florida

NOTARY SEAL



Allison Trebilcock
Comm.: HH 825322
Expires: Jul. 18, 2030
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: Carl Brunosson

Date: 08/24/2026

Print Name: Carl Brunosson

Title: Owner - Grounded Builds

*Must sign in front of notary.

State of Florida

County of Brevard.

The foregoing application is acknowledged before me

this 25th day of August, 2026, by Carl Brunosson,

who is/are personally known to me, or who has/have produced _____
as identification.

Allison Trebilcock
Signature of Notary Public, State of Florida

NOTARY SEAL



Allison Trebilcock
Comm.: HH 825322
Expires: Jul. 18, 2030
Notary Public - State of Florida

VII. PROJECT DESCRIPTION:

Describe Application: _____

We are proposing the demolition of an existing single family home to build a new single family home with
a complete site/drainage plan

Provide attachment if more space is needed.

Describe Existing Conditions: The current site is in good condition and the existing home is built in 1960

Provide attachment if more space is needed.

Custom Design for

Sisk Residence



FRONT ELEVATION

NOT TO SCALE

PROJECT SUMMARY

PROJECT NAME : SISK RESIDENCE
PROJECT ADDRESS : 411 FIRST AVE, MELBOURNE BEACH
FL 32951
PROPOSED USE : SINGLE FAMILY RESIDENTIAL
CONTRACTOR: GROUNDED BUILDS
APPLICABLE CODES
FLORIDA BUILDING CODE: FBC 8TH EDITION (2023)
MECHANICAL CODE : 2023
PLUMBING CODE : 2023
ELECTRICAL CODE : NEC 2020
FIRE CODE : FLORIDA FIRE PREVENTION CODE 2023
AUTHORITY / JURISDICTION : TOWN OF MELBOURNE BEACH

SCHEDULE OF DRAWINGS

SHEET	DESCRIPTION
C1	COVER SHEET
A1	PLOT PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	GARAGE FLOOR PLAN + ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	GARAGE ELEVATIONS
A9	GARAGE ELEVATIONS

AREA TABULATION

TOTAL LIVING:	2,414 SF
ENTRY	185 SF
COVERED PORCH	289 SF
DETACHED GARAGE	365 SF
GARAGE	1,054 SF
GRAND TOTAL:	4,312 SF



RESIDENTIAL PLANNING & DESIGN
• 105 SOUTH RIVERSIDE DR. •
•SUITE 200 INDIALANTIC FL. 32903•
• 321-745-8609 •
•ALEX@MITZDESIGNGROUP.COM•
•MITZDESIGNGROUP.COM•

JOB NO.	22-061
DESIGNED	AAM
DRAWN	JAW
CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

	REVISIONS	BY	DATE
△	..	AAM	XX.XX.XX

CUSTOM DESIGN FOR

SISK RESIDENCE

ADDRESS:
411 FIRST AVE
MELBOURNE BEACH, FL, 32951

SHEET TITLE

COVER PAGE

PLANNING AND ZONING

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ALEX MITZ, PRESIDENT DESIGNER

A1

SHEET 1



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DRAWN	JAW
CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

[illegible]

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RESIDENCE

ADDRESS:
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SHEET TITLE

PLOT PLAN
SCALE: 1/8"=1'-0"

PLANNING AND ZONING

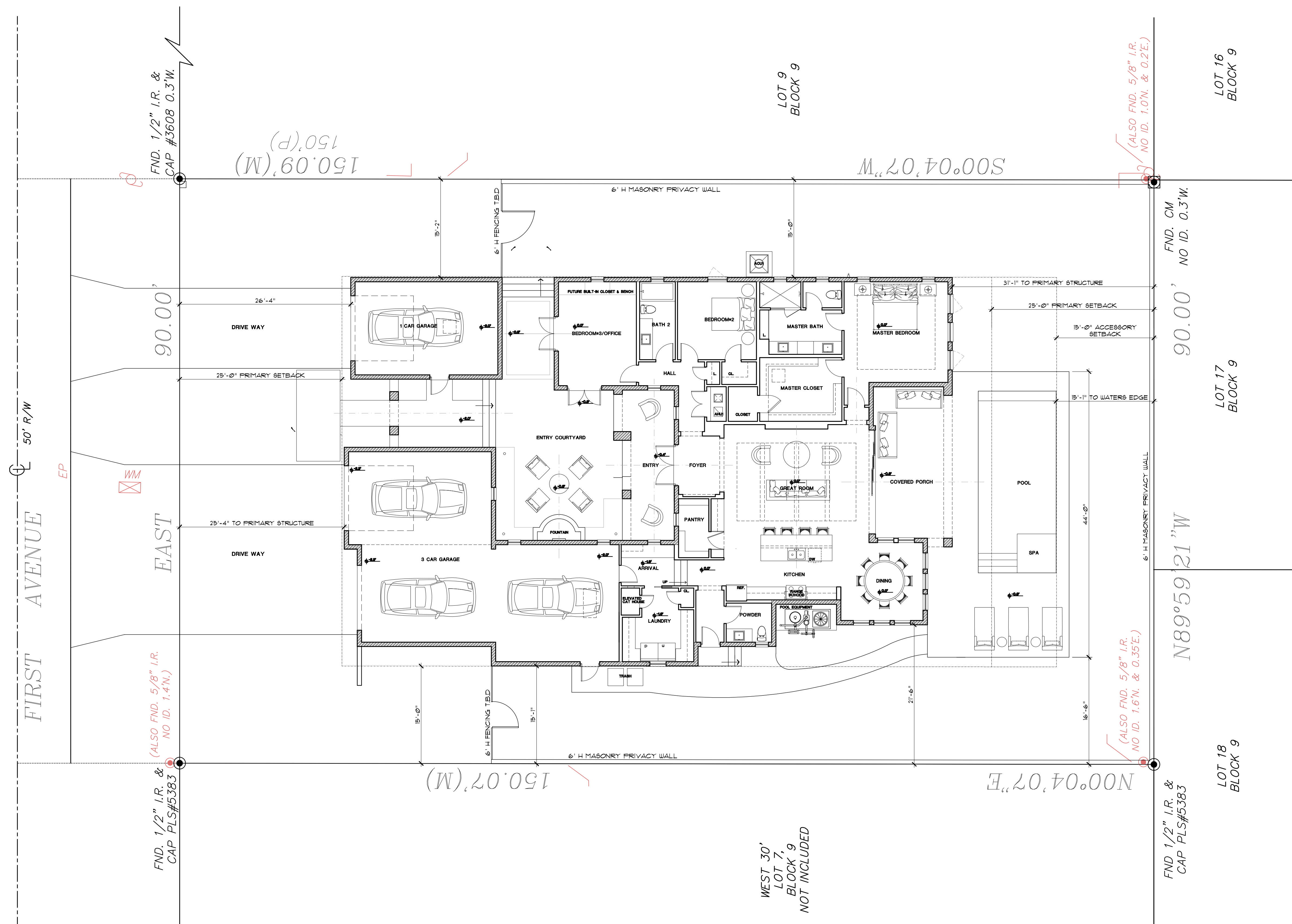
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A2

SHEET 2



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CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

REVISIONS	BY	DATE
1	AAM	XX.XX.XX

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SISK
RESIDENCE

ADDRESS:
411 FIRST AVE
MELBOURNE BEACH, FL, 32951

SHEET TITLE
FLOOR PLAN

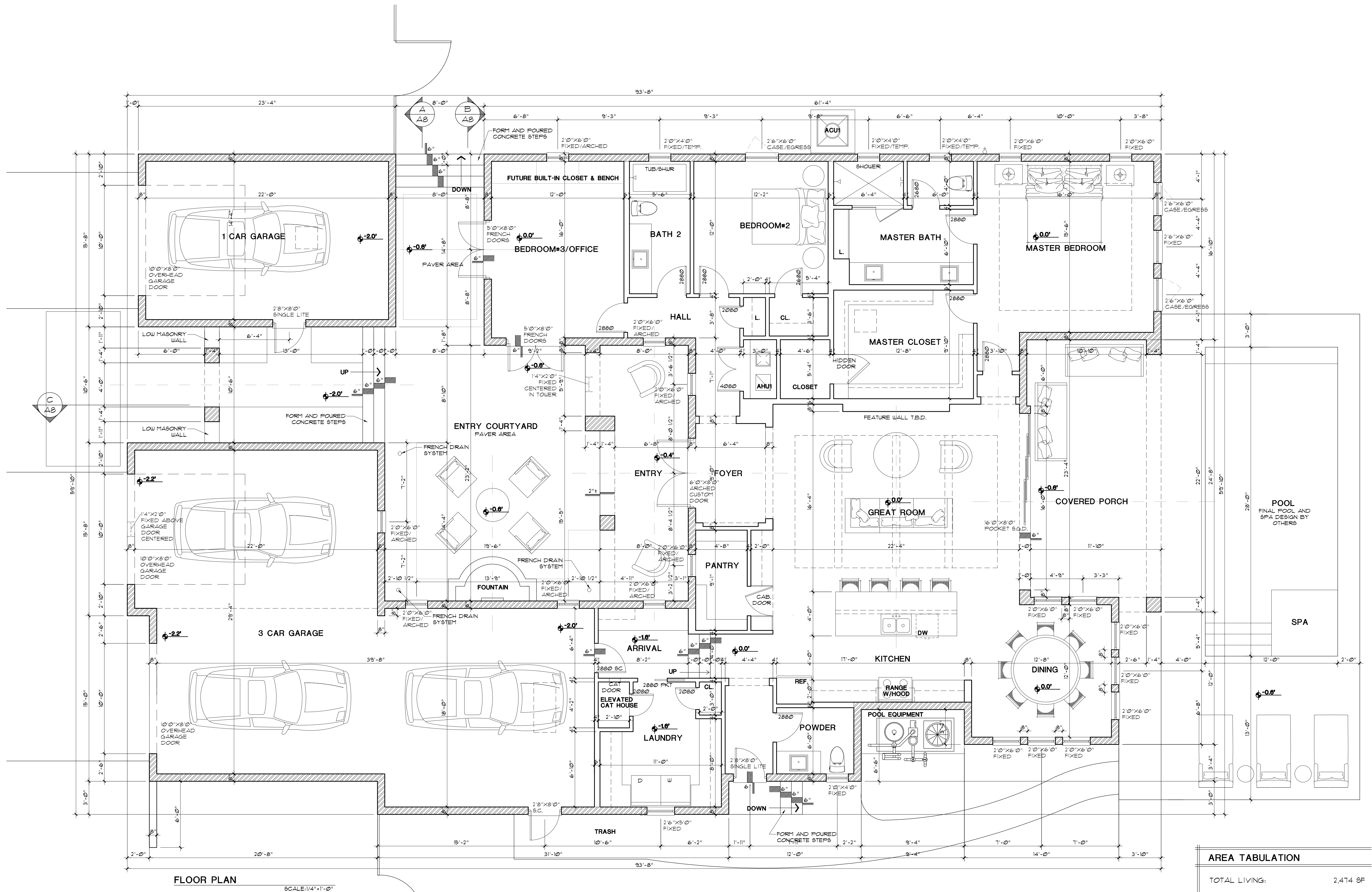
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A3

SHEET 3



AREA TABULATION

TOTAL LIVING:	2,474 SF
ENTRY	185 SF
COVERED PORCH	289 SF
DETACHED GARAGE	365 SF
GARAGE	1,054 SF
GRAND TOTAL:	4,372 SF

[illegible]

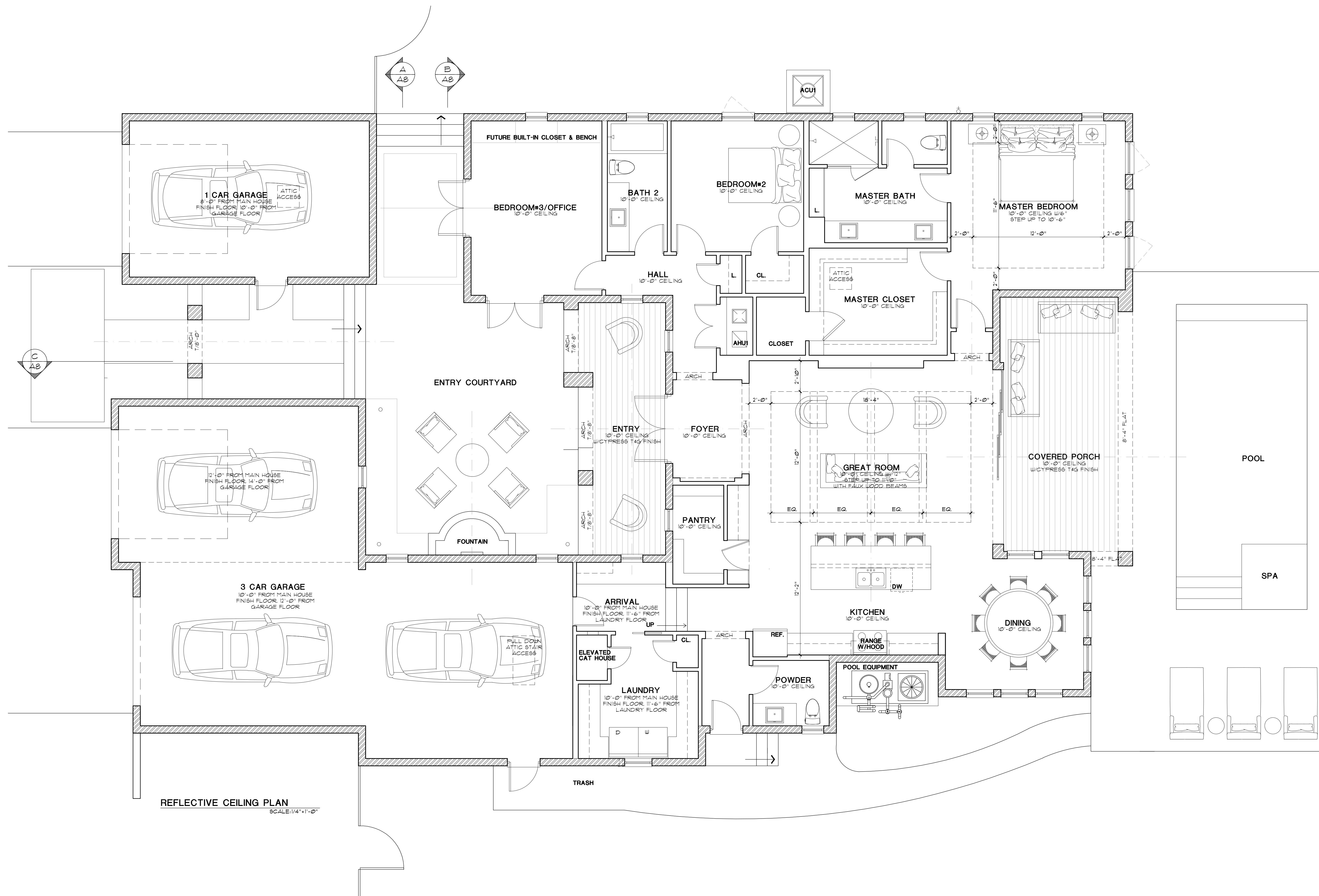
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411 FIRST AVE
MELBOURNE BEACH, FL, 32951

REFLECTIVE CEILING PLAN

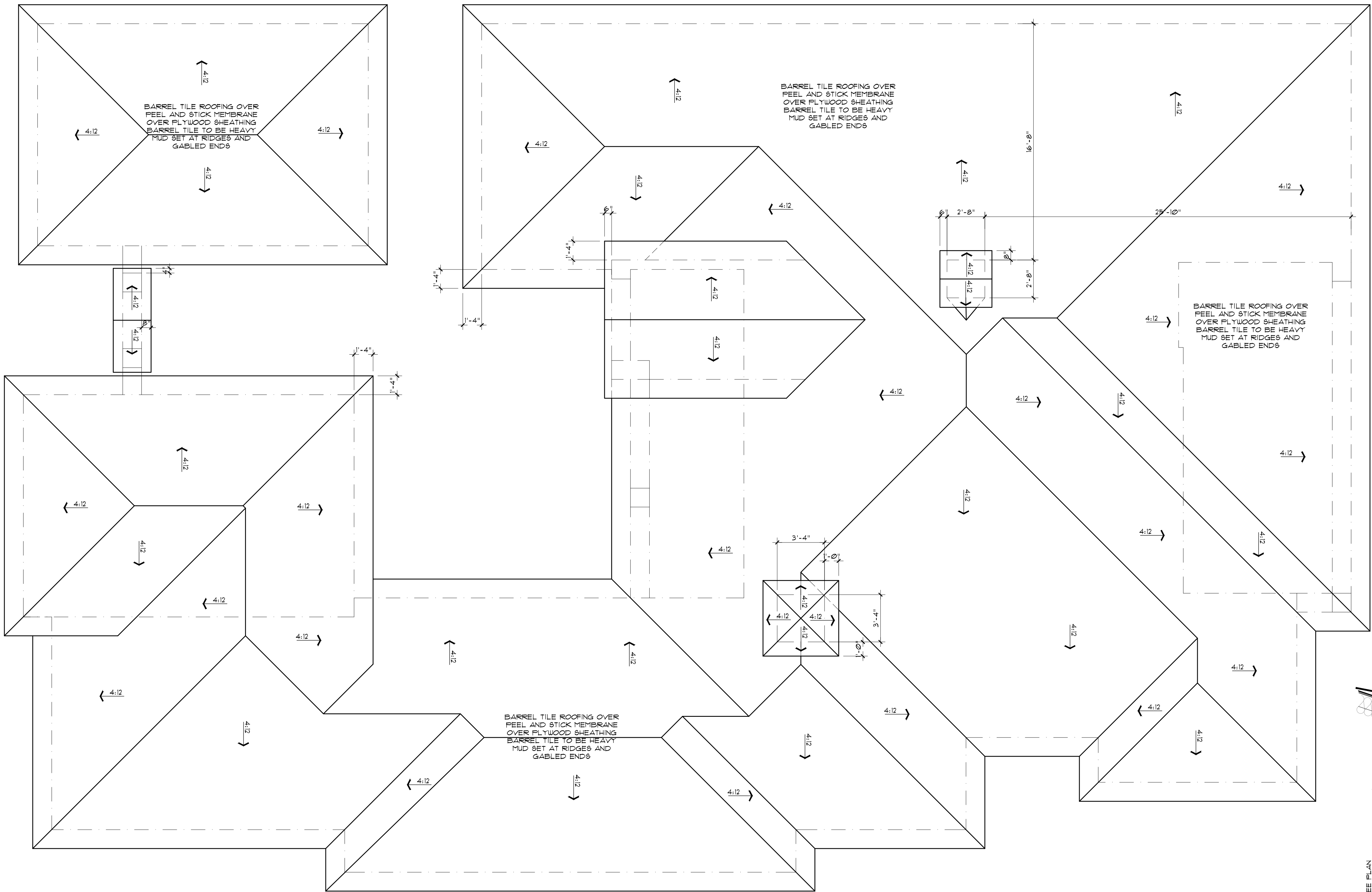
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A4

4

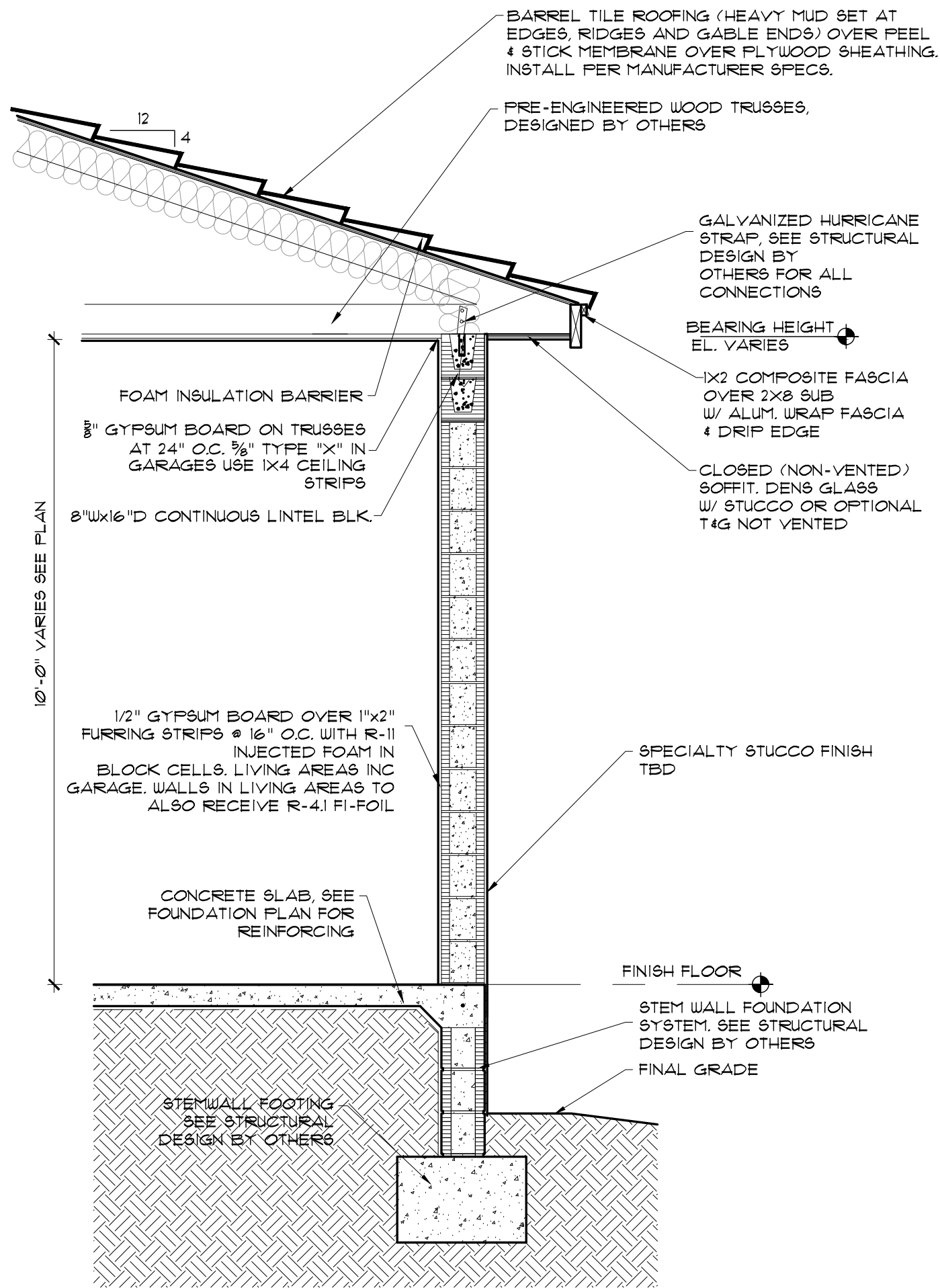


REFLECTIVE CEILING PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN

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



TYP. ONE STORY WALL SECTION

SCALE: 1/2" = 1'-0"



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JOB. NO.	22-061
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DRAWN	JAW
CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

REVISIONS	BY	DATE
1	AAM	XX.XX.XX

CUSTOM DESIGN FOR

SISK
RESIDENCE

ADDRESS:
411 FIRST AVE
MELBOURNE BEACH, FL, 32951

SHEET TITLE
ROOF PLAN

PLANNING AND ZONING
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A5

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DRAWN	JAW
CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

[illegible]

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RESIDENCE

ADDRESS:
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SHEET TITLE

EXTERIOR ELEVATIONS

PLANNING AND ZONING

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A6

SHEET 6



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DRAWN	JAW
CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

REVISIONS	BY	DATE
△	AAM	XX.XX.XX

CUSTOM DESIGN FOR
**SISK
RESIDENCE**
ADDRESS:
411 FIRST AVE
MELBOURNE BEACH, FL, 32951

SHEET TITLE
EXTERIOR ELEVATIONS

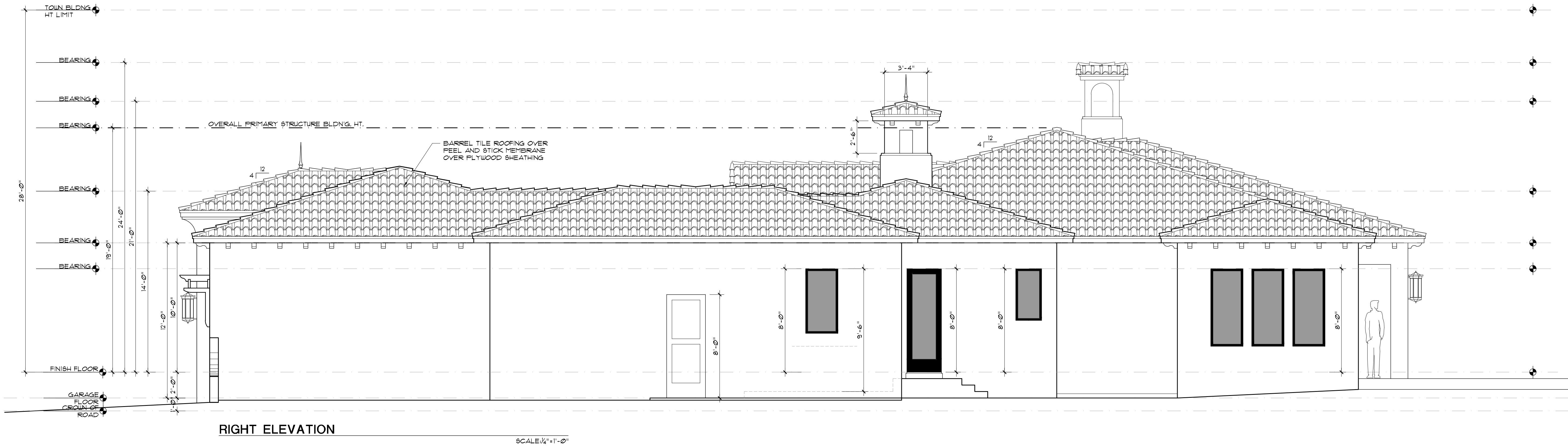
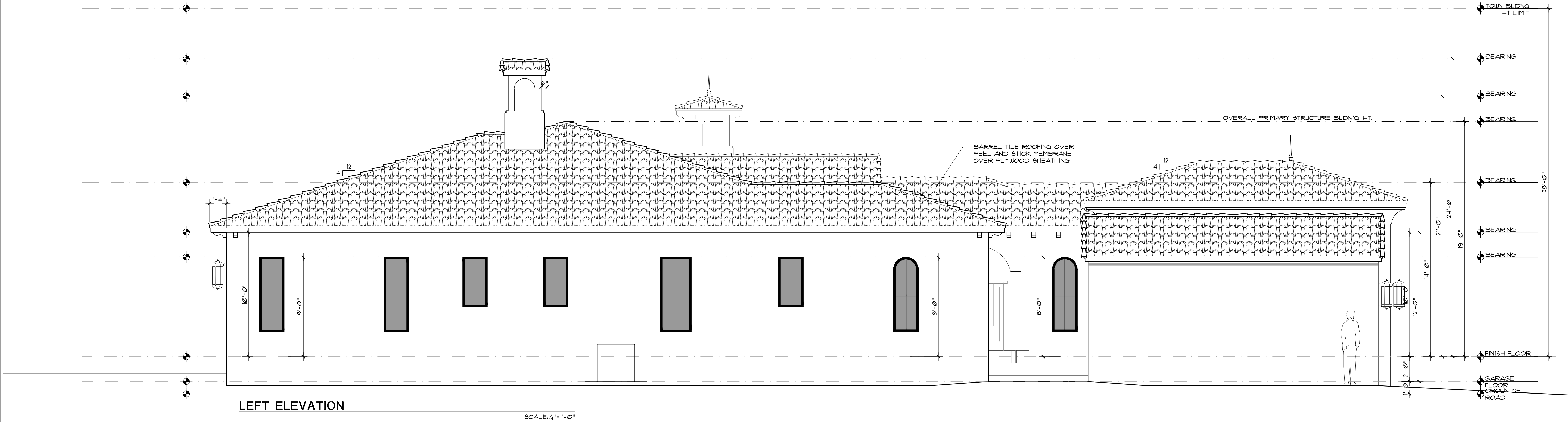
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A7

SHEET 7



JOB. NO.	22-061
DESIGNED	AAM
DRAWN	JAW
CHECKED	AAM
SCALE	AS SHOWN
DATE	8.24.26

[illegible]

CUSTOM DESIGN FOR

SISK
RESIDENCE

ADDRESS:
411 FIRST AVE
MELBOURNE BEACH, FL, 32951

SHEET TITLE

BUILDING SECTIONS

PLANNING AND ZONING

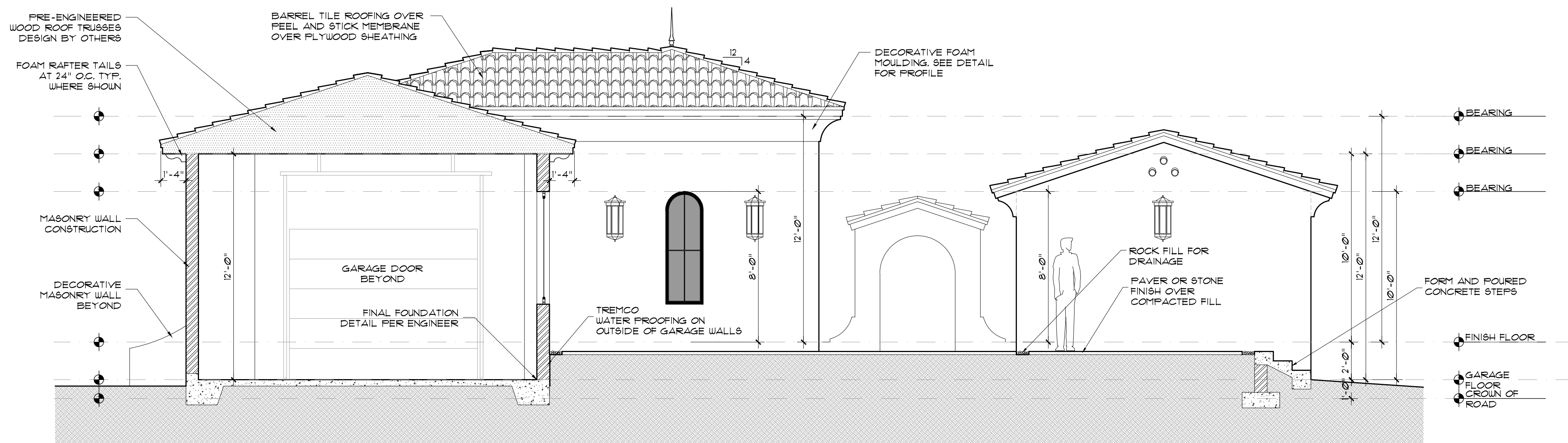
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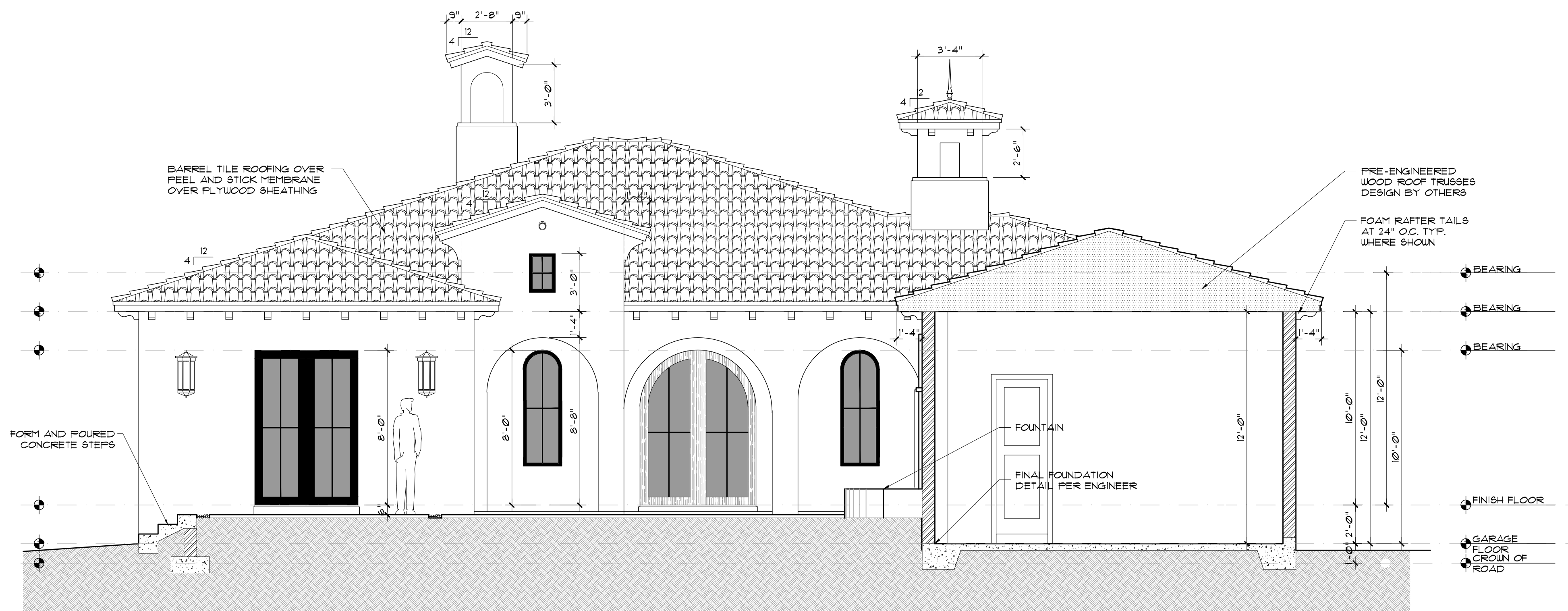
A8

SHEET 8



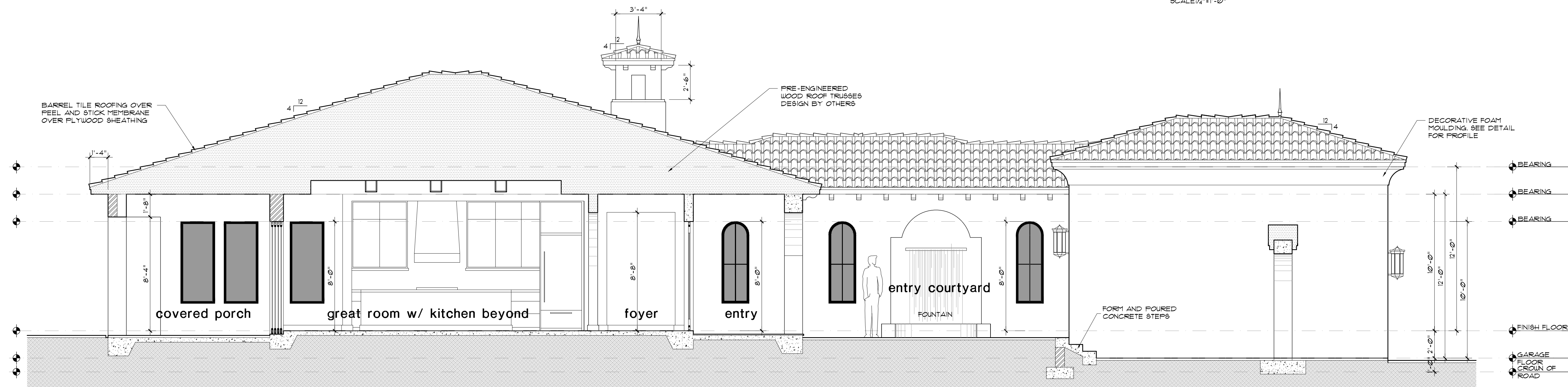
A BUILDING SECTION

SC41 F-1/2"=1'-0"



B BUILDING SECTION

SCALE: $\frac{1}{4}'' = 1' - 0$



C BUILDING SECTION

SCALE: $\frac{1}{4}" = 1' - 0"$

GRADING NOTES

1. IMPERVIOUS PAVEMENT ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR THE FIRST 10 FEET.
2. THE FINISHED PAVEMENT GRADE ADJACENT TO THE GARAGE DOOR(S) SHALL BE SET 3/4" BELOW THE ADJACENT GARAGE SLAB ELEVATION AND BE SLOPED AWAY FROM THE GARAGE AT A MINIMUM OF A 2% SLOPE FOR 10 FEET.
3. FINISHED EARTH GRADES ADJACENT TO THE BUILDING SHALL FALL AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

BUILDING FOUNDATION NOTES:

1. THE STRUCTURAL ENGINEER SHALL DESIGN THE BUILDING FOUNDATION AND SITE WALLS IN ACCORDANCE WITH THE CRITERIA OF THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION.
2. DRAINS SHALL BE PROVIDED AROUND FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE LOCATED BELOW GRADE, AS APPLICABLE, IN ACCORDANCE WITH R405 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH ADDITION.
3. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACE AND FLOORS BELOW GRADE SHALL BE WATERPROOFED OR DAMPPROOFED AS APPLICABLE IN ACCORDANCE WITH SECTION R406 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION.
4. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R318 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH ADDITION.

GENERAL NOTES

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY AAL LAND SURVEYING SERVICES, INC. JOB NO. 47316, LATEST REVISION DATED 8/27/26.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. CONTOURS ARE APPROXIMATE ONLY.
5. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

MINIMUM FINISHED FLOOR ELEVATION:

TOWN: THE LOWEST FLOOR ELEVATION MUST BE AT LEAST 18 INCHES ABOVE THE CROWN ELEVATION OF THE STREET ON WHICH THE PROPERTY ABUTS.

REQUIRED MINIMUM FFE
9.23' + 1.5' = 10.73'

FEMA: FLOOD ZONE "X", NO ADDITIONAL FLOOD REQUIREMENTS

LEGAL DESCRIPTION: (BY SURVEYOR)

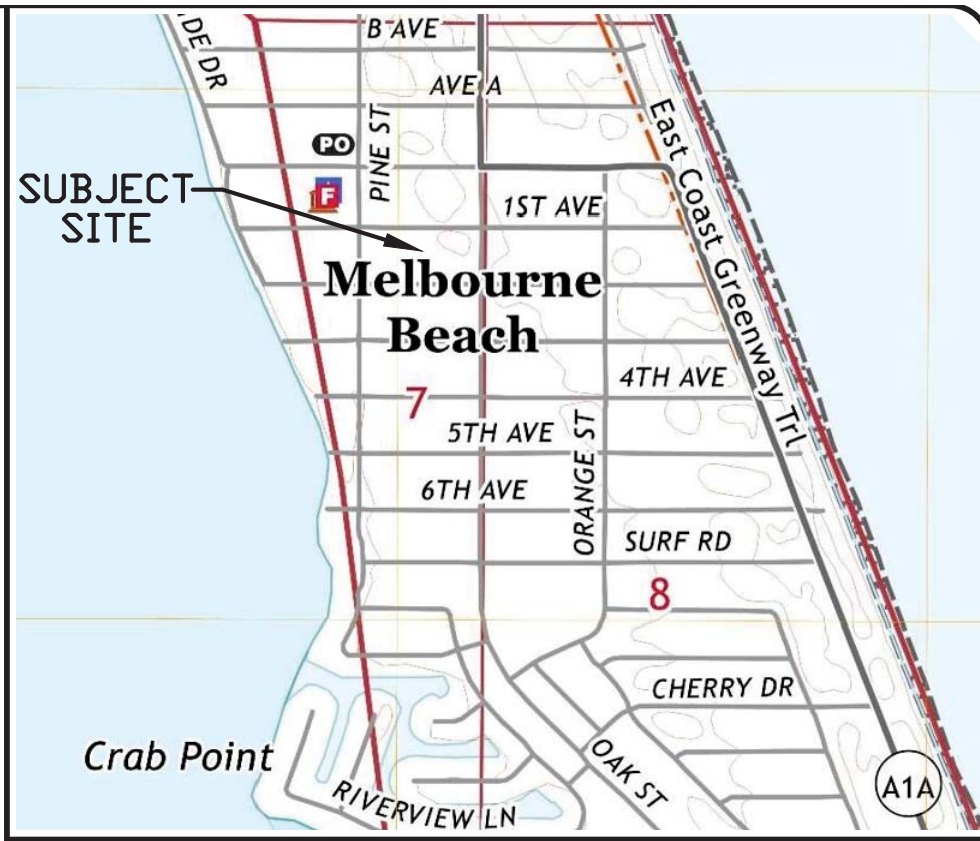
THE EAST 30 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 9, WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:

(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0608H
FIRM INDEX DATE: JAN 29, 2021
FLOOD ZONES: "X"

EROSION NOTES:

BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.



TOWNSHIP 28S, RANGE 38E, SECTION 07

VICINITY MAP
NTS

GENERAL STATEMENT:

THE LOT DRAINAGE PLAN HAS BEEN PREPARED FOR THE PROPOSED SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:

SISK, SARAH S; SISK, TRACY
411 1ST AVE
MELBOURNE BEACH FL 32951

ENGINEER:

BENNETT ENGINEERING & CONSULTING, LLC
4940 RANCHLAND ROAD
MELBOURNE, FLORIDA 32334
(321) 622-4462

SURVEYOR:

AAL LAND SURVEYING SERVICES, INC.
3970 MILTON ROAD,
WEST MELBOURNE, FL 32904
(321) 768-8110

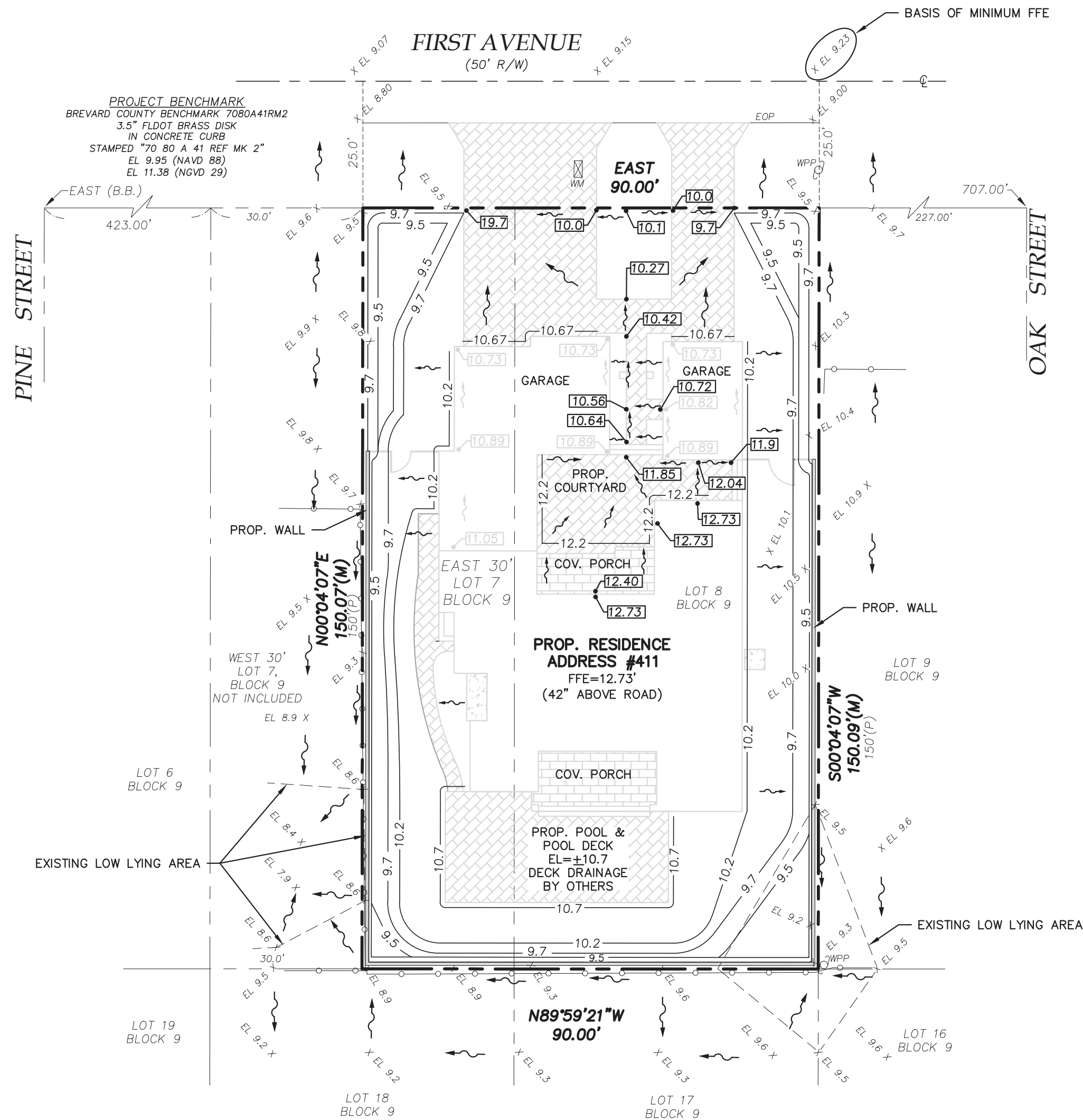
SITE ADDRESS:

411 FIRST AVE
MELBOURNE BEACH FL 32951

PARCEL ID: 28-38-07-FY-9-7

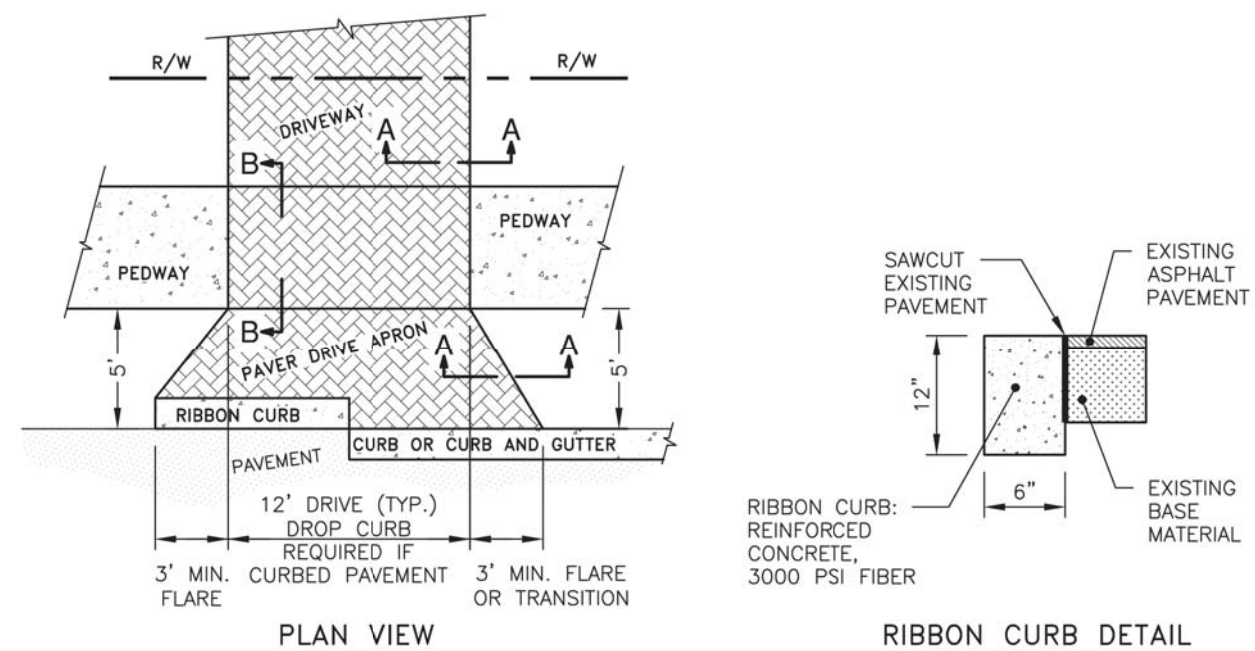
ACCOUNT NO: 2847428

SITE AREA: SITE AREA = ±0.31 AC (±13,507 SF)



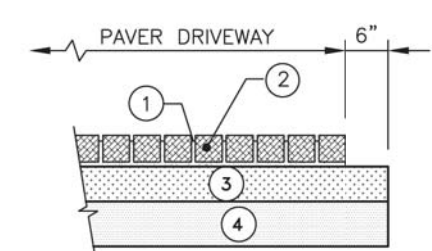
AREA OF ALTERATION
= 0.31 ACRES

NO FILL OR CONSTRUCTION
MATERIALS MAY BE
PLACED OUTSIDE OF THE
SILT FENCING.



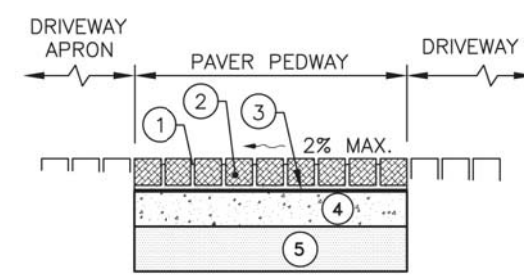
NOTES:

1. A 6" THICK CONCRETE PEDWAY/SIDEWALK MAY PASS THROUGH THE DRIVEWAY IN LIEU OF THE BRICK PAVED PEDWAY/SIDEWALK.
2. RIBBON CURB TO BE USED ALONG THE ENTIRE WIDTH OF DRIVE APRON IF NO CURB OR CURB AND GUTTER EXISTS. SEE DETAIL.



- 1 FILL BETWEEN PAVERS WITH SAND AS NEEDED
- 2 PAVES BRICK COLOR AND STYLE PER OWNER OR ARCHITECT
- 3 BASE: 4" LIMEROCK OR CRUSHED CONCRETE SCREENINGS, LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
- 4 SUBGRADE, 6" TYPE "B" STABILIZED, LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180.

SECTION A-A



- 1 FILL BETWEEN PAVERS WITH SAND AS NEEDED
- 2 PAVES BRICK COLOR AND STYLE PER OWNER OR ARCHITECT
- 3 1/2" LIMEROCK OR CRUSHED CONCRETE SCREENINGS FOR BEDDING
- 4 4" THICK CONCRETE, 3000 PSI
- 5 SUBGRADE, 6" TYPE "B" STABILIZED, LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180.

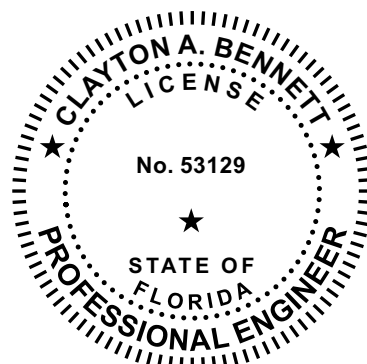
SECTION B-B

PAVER PEDWAY AND PAVER DRIVEWAY DETAILS

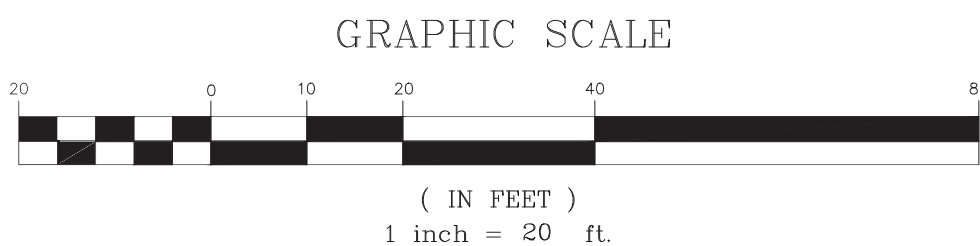
BREVARD COUNTY LAND DEVELOPMENT
2725 JUDGE FRANK JAMISON WAY, VEEA, FL 32940
EXHIBIT - 19
DATE: MAY-2008

This item has been digitally signed and sealed by Clayton A. Bennett, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



"PRELIMINARY"
SEPT 4, 2026



SHEET INDEX:

C-1 LOT DRAINAGE PLAN

BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129
FAX (321) 622-4462
CA# 28236
DATE
© 2026 BENNETT ENGINEERING & CONSULTING, LLC.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE:

DATE

DESIGNED: CAB DATE 09/02/26

DRAWN BY: CAB 09/02/26

CHECKED:

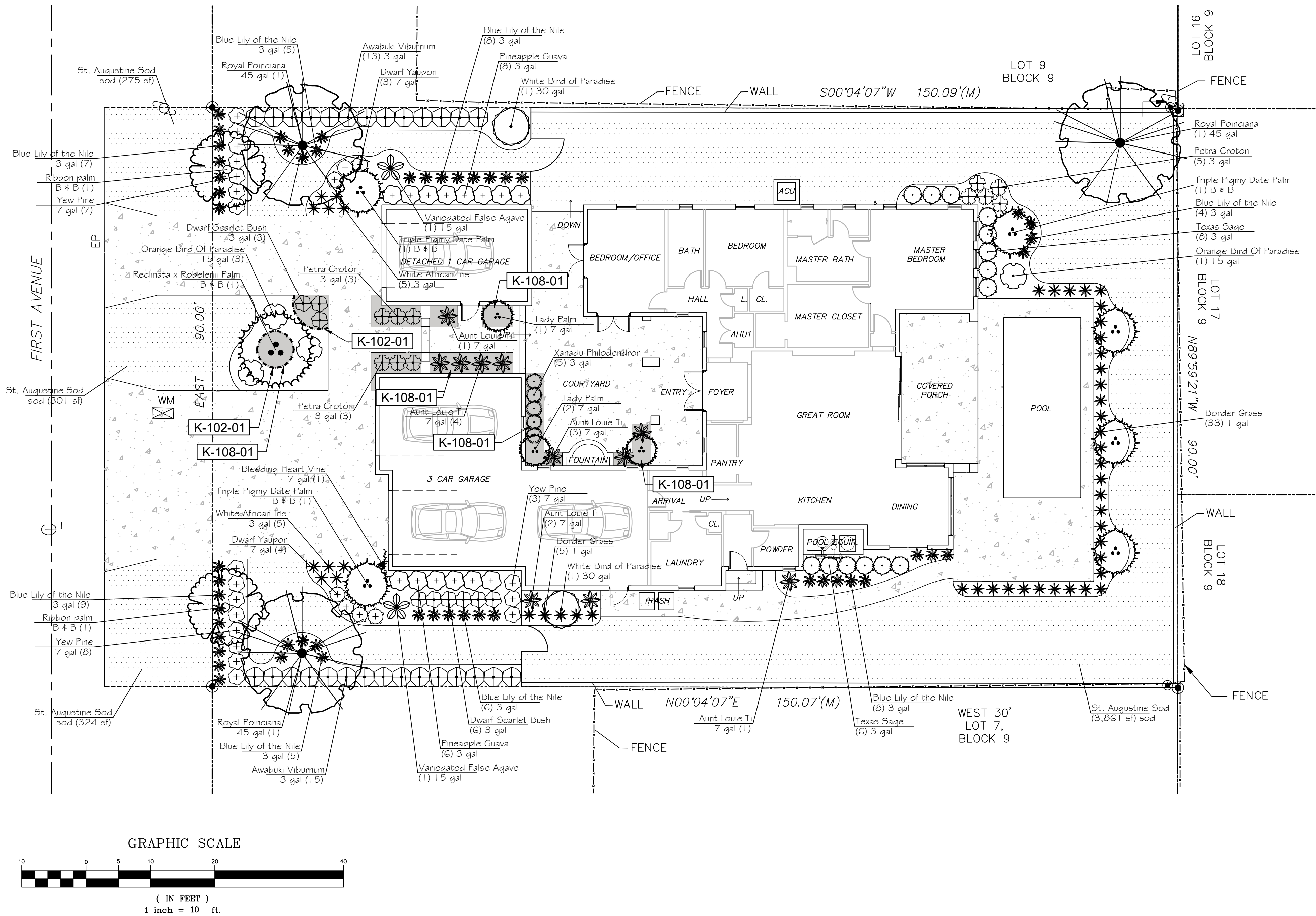
APPROVED:

ACAD CODE: 23310M01.DWG

PROJECT NO: 23.310

LOT DRAINAGE PLAN

C-1
SHEET 1 OF 1



AREA TABULATION

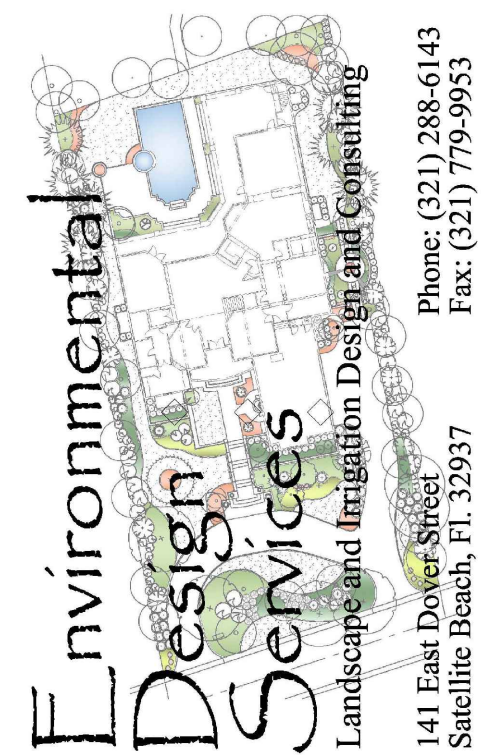
TOTAL LIVING:	2,474 SF
ENTRY	185 SF
COVERED PORCH	289 SF
DETACHED GARAGE	365 SF
GARAGE	1,054 SF
GRAND TOTAL:	4,372 SF

SITE COVERAGE

LOT	13,500 SF
30% LOT COVERAGE FOR PRIMARY STRUCTURE	4,050 SF ALLOWABLE
PRIMARY STRUCTURE	3,980 SF
DETACHED GARAGE (ACCESSORY STRUCTURE) (NO REAL RULE HERE AS WE KNOW OF NOW)	365 SF
TOTAL IMPERVIOUS ALLOWABLE 70% WE HAVE SOME ROOM HERE	9,450 SF (7,505 SF)
THIS INCLUDES ALL STRUCTURES, SIDEWALKS, DRIVE WAYS, AC PADS ETC	

Landscape Bid Notes

- Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
- After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
- These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsibility to make himself and his subcontractors aware of any other such conditions.
- The quantities on the landscape schedule are for the convenience of the contractor only and not to be considered as the final quantity for bid and installation. The callouts and entities drawn on the plans take precedence over the materials list.
- The contractor shall be responsible for his own takeoffs of the plantings as drawn.
- The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Conditions existing prior to bid will become a condition of the bid after the bid is accepted by the client.



Original Drawing
Issue Date: 8-29-26

By	
Description	
REVISIONS:	
No.	Date
1.	
2.	
3.	
4.	
5.	
6.	
7.	

Project:
**Sisk
Residence**

Location:
**411 First Ave.
Melbourne
Beach, Fl.**

Landscape
Plan

This Drawing and The Designs Represented
Herein are The Exclusive Property of Environmental
Design Services, and May Not Be Reproduced,
Used, or Disseminated Without Written Permission.

Sheet #:
L-1

Project No.	00-0000
Drawn By:	BAK
Designed By:	BAK
Checked By:	BAK
Drawing Scale:	1"=10'

Sheet 1 of 2

Plans are not to be used for construction
purposes unless marked "approved" by
the City of Melbourne Beach.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	QTY	REMARKS
TREES						
	Royal Poinciana / <i>Delonix regia</i>	45 gal	2.5" Cal	12'-14'H x 4'-5"W	3	
PALM TREES						
	Ribbon palm / <i>Livistona decipiens</i>	B & B	Heavy	8' C.T.	2	
	Reclinata x Robelenii Palm / <i>Phoenix reclinata x roebelenii</i>	B & B	Multi-trunk	5'-6' O.A.	1	Specimen
	Triple Pigmy Date Palm / <i>Phoenix roebelenii</i>	B & B	Triple	6'-7' O.A.	6	
	Lady Palm / <i>Rhaps excelsa</i>	7 gal	Multi-trunk	3'-4' O.A.	3	sun grown
SHRUBS						
	Blue Lily of the Nile / <i>Agapanthus africanus</i> 'Blue'	3 gal			52	Full
	Petra Croton / <i>Codiaeum variegatum</i> 'Petra'	3 gal			11	15"-18"
	Aunt Louie Ti / <i>Cordylne fruticosa</i> 'Aunt Louie'	7 gal			11	24"-30". Full
	White African Iris / <i>Dietes vegeta</i>	3 gal			10	Full
	Pineapple Guava / <i>Feijoa sellowiana</i>	3 gal			14	
	Variegated False Agave / <i>Furcraea gigantea</i> 'Variegata'	15 gal			2	24"x24"
	Dwarf Scarlet Bush / <i>Hamelia patens</i> 'Compacta'	3 gal			9	15"-18"
	Dwarf Yaupon / <i>Ilex vomitoria</i> 'Nana'	7 gal			7	15"-18"
	Texas Sage / <i>Leucophyllum frutescens</i>	3 gal			14	18"-24"
	Border Grass / <i>Liriope muscari</i> 'Evergreen Giant'	1 gal			38	Full
	Xanadu Philodendron / <i>Philodendron</i> x 'Xanadu'	3 gal			5	12"-15"
	Yew Pine / <i>Podocarpus macrophyllus</i>	7 gal			18	36"
	White Bird of Paradise / <i>Strelitzia nicolai</i>	30 gal			2	6'-7' OA
	Orange Bird Of Paradise / <i>Strelitzia reginae</i>	15 gal			4	24"x24"
	Awabuki Viburnum / <i>Viburnum awabuki</i>	3 gal			28	18"-24"
VINE/ESPALIER						
	Bleeding Heart Vine / <i>Clerodendrum thomsoniae</i>	7 gal			1	with trellis
SOD/SEED						
	St. Augustine Sod / <i>Stenotaphrum secundatum</i>	sod			4,761 sf	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
ROCK				
	K-102-01	Permalock-Cleanedge, 4" aluminum edging. Color: silver. Install per manufacturer's recommendations.	27 lf	
	K-108-01	1.5"-3" brown river rock. Approximately 3" deep with weed matt.	247 sf	

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 AND II" 1998 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSESMAN STANDARDS FOR NURSERY STOCK. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES OR IRRIGATION SYSTEM INSTALLATION. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES FOR ON THE DRAWING AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY HIS OWN NEGLIGENCE, THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OR OWNER OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.
- IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE GREATER QUANTITY SHALL GOVERN.
- PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
- PLANT MATERIAL MUST BE CONTAINER GROWN OR B&B (UNLESS TRANSPLANTED) AS INDICATED IN THE PLANT LIST. ALL PALMS SHALL BE FIELD GROWN
- PLANT MATERIAL SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
- SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.
- PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE AND APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL NOT BE PLACED IN THE FLOWLINE OF SWALES OR LOCATED WHERE THEY WILL IMPEDE WATER FLOW.
- A CRISP LINE, EITHER STRAIGHT OR CURVING, SHALL SEPARATE PLANT BEDS FROM SODDED OR SEEDED AREAS. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIX CHURNED INTO EXISTING SOIL.
- LANDSCAPE CONTRACTOR SHALL EXCAVATE PLANT PITS ACCORDING TO THE DRAWINGS.
- BACKFILL AROUND PLANT MATERIAL SHALL BE WORKED FIRMLY, TAMPED AND WATERED-IN UNDER AND AROUND THE ROOT BALL TO FILL VOIDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL A MINIMUM OF THIRTY (30) DAYS AFTER, INSTALLATION UNLESS OTHERWISE INSTRUCTED BY LANDSCAPE DESIGNER OR OWNER.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER OR OWNER. THE FINAL GRADE AND SOIL (THE LAST 6") SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- AFTER PLANT MATERIAL HAS BEEN INSTALLED AND APPROVED, PLANTING BEDS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM 3 INCH LAYER OF PINE BARK NUGGETS.
- PLANT MATERIAL BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED AND DISTRIBUTED EVENLY THROUGHOUT THE PROPOSED PLANTING BED AREAS.
- ALL TREE STAKING TO BE DONE AS DETAILED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES THAT OCCUR AS THE RESULT OF THE FAILURE TO STAKE TREES THAT ARE NOT AN ACT OF GOD AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STRAIGHTENING TREES DURING THE GUARANTEE PERIOD.
- IN NEW PLANTED AREAS, GRADES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS, AND ABUTMENTS TO ALLOW FOR MULCH.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH INSTALLATION OF IRRIGATION SYSTEM AND HARDSCAPE WORK.
- INCLUDING PERMITS TO WORK IN RIGHTS-OF-WAY.
- INSTALLED PLANT MATERIAL SHALL BE FERTILIZED WITH THE FOLLOWING APPLICATIONS:
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS BEFORE COMMENCING CONSTRUCTION, TREES AND SHRUBS: OSMOCOTE (14-14-14)
SHRUBS/GROUND COVER - 1/3 LB. PER 3-GALLON POT, 1/4 LB. PER 1-GALLON POT
TREES AND SHRUBS (OVER 5 FT. HT.) - 1 LB. PER 1 INCH OF TRUNK DIAMETER
SOD: (16-4-8) COMMERCIAL FERTILIZER - 18 LBS. PER 1,000 SQ. FT.
PALMS: (12-4-12) COMMERCIAL FERTILIZER - 1 LB. PER 1 INCH OF TRUNK DIAMETER
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FULLY, PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IS ACCEPTED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- PLANTS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY PLANTS AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR ONE (1) YEAR FROM FINAL INSPECTION AND ACCEPTANCE.
- THE OWNER AND/OR OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT.
- IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF PREMISES AND REMOVAL OF DISCARDED AND SURPLUS MATERIALS AND RUBBISH.
- SOLID SOD SHALL BE INSTALLED IN THE AREAS AS INDICATED ON THE PLAN. VERIFY EXACT LOCATION AND AMOUNT OF SOD AS SHOWN TO FIT CONDITIONS.
- SOD SHALL BE LAID END-TO-END AND SIDE-TO-SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.
- AFTER SODDING IS COMPLETED, THE ENTIRE SOD AREAS SHALL BE ROLLED AND WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. SODDED AREAS SHALL THEN BE TOP-DRESSED WITH A COMMERCIAL FERTILIZER AS DIRECTED BELOW IN AN EVENLY BROADCAST PATTERN.
- LANDSCAPE CONTRACTOR TO PROVIDE PHOTOS OR SAMPLES OF ALL PLANT MATERIAL NOTED ON PLANT LIST TO LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO NOTIFY THE LANDSCAPE DESIGNER PRIOR TO COMMENCING ANY LANDSCAPE WORK IF HIGH SALT CONTENT IS DISCOVERED ONCE THE IRRIGATION WELL IS ESTABLISHED AND TESTED, AND/OR IF HE/SHE HAS CONCERNS THAT THE SPECIFIED LANDSCAPE MATERIAL WILL NOT TOLLERATE THE PROJECT SITE CONDITIONS.
- LANDSCAPE CONTRACTOR TO NOTIFY ALL AREAS WHERE PLANTINGS HAVE BE SHOWN IS ASSUMED TO BE WELL DRAINED. CONTRACTOR TO NOTIFY ENVIRONMENTAL DESIGN SERVICES PRIOR TO INSTALLING PLANT MATERIAL IN AREAS WHERE STANDING WATER OR EXCESSIVELY WET AREAS ARE IDENTIFIED.

Environmental Design Services

Landscape and Irrigation Design and Consulting

141 First Avenue
Satellite Beach, FL 32937

Phone: (321) 388-6143
Fax: (321) 779-9953

Original Drawing
Issue Date: 8-29-26

By									
Description									
REVISIONS:		No.	Date						
		1.							
		2.							
		3.							
		4.							
		5.							
		6.							
		7.							

Project: Sisk Residence

Location: 411 First Ave. Melbourne Beach, Fl.

Landscape Plan

This Drawing and The Designs Represented Herein are The Exclusive Property of Environmental Design Services, and May Not Be Reproduced, Used, or Disseminated Without Written Permission.

Sheet #: L-2

Project No.	00-0000
Drawn By:	BAK
Designed By:	BAK
Checked By:	BAK
Drawing Scale:	1"=10'

Plans are not to be used for construction purposes unless marked "approved" by the City of Melbourne Beach.

TREES



Royal Poinciana

PALM TREES



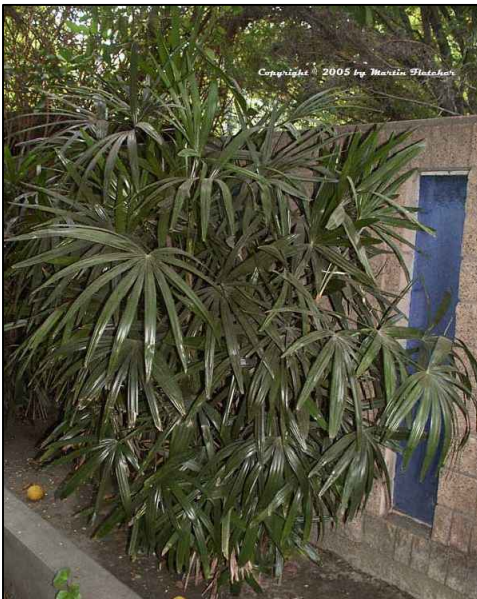
Ribbon palm



Reclinata x Robelenii Palm



Triple Pigmy Date Palm



Lady Palm

SHRUBS



Blue Lily of the Nile



Petra Croton



Aunt Louie Ti



White African Iris



Pineapple Guava



Variegated False Agave



Dwarf Scarlet Bush



Dwarf Yaupon



Texas Sage



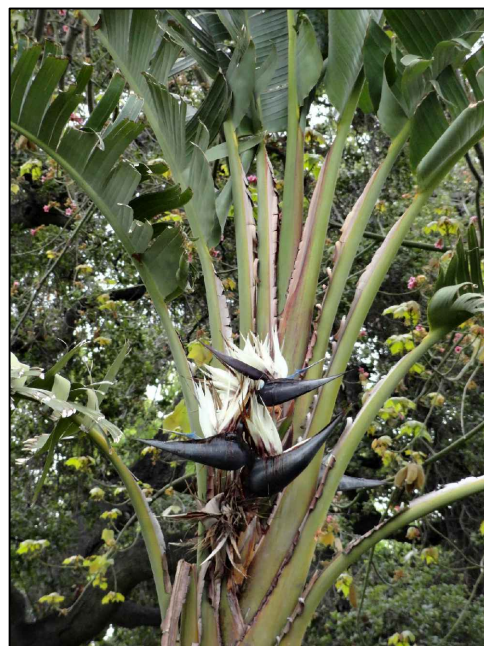
Border Grass



Xanadu Philodendron



Yew Pine



White Bird of Paradise



Orange Bird Of Paradise



Anabuki Viburnum

VINE/ESPALIER



Bleeding Heart Vine

Environmental
Design
Services

Landscaping and Irrigation Design and Consulting
141 East Dover Street
Satellite Beach, FL 32937
Phone: (321) 388-6143
Fax: (321) 779-9953

Original Drawing
Issue Date: 8-29-26

REVISIONS:	No.	Date	Description	By
	1.			
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			

Project:
**Sisk
Residence**

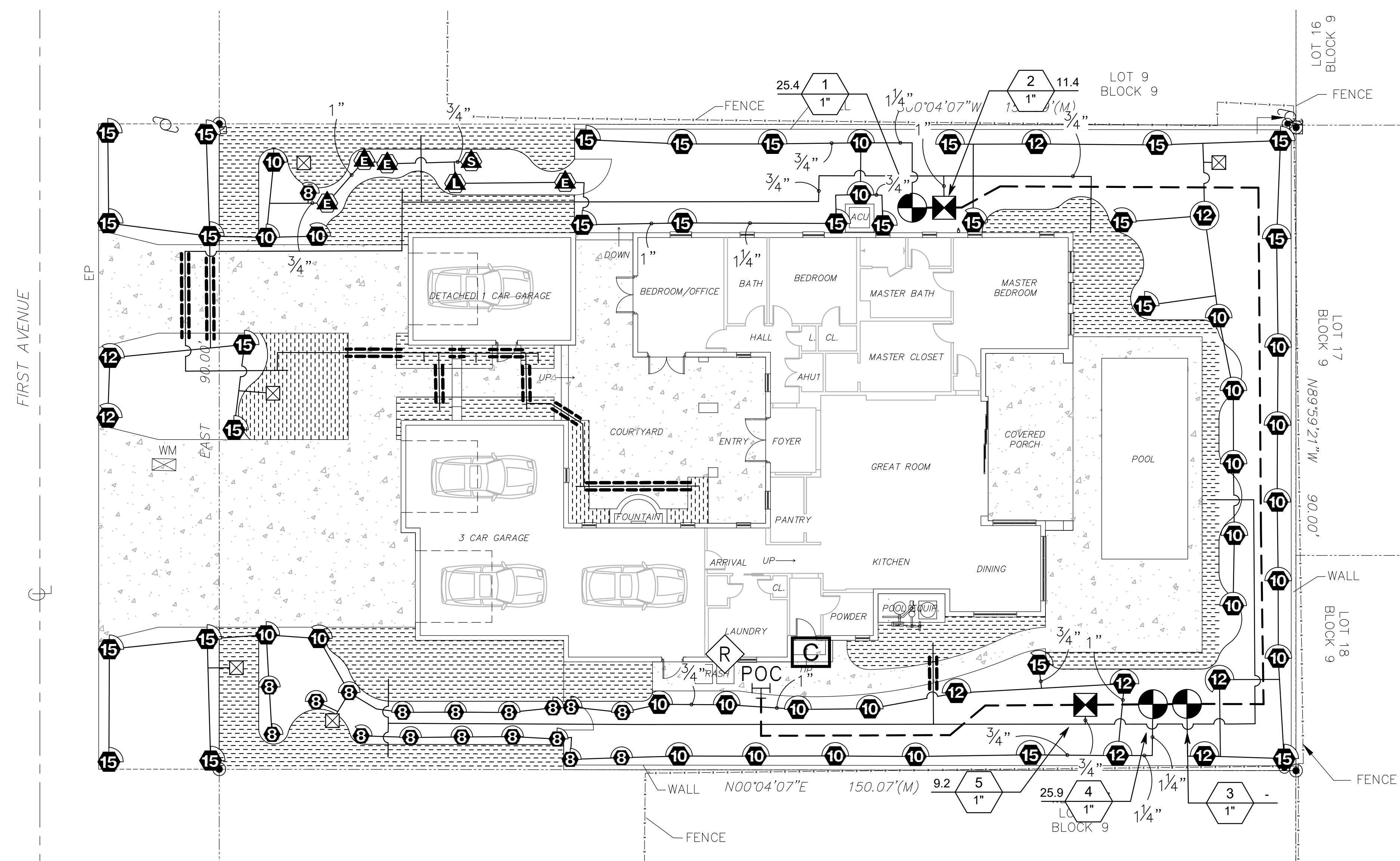
Location:
**411 First Ave.
Melbourne
Beach, Fl.**

Plant
Photos

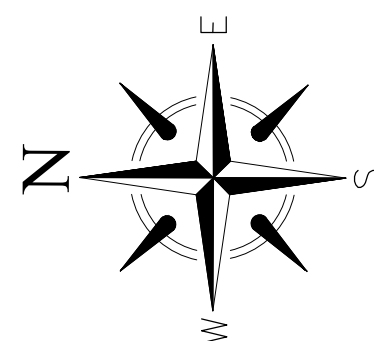
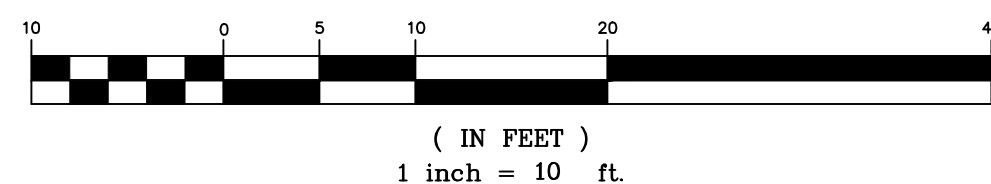
This Drawing and The Designs Represented
Herein are The Exclusive Property of Environmental
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Used, or Disseminated Without Written Permission.

Sheet #:
LP-1

Project No.	00-0000
Drawn By:	BAK
Designed By:	BAK
Checked By:	BAK
Drawing Scale:	1"=10'



GRAPHIC SCALE



Brian K. Alderfer
H02184
Certification valid through 9/30/2027



Brian K. Alderfer
D24936
Certification valid through 9/30/2027

IRRIGATION NOTES

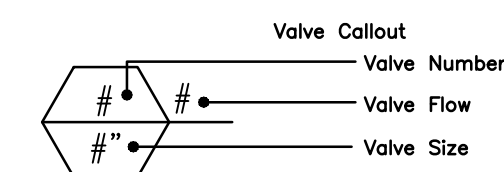
- Verify all conditions and dimensions shown on the plans at the site prior to commencement of work under this contract.
- All irrigation installation shall conform to local codes.
- Piping on plans is diagrammatically routed for clarity. Route to avoid conflict with specimen plants, utilities and structures not shown on the plans. All piping should be installed outside of Right of Ways unless at Right of Ways usage permit has been recieved. Design modifications may be made only as necessary to meet field conditions and only as acceptable to Irrigation Designer.
- Adjust sprinkler's arc and radius to assure 100% coverage. Use variable arc nozzels where necessary to prevent overspray onto hard surfaces
- Main line shall be class 200 PVC. Laterals shall be Class 160 PVC.
- Where mains and/or laterals are covered by paving, schedule 40 PVC sleeve shall be used. Installer shall coordinate placement of sleeves with general contractor.
- All mains shall be buried a minimum of 16" below grade.
- All laterals shall be buried a minimum of 12" below grade.
- All valves shall be installed in AMETEK VP-10 valve boxes.
- Use special glue on heavy walled flexible PVC pipe connections. NOTE: barbed fittings and poly pipe are an acceptable alternative. (i.e. Toro "Funny Pipe" or RainBird "Flex Pipe". Submit shop drawings for review and approval.
- The system requires a minimum of 28 g.p.m. at a minimum of 45 p.s.i. at the point of connection. Verify that required flows and pressures are available prior to ordering materials and or commencing with the installation. Report any discrepancies to the irrigation consultant

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	Hunter PROS-06 5' strip spray Turf Spray, 6.0" pop-up	6	30
Q T H F	Hunter PROS-06 8' radius Turf Spray, 6.0" pop-up	18	30
Q T H F	Hunter PROS-06 10' radius Turf Spray, 6.0" pop-up	25	30
Q T H F	Hunter PROS-06 12' radius Turf Spray, 6.0" pop-up	9	30
Q T H F	Hunter PROS-06 15' radius Turf Spray, 6.0" pop-up	27	30
25 55 10 20	Hunter PCB Flood Bubbler, 1/2" FIPT.	5	30

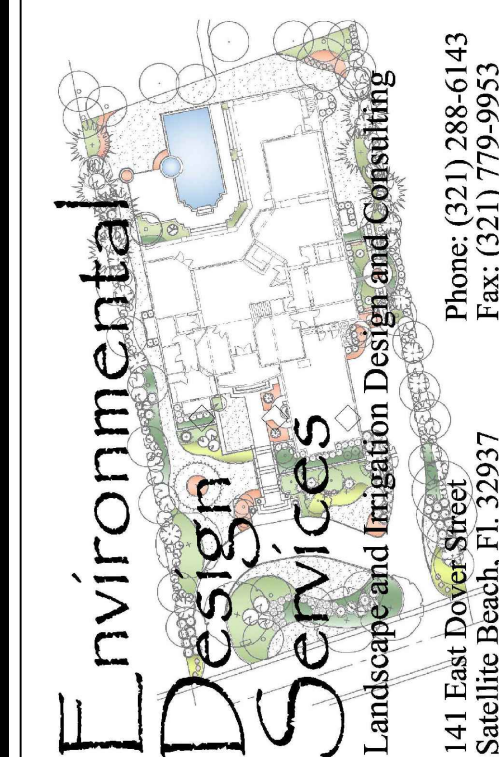
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Hunter PCZ-101-40 Drip Control Valve Kit. 1in. P&V globe valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.	2
☒	Area to Receive Dripline Hunter HDL-06-12-PC HDL-06-12-PC: Hunter Dripline with 0.6 GPH flow. Light brown tubing with gray striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	2,062 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Hunter P&V-1006 1in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, No Flow Control.	3
☒	Hunter XC-800 8 Station Controller, Residential Use. Plastic Cabinet. 120 VAC.	1
☒	Hunter MINI-CLIK Rain Sensor, mount per manufacturer's recommendations	1
POC	Pump and well capable of producing between 10 and 25 gpm. Coordinate with owner for location.	1
---	Irrigation Lateral Line: Purple PVC Class 160 SDR 26	1,442 lf
---	Irrigation Mainline: Purple 2" PVC Class 200 SDR 21	199.2 lf
----	Pipe Sleeve: PVC schedule 40 sleeving To be sized 2 times larger than lateral or mainline pipes.	70.2 lf



Irrigation Bid Notes

- Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
- After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
- These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsibility to make himself and his subcontractors aware of any other such conditions.
- The quantities on the irrigation schedule are for the convenience of the contractor only and not to be considered as the final quantity for bid and installation. The callouts and entities drawn on the plans take precedence over the materials list.
- The contractor shall be responsible for his own takeoffs of the plantings as drawn.
- The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Conditions existing prior to bid will become a condition of the bid after the bid is accepted by the client.



Original Drawing
Issue Date: 8-29-26

By	
Description	
REVISIONS:	
No. Date	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

Project:

Sisk
Residence

Location:

411 First Ave.
Melbourne
Beach, Fl.

Irrigation Plan

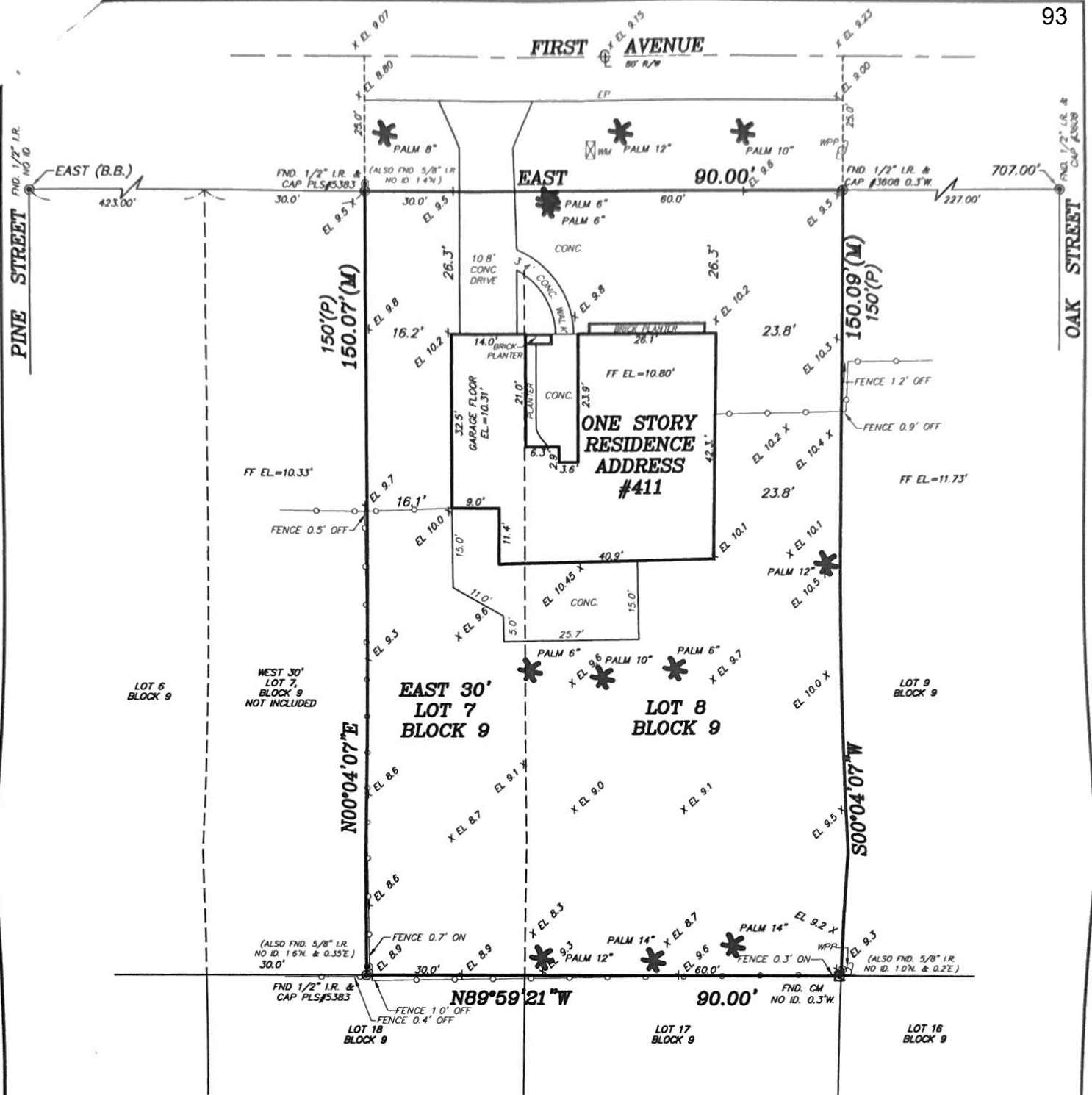
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Sheet #:

IR-1

Project No.	00-0000
Drawn By:	BKA
Designed By:	BKA
Checked By:	BKA
Drawing Scale:	1"=10'

Sheet 1 of 1



SURVEY PREPARED FOR:
SARAH S. SISK AND TRACY SISK

DESCRIPTION: THE EAST 30 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 9, WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.T.R.M.
#12009C 0608 H, DATED
JANUARY 29, 2021,
THIS PROPERTY IS
LOCATED WITHIN FLOOD
ZONE X. (NAVD 88)

TYPE OF SURVEY:
BOUNDARY

SCALE: 1" = 20'

REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: TOPOGRAPHIC ADDED 12-22-22

FIELD DATE: 07-20-22

SECTION 07,
TOWNSHIP 28 SOUTH,
RANGE 38 EAST

PROJECT #47316

GENERAL NOTES:

1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. THIS SURVEY AND DRAWING IS FOR THE SOLE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE AS NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED
6. BEARINGS ARE BASED ON AN ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

3970 MINTON ROAD, WEST MELBOURNE, FL 32904 L.B. #6623
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com

ANDREW W. POWSHOK
P.L.S. No. 5383

DANIEL D. GARNER
P.L.S. No. 6189

LEGEND

(B.B.)	- BASIS OF BEARING
(M)	- MEASURED
(P)	- PLAT
(D)	- DEED
IR	- IRON ROD
IP	- IRON PIPE
N&D	- NAIL AND DISC
N&TT	- NAIL AND TIN TAB
C.M.	- CONCRETE MONUMENT
PRM	- PERMANENT REFERENCE MARKER
EOW	- EDGE OF WATER
TBM	- TEMPORARY BENCHMARK
D	- DELTA
R	- RADIUS
L	- ARC LENGTH
FND.	- FOUND
CH	- CHORD LENGTH
P.O.B.	- POINT OF BEGINNING
P.C.	- POINT OF CURVATURE
P.T.	- POINT OF TANGENCY
PI	- POINT OF INTERSECTION
PRC	- POINT OF REVERSE CURVE
R/W	- RIGHT OF WAY
B.S.L.	- BUILDING SETBACK LINE
OHW	- OVERHEAD WIRE
E.P.	- EDGE OF PAVEMENT
P.U.	- PUBLIC UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
EL	- ELEVATION
FF	- FINISHED FLOOR
CONC.	- CONCRETE
R.C.P.	- REINFORCED CONCRETE PIPE
C.M.P.	- CORRUGATED METAL PIPE
Q	- CENTERLINE
LB	- LICENSED BUSINESS
PLS	- PROFESSIONAL LAND SURVEYOR

LOT CALCULATIONS
TOTAL LOT = 13,507 SQUARE FEET
PROPOSED COVERAGE = 7,330 SQUARE FEET
PROPOSED COVERAGE = 54.27%

PROJECT BENCHMARK

BREVARD COUNTY BENCHMARK 7080A41RM2
3.5" FLDOT BRASS DISK
IN CONCRETE CURB SET
STAMPED "70 80 A 41 REF MK 2"
EL 9.95 (NAVD 88)
EL 11.38 (NGVD 29)

PINE STREET FND. 1/2" I.R.

The seal appearing on this document was authorized by Andrew W. Powshok, P.L.S. No. 5383, on 9-1-26.

This item has been electronically signed and sealed by Andrew W. Powshok, PLS No. 5383 using a digital signature on 9-1-26.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LOT 6
BLOCK 9

LOT 19
BLOCK 9

SURVEY PREPARED FOR:

SARAH S. SISK AND TRACY SISK
GROUNDED BUILDS BREVARD, LLC

DESCRIPTION: THE EAST 30 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 9, WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.I.R.M.
#12009C 0608 H, DATED
JANUARY 29, 2021,
THIS PROPERTY IS
LOCATED WITHIN FLOOD
ZONE X. (NAVD 88)

TYPE OF SURVEY:
BOUNDARY

SCALE: 1" = 20'

REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: PLOT PLAN: 08-27-26
REVISION: UPDATE/ADDITIONAL TOPOGRAPHIC: 08-26-26
REVISION: TOPOGRAPHIC ADDED 12-22-22
REVISION: _____

FIELD DATE: 07-20-22

SECTION 07,
TOWNSHIP 28 SOUTH,
RANGE 38 EAST

PROJECT #47316

GENERAL NOTES:

1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
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3979 WILLOW ROAD WEST MELBOURNE, FL 32904 L.B. #6623
PHONE: (321) 668-8110 FAX: (321) 952-9771 EMAIL: frontdesk@aalsurvey.com

DANIEL D. GARNER
P.L.S. No. 6189

LEGEND

(B.B.) - BASIS OF BEARING
(M) - MEASURED XXXX PROPOSED
(P) - PLAT GRADES
(D) - DEED T.B.D. - TO BE
IR - IRON ROD DETERMINED
IP - IRON PIPE
N&D - NAIL AND DISC
N&TT - NAIL AND TIN TAB
C.M. - CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MARKER
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R.C.P. - REINFORCED CONCRETE PIPE
C.M.P. - CORRUGATED METAL PIPE
C - CENTERLINE
LB - LICENSED BUSINESS
PLS - PROFESSIONAL LAND SURVEYOR

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

**411 First Ave
MELBOURNE BEACH, FL 32951**

OWNERS:

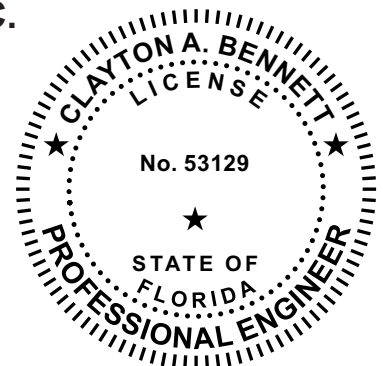
Sarah & Tracy Sisk
411 1st Ave
Melbourne Beach, FL 32951

PREPARED BY:

Bennett Engineering & Consulting, LLC.
4940 Ranchland Road
Melbourne, Florida 32934
Tel/Fax (321) 622-4462
CA # 28236

BEC No. 26.310

September 3, 2026



This item has been digitally signed and sealed by Clayton A. Bennett, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

411 First Ave TABLE OF CONTENTS

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	B. PROPOSED CONDITIONS	1
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	B. PROPOSED CONDITIONS	1
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IV.	STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN	2
	APPENDIX	
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	B. Post Development Stormwater Calculations	5-10
	C. Soils Report prepared by KSM Engineering and Testing <i>(Provided for information only and not included in the Engineer's certification of this report)</i>	11-18

ENGINEER'S CERTIFICATION

The following drainage calculations for the 411 First Ave, Melbourne Beach were prepared by me or under my direct supervision.

Clayton A. Bennett, P.E.
Fla. Reg. 53129

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

The proposed project is located at 411 First Ave in the Town of Melbourne Beach, Florida. The overall site boundary contains ± 0.3 acres, more or less. The site is currently vacant.

B. Proposed Conditions

The proposed project consists of the construction of a single-family residence and associated improvements. The stormwater management system has been proposed to retain the runoff from the 10-year/24-hour storm event, consisting of 8-inches of rainfall, from the site in accordance with the Town Criteria (Section 3A-30). The proposed improvements fall below the permit requirement thresholds of the SJRWMD Applicants Handbook Sec. 3.2.2 (a).

II. SOILS INFORMATION

KSM Engineering and Testing prepared a soils report (KSM Project No. 2300799-p) for the subject site. A copy of the said report has been included in Appendix C for informational purposes only.

The said soils report provides the horizontal and vertical permeability rate at a test location on the site. The vertical permeability rate ranged from 39.6 to 54.0 in/hr and the horizontal permeability measured at 43.6 in/hr. The measured permeability rates are high. Applying a typical safety of factor of 2, the design permeability rate would be approximately 20 in/hr. However, KSM recommends where the estimated flow rate exceeds 10 in/hr, that a design flow rate of 10 in/hr be used.

The KSM soils report noted that the seasonal high groundwater was estimated to be approximately 2.5 feet below existing grade. The existing grade was estimated at elevation 10-feet and the estimated seasonal high-water table was set at elevation 7.5'.

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

The rate of runoff was not computed as the Town requires the retention of the 10-year/24-hour storm event.

B. Proposed Conditions

A normally dry retention basin is proposed to retain the runoff from the 10-year/24-hour storm event consisting of 8-inches of rainfall. Basin 1 will consist of a swale wrapping around the East, South, and West property lines.

1. Area information

Basin 1: Total Drainage Basin Area = 13,507 sf

2. Stormwater Attenuation

The proposed stormwater management system is designed to retain the runoff from the 10-yr/24-hr storm event site area using the computer model HydroCAD. The results of the HydroCAD model are provided in Appendix B. The following summarizes the results of the HydroCAD analysis for the 10-yr/-24hr storm event:

<u>Basin</u>	<u>Peak Stage</u>	<u>Top of Swale El.</u>	<u>Pre-Dev. Discharge</u>	<u>Post Dev. Discharge</u>
Basin 1	9.53 ft	9.7 ft	N/A	0.0

IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

The stormwater management system for this project consists of normally dry retention basins. This system has been designed within the restrictions of the site and with the intent of satisfying the stormwater treatment requirements of the Town of Melbourne Beach stormwater management code. In order for the system to function properly, it must be maintained. The following maintenance and monitoring program shall be followed:

- Storm water retention basins shall be maintained and free of sand build up and debris, which could cause clogging and a reduction of storage volume.
- Grassed areas are to be maintained to avoid bare earth conditions where erosion could occur.
- Grass clippings are to be bagged and properly disposed of.

APPENDIX A

STORMWATER MANAGEMENT PLAN

GRADING NOTES

1. IMPERVIOUS PAVEMENT ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR THE FIRST 10 FEET.
2. THE FINISHED PAVEMENT GRADE ADJACENT TO THE GARAGE DOOR(S) SHALL BE SET 3/4" BELOW THE ADJACENT GARAGE SLAB ELEVATION AND BE SLOPED AWAY FROM THE GARAGE AT A MINIMUM OF A 2% SLOPE FOR 10 FEET.
3. FINISHED EARTH GRADES ADJACENT TO THE BUILDING SHALL FALL AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

BUILDING FOUNDATION NOTES:

1. THE STRUCTURAL ENGINEER SHALL DESIGN THE BUILDING FOUNDATION AND SITE WALLS IN ACCORDANCE WITH THE CRITERIA OF THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION.
2. DRAINS SHALL BE PROVIDED AROUND FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE LOCATED BELOW GRADE, AS APPLICABLE, IN ACCORDANCE WITH R405 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH ADDITION.
3. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACE AND FLOORS BELOW GRADE SHALL BE WATERPROOFED OR DAMPPROOFED AS APPLICABLE IN ACCORDANCE WITH SECTION R406 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION.
4. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R318 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH ADDITION.

GENERAL NOTES

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY AAL LAND SURVEYING SERVICES, INC. JOB NO. 47316, LATEST REVISION DATED 8/27/26.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. CONTOURS ARE APPROXIMATE ONLY.
5. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

MINIMUM FINISHED FLOOR ELEVATION:

TOWN: THE LOWEST FLOOR ELEVATION MUST BE AT LEAST 18 INCHES ABOVE THE CROWN ELEVATION OF THE STREET ON WHICH THE PROPERTY ABUTS.

REQUIRED MINIMUM FFE
9.23' + 1.5' = 10.73'

FEMA: FLOOD ZONE "X", NO ADDITIONAL FLOOD REQUIREMENTS

LEGAL DESCRIPTION: (BY SURVEYOR)

THE EAST 30 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 9, WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:

(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0608H
FIRM INDEX DATE: JAN 29, 2021
FLOOD ZONES: "X"

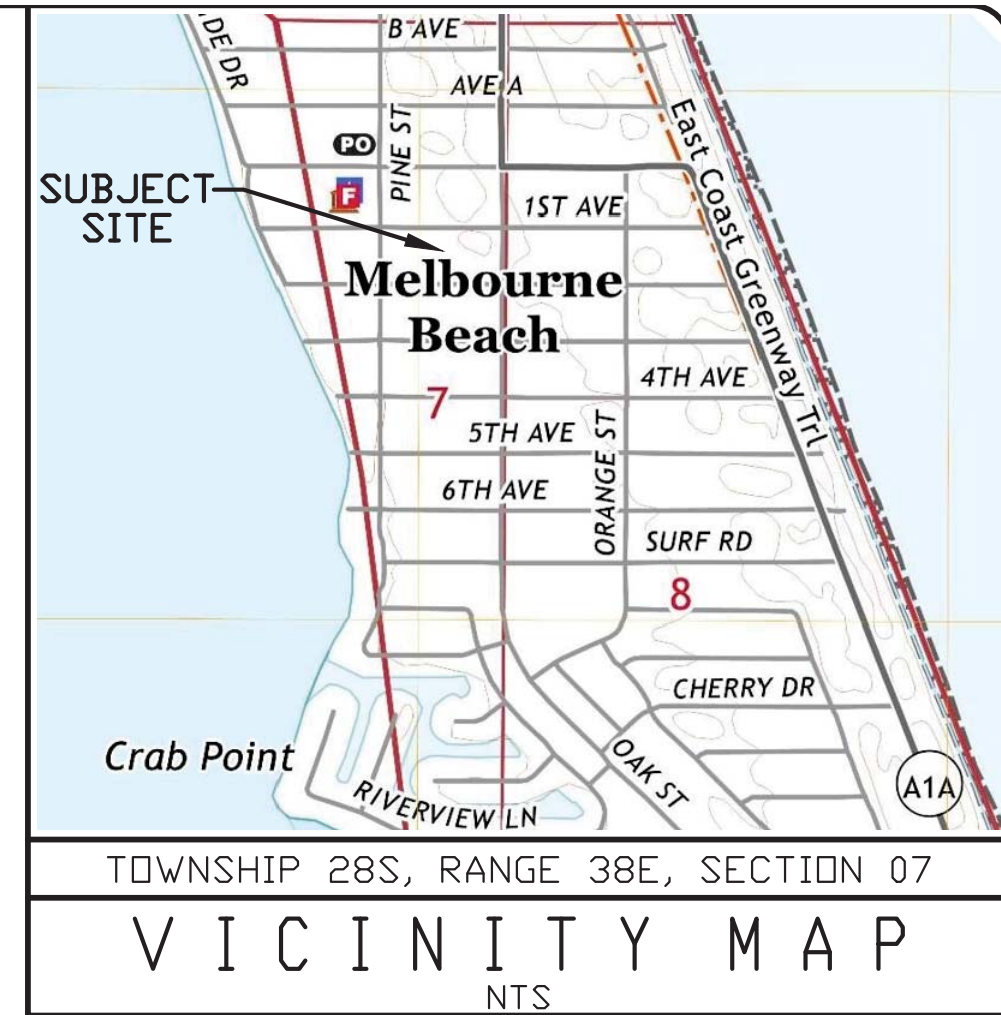
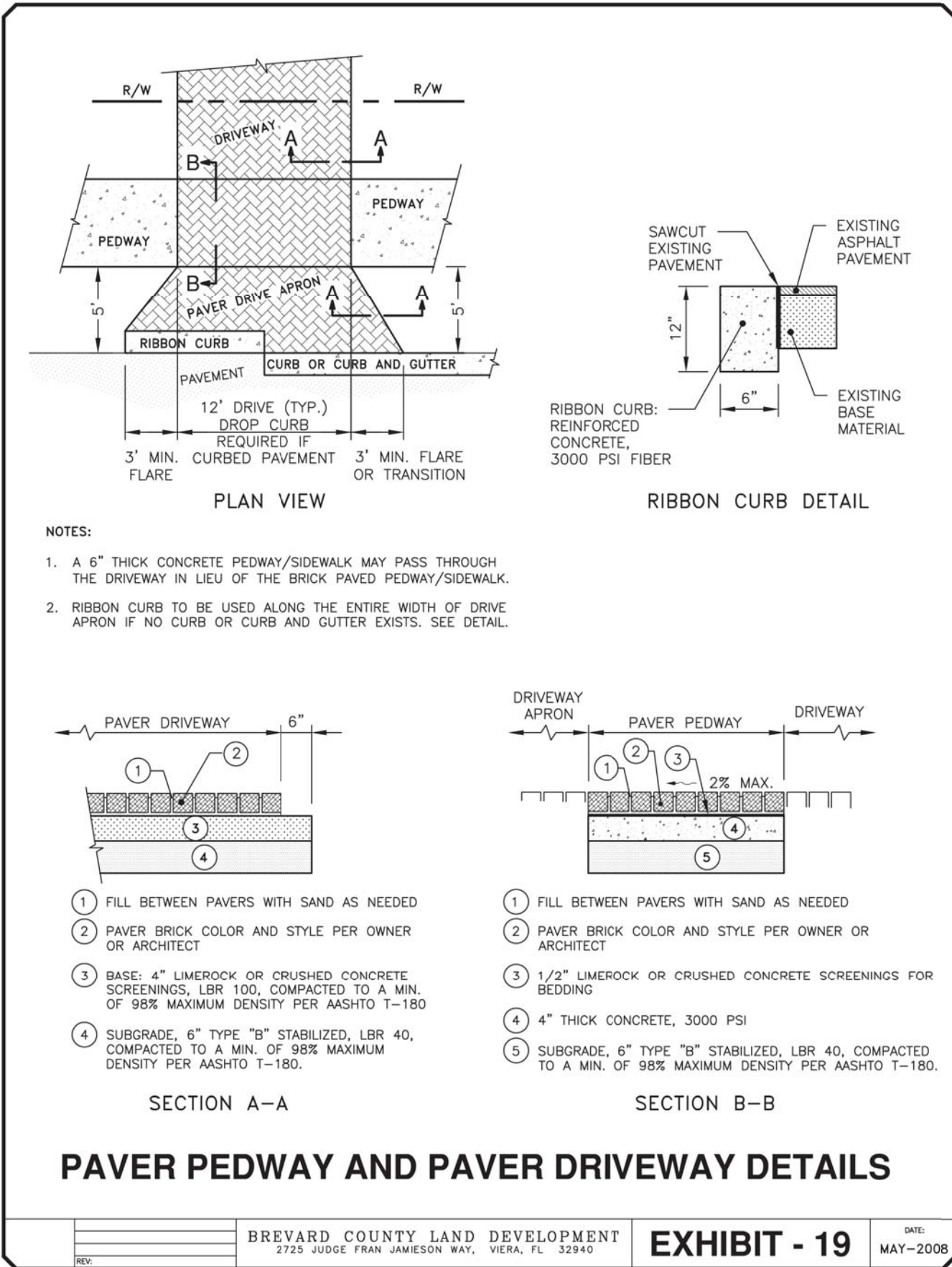
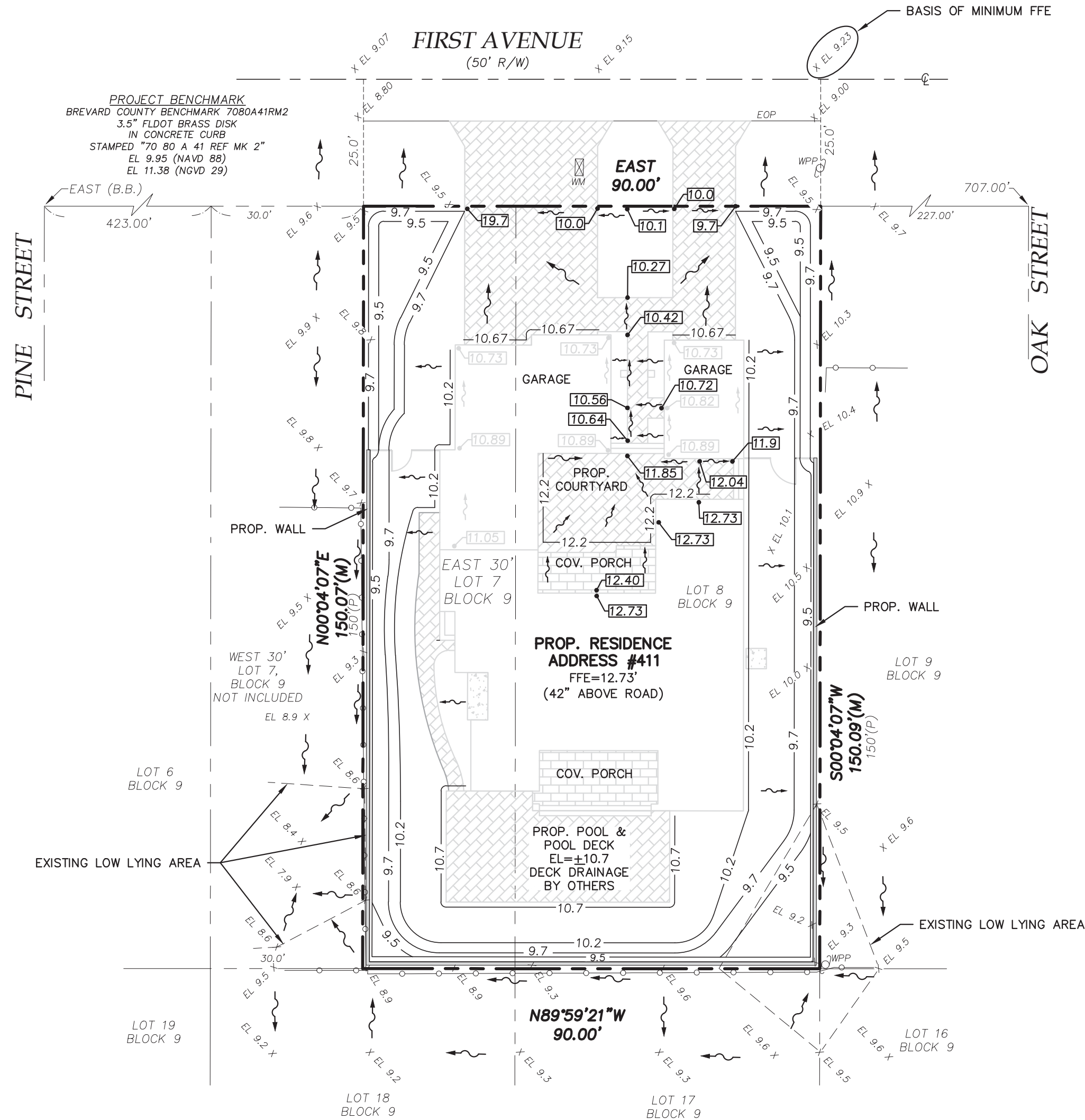
EROSION NOTES:

BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.

GUTTERS SHALL BE INSTALLED TO COLLECT THE ROOF DRAINAGE WITH THE DOWNSPOUTS PIPED TO THE PERIMETER SWALE

AREA OF ALTERATION
= 0.31 ACRES

NO FILL OR CONSTRUCTION MATERIALS MAY BE PLACED OUTSIDE OF THE SILT FENCING.



GENERAL STATEMENT:

THE LOT DRAINAGE PLAN HAS BEEN PREPARED FOR THE PROPOSED SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:

SISK, SARAH S; SISK, TRACY
411 1ST AVE
MELBOURNE BEACH FL 32951

ENGINEER:

BENNETT ENGINEERING & CONSULTING, LLC
4940 RANCHLAND ROAD
MELBOURNE, FLORIDA 32334
(321) 622-4462

SURVEYOR:

AAL LAND SURVEYING SERVICES, INC.
3970 MILTON ROAD,
WEST MELBOURNE, FL 32904
(321) 768-8110

SITE ADDRESS:

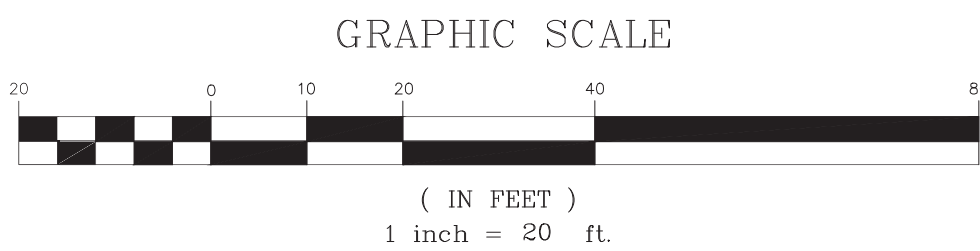
411 FIRST AVE
MELBOURNE BEACH FL 32951

PARCEL ID: 28-38-07-FY-9-7

ACCOUNT NO: 2847428

SITE AREA: SITE AREA = ±0.31 AC (±13,507 SF)

"PRELIMINARY"
SEPT 4, 2026



SHEET INDEX:

C-1 LOT DRAINAGE PLAN

SCALE: 1"=20'

SISK, SARAH S; SISK, TRACY
411 1ST AVE
MELBOURNE BEACH FL 32951

SISK RESIDENCE

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129

DATE
CA# 28236

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THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE:

DATE

DESIGNED: CAB	DATE 09/02/26
DRAWN BY: CAB	09/02/26
CHECKED:	
APPROVED:	
ACAD CODE: 23310M01.DWG	
PROJECT NO: 23.310	

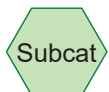
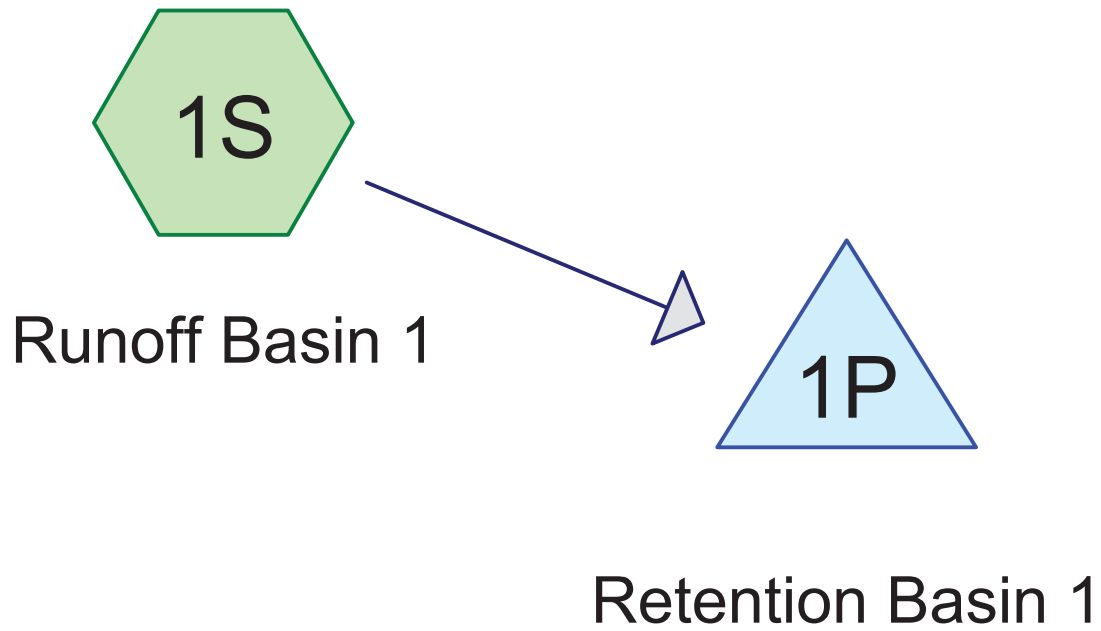
LOT DRAINAGE PLAN

C-1

SHEET 1 OF 1

APPENDIX B

POST DEVELOPMENT STORMWATER CALCULATIONS



Routing Diagram for Post-01

Prepared by Bennett Engineering & Consulting, Printed 9/3/2026
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Post-01

Prepared by Bennett Engineering & Consulting

Printed 9/3/2026

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10y-24h	Type II FL 24-hr		Default	24.00	1	8.00	2

Post-01

Type II FL 24-hr 10y-24h Rainfall=8.00"

Prepared by Bennett Engineering & Consulting

Printed 9/3/2026

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Page 3

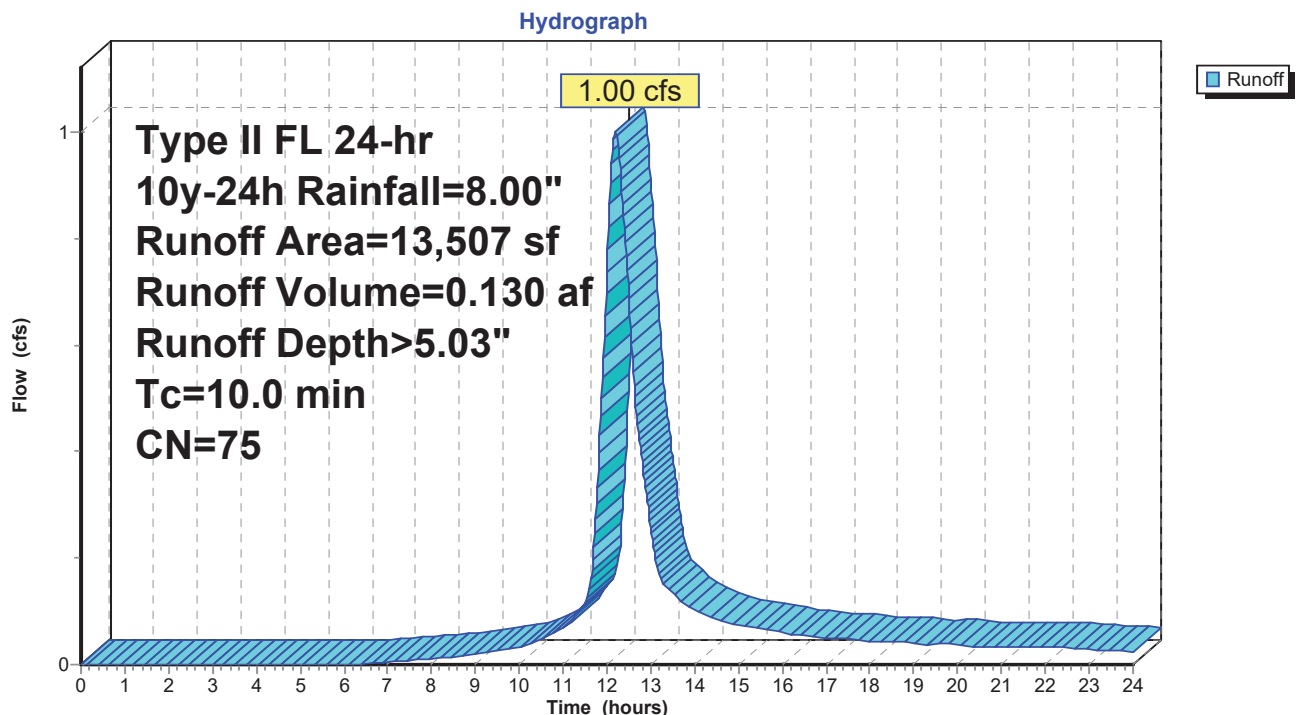
Summary for Subcatchment 1S: Runoff Basin 1

Runoff = 1.00 cfs @ 12.18 hrs, Volume= 0.130 af, Depth> 5.03"
 Routed to Pond 1P : Retention Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
 Type II FL 24-hr 10y-24h Rainfall=8.00"

	Area (sf)	CN	Description
*	558	100	Retention Swale
*	7,611	98	Roof, Paved parking, HSG A
	5,338	39	>75% Grass cover, Good, HSG A
	13,507	75	Weighted Average
	5,338		39.52% Pervious Area
	8,169		60.48% Impervious Area

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

Subcatchment 1S: Runoff Basin 1

Post-01

Type II FL 24-hr 10y-24h Rainfall=8.00"

Prepared by Bennett Engineering & Consulting

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Page 4

Summary for Pond 1P: Retention Basin 1

Inflow Area = 0.310 ac, 60.48% Impervious, Inflow Depth > 5.03" for 10y-24h event
 Inflow = 1.00 cfs @ 12.18 hrs, Volume= 0.130 af
 Outflow = 1.00 cfs @ 12.19 hrs, Volume= 0.130 af, Atten= 0%, Lag= 0.4 min
 Discarded = 1.00 cfs @ 12.19 hrs, Volume= 0.130 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
 Peak Elev= 9.53' @ 12.19 hrs Surf.Area= 708 sf Storage= 19 cf

Plug-Flow detention time= 0.2 min calculated for 0.130 af (100% of inflow)
 Center-of-Mass det. time= 0.2 min (831.2 - 831.0)

Volume	Invert	Avail.Storage	Storage Description
#1	9.50'	230 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
9.50	558	453.0	0	0	558
9.70	1,868	775.0	230	230	32,024

Device	Routing	Invert	Outlet Devices
#1	Discarded	9.50'	10.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 7.50'

Discarded OutFlow Max=1.00 cfs @ 12.19 hrs HW=9.53' (Free Discharge)

↑**1=Exfiltration** (Controls 1.00 cfs)

Post-01

Prepared by Bennett Engineering & Consulting

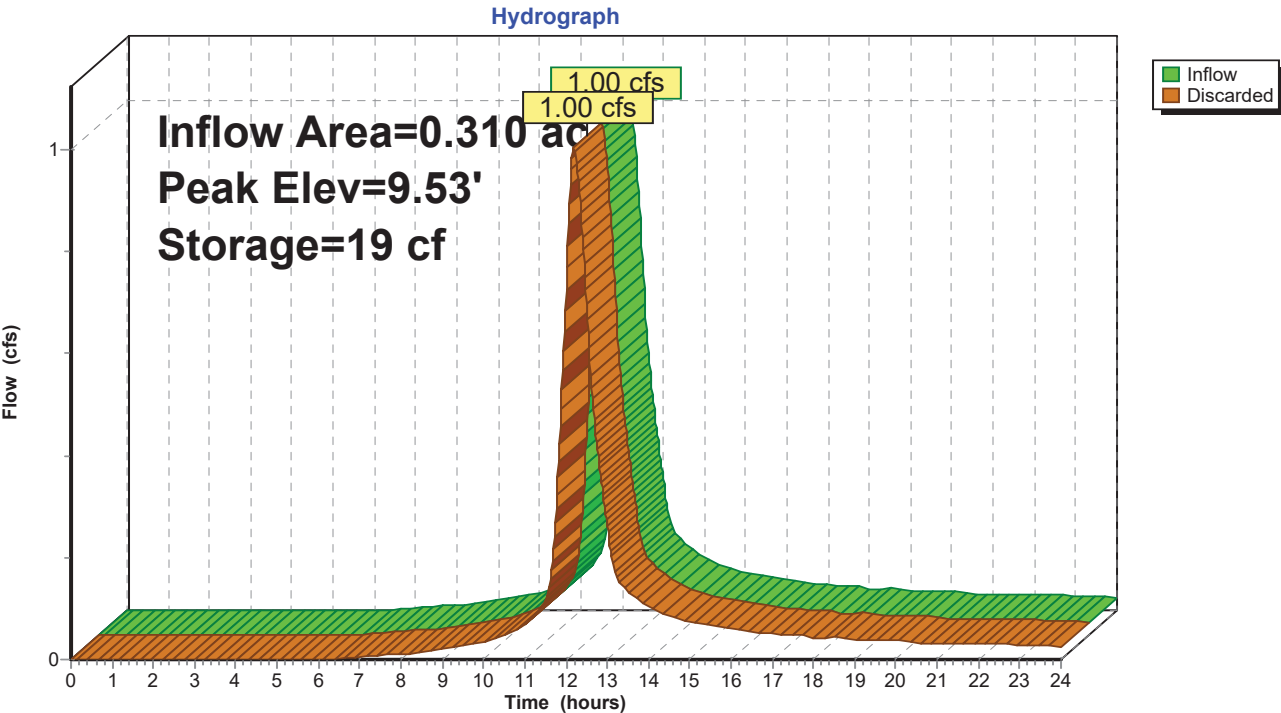
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Type II FL 24-hr 10y-24h Rainfall=8.00"

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Page 5

Pond 1P: Retention Basin 1



APPENDIX C

Soils Report

Prepared by KSM Engineering and Testing

KSM #: 2300799-p

Dated: February 16, 2023

***Soils report included for informational purposes only and
Not part of the Engineer's Certification***

Sarah & Tracy Sisk
411 1st Avenue
Melbourne Beach, FL 32951

February 16, 2023

**Re: 411 1st Avenue
Melbourne Beach, Florida
KSM Project #: 2300799-p**

Dear Ms. Sisk:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. The intent of our investigation was to estimate aquifer parameters at specific test locations. Presentation of the data gathered during the investigation is included in this report.

Scope of Work and Professional Service Agreement:

The scope of work and the agreement to perform a geotechnical exploration was provided by KSM's December 21, 2022, proposal to Sarah and Tracy Sisk.

Site Description:

Location & Physiography – The project site was located in Melbourne Beach, Florida. At the time of drilling, the site was found to be fairly flat with an existing structure. Vegetation on the site consisted mostly of light surface ground cover vegetation, mature landscaping, and a few trees.

The scope of our study consisted of the following tasks:

1. Performed soil borings within the approximate location indicated by the client.
2. Measured the depth to the surface of the groundwater body at the boring.
3. Performed in-field "Usual Open Hole Test" procedures at the aforementioned boring location.
4. Collected soil samples necessary to estimate aquifer parameters.
5. Reviewed the soil samples and field soil boring logs (by a geotechnical engineer) in our laboratory.
6. Reviewed the publicly available USDA Soil Survey information for the site.

7. Evaluated the discovered subsurface conditions with respect to the proposed project and prepared estimated aquifer parameters for the tested location.
8. Prepared this report to document our findings.

Site Investigation:

Subsurface Testing – KSM's site investigation program consisted of performing the following exploration operations and field tests:

- One (1) SPT boring, denoted as PB, terminated at an approximate depth of 15 feet below the existing ground surface, which was performed within the area dictated by the client.

SPT Borings – The SPT borings were performed in general accordance with procedures described in ASTM D-1586.

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487).

General Subsurface Soil Classification Summary – The following table outlines the general subsurface conditions that were encountered during our investigation. Refer to the boring logs and location map for specific information regarding our interpretation of the field boring logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	Discovered Subsurface Conditions
0 to 15	Very loose to medium-dense fine sand and fine sand with shell fragments

The records of the soils encountered, the penetration resistances, and groundwater levels are documented on the attached boring logs.

Estimated Aquifer Parameters:

Factor of Safety – KSM has not applied a factor of safety to the estimated aquifer parameters delineated within this report. The Engineer of Record is responsible for applying the appropriate factor(s) of safety to the estimated aquifer parameters contained within this report for use in their design. Furthermore, for any stratum where the estimated flow rate exceeds 20 feet per day (10 inches per hour), we recommend that a design flow rate equal to 20 feet per day (10 inches per hour) be used.

In-Field Testing – At the test location, a Usual Condition Test was performed in general conformance with the South Florida Water Management District described procedures for the ‘Usual Open-Hole Test’ method.

In-Field Testing – Estimated Aquifer Parameters		
Test Location (See Location Plan)	Approximate Test Depth (ft)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	5'	9.9×10^{-4}

Laboratory Testing and Professional Judgement – Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434.

Laboratory Testing – Estimated Aquifer Parameters			
Test Location (See Location Plan)	Stratum Depth Range (ft)	Horizontal Flow Rate (in/hr)	Vertical Flow Rate (in/hr)
P-1	0 – 3	43.6	39.6
	3 – 15	--	54.0

Flow Restrictive Stratum – Based on the results of our soil borings and laboratory testing, KSM did not encounter a stratum that exhibited restrictive flow rates relative to the overlying stratum and is thus assumed to be located at the boring terminus at the tested locations.

Seasonal Groundwater Fluctuation – The following table delineates the observed groundwater surface depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for Brevard County, Florida. The majority of the site soils are mapped as follows:

- 25—Canaveral-Palm Beach-Urban land complex

Water Table Observations			
Test Location (See Location Plan)	Depth (feet) Below Existing Grade		
	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	5.0'	2.5'	5.5'

Hydrologic Soil Group Classification – The hydrologic soil group classification was estimated based on our interpretation of the estimated aquifer parameters and guidance provided by the USDA National Engineering Handbook.

Hydrologic Soil Group Classification	
Test Location (See Location Plan)	Hydrologic Soil Group
P-1	A

Fillable Porosity – KSM estimates a fillable porosity of approximately 30%, at an approximate depth of 5 feet below existing grade, can be used for the test location.

Closure:

The estimated aquifer parameters are based, in part, on our understanding of published peer reviewed resources and our interpretations and evaluations of the discoveries of our site investigation and lab results. If additional geotechnical parameters or recommendations are desired, please contact our office. Upon request KSM will provide a scope and fee for any requested additional services.

Standard of Care - This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Limitations - Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

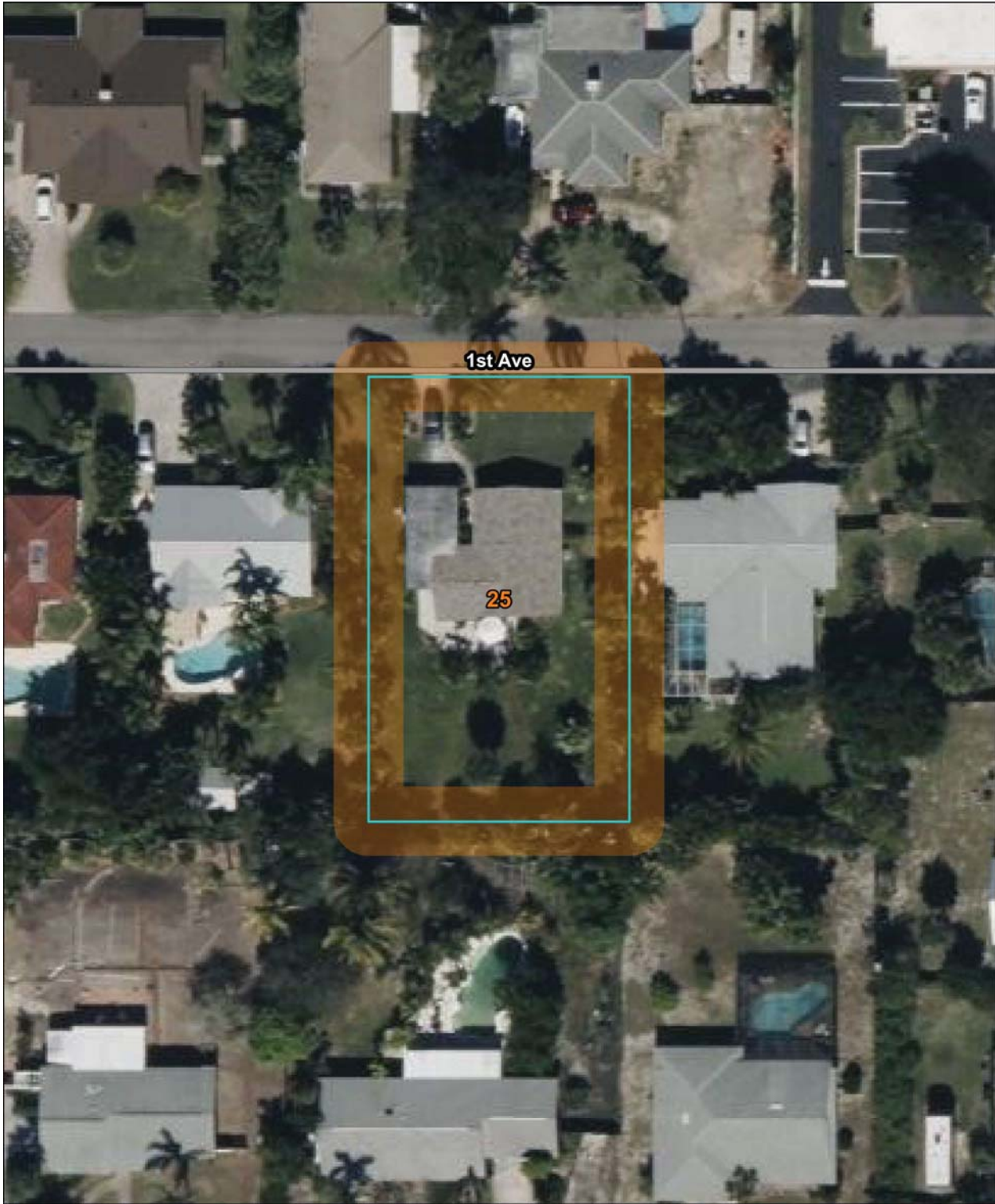
We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,

Robert Maxwell
Robert T. Maxwell, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024249

Cody C. Clawson, P.E.
Geotechnical Engineer
Florida Lic. No. 91598

CCC/cv/RTM
Email to: sarahsuzannesisk@gmail.com



USDA SOILS SURVEY

25—Canaveral-Palm Beach-Urban land complex

PROJECT: 411 1st Avenue, Melbourne Beach, Florida

SHEET 2 OF 2

PERMIT #:

PROJECT #: 2300799-soils
Bennett Engineering & Consulting, LLC
DEC No. 20-010



411 First Ave
Melbourne Beach, FL 32951

Surface Water Management
Page 10 of 10

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20230216
SCALE: NOT TO SCALE



LOCATION OF SOIL TESTING

PROJECT: 411 1st Avenue, Melbourne Beach, Florida

SHEET 1 OF 2

PERMIT #:

PROJECT #: 2300799-p
Bennett Engineering & Consulting, LLC
DEC No. 23-045

KSM ENGINEERING
AND TESTING

411 First Ave
Melbourne Beach, FL 32951

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20230216

SCALE: NOT TO SCALE
Page 17 of 18



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

PAGE 1 OF 1

CLIENT	Sarah & Tracy Sisk	PROJECT NAME	411 1st Avenue
PROJECT NUMBER	2300799-p	PROJECT LOCATION	Melbourne Beach, Florida
DATE STARTED	2/13/23	COMPLETED	2/13/23
GROUND ELEVATION		HOLE SIZE	inches
DRILLING CONTRACTOR		GROUND WATER LEVELS:	
DRILLING METHOD	Split Spoon Sample	AT TIME OF DRILLING	5.0 ft
LOGGED BY	SF/MH	CHECKED BY	CCC
AT END OF DRILLING	---		
NOTES	See Attached Location Plan	AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Yellowish Brown Sand	X SS		1-1-2 (3)						
		Light Brown Sand with Traces of Shell Fragments	X SS		2-2-3 (5)						
5	▽		X SS		4-3-3 (6)						
			X SS		2-3-5 (8)						
10			X SS		8-12-8 (20)						
			X SS		9-12-10 (22)						
15			X SS		6-7-7 (14)						

Bottom of borehole at 15.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 2/16/23 09:13 - K:\KSM FILES\23 DOCS (KSM-SERVER)\2300799\SOIL INVESTIGATION\2300799-P.GPJ