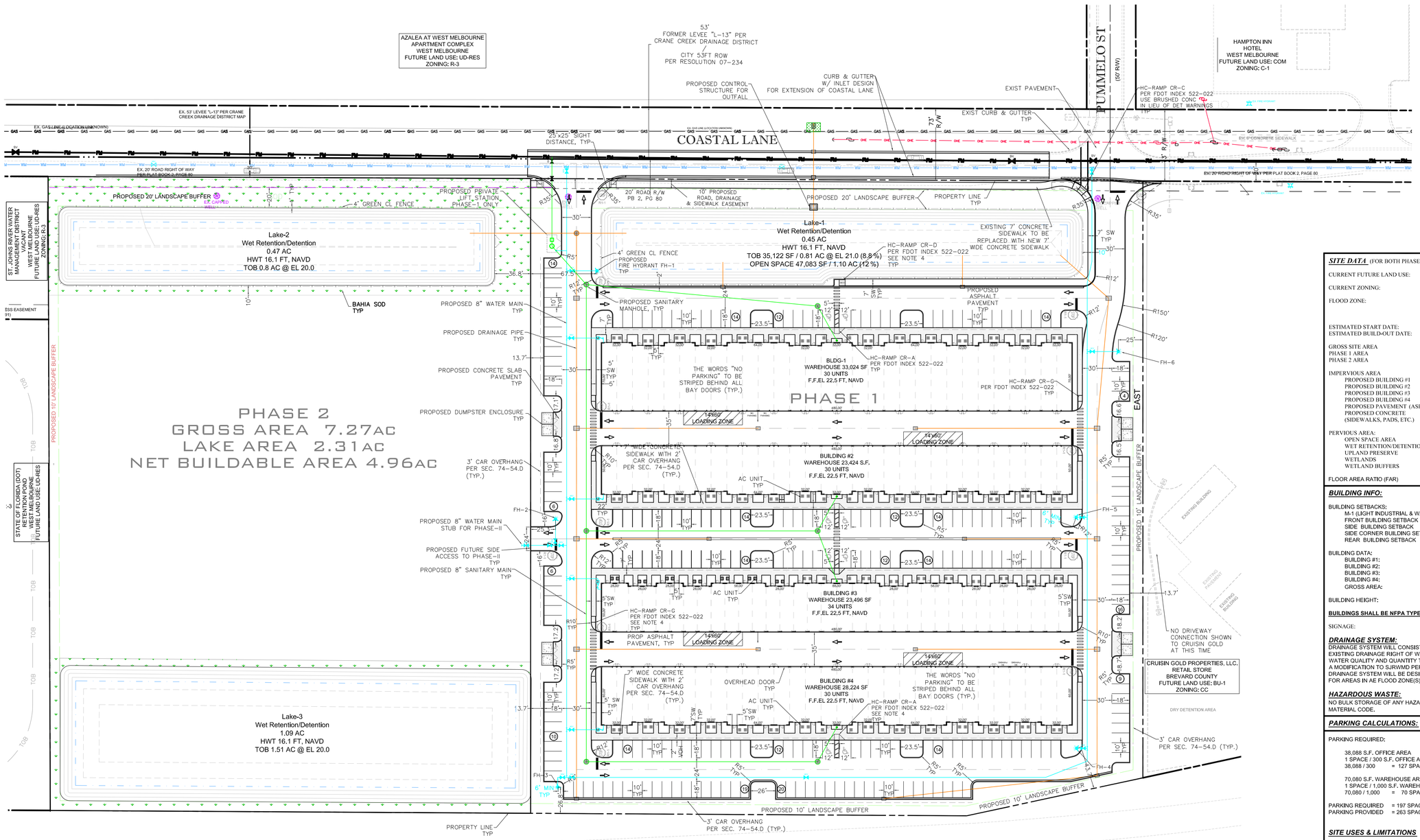

VICINITY MAP

SECTION 3 TOWNSHIP 28S RANGE 36E

SCALE: 1" = 50'

REVISIONS

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U.S. 192 Business Center

WEST MELBOURNE, FLORIDA

Site Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2111-1395	DDI	JHI	1"=50'	02/02/2023

FR # 6986

SHEET NO. SP-1

SITE DATA (FOR BOTH PHASE 1 & PHASE 2)

CURRENT FUTURE LAND USE:	IND	INDUSTRIAL
CURRENT ZONING:	M-1	LIGHT INDUSTRIAL & WAREHOUSING
FLOOD ZONE:	AE - ELEV. 19.00 NAVD FIRM PANEL #12009C0579G MIN. F.F.E. = 20.00 NAVD	
ESTIMATED START DATE: ESTIMATED BUILD-OUT DATE:	MAY 2023 APRIL 2024	

GROSS SITE AREA	716,342 S.F. (16.445 AC) = 100.00 %
PHASE 1 AREA	399,683 S.F. (9.175 AC) = 55.79 %
PHASE 2 AREA	316,659 S.F. (7.269 AC) = 44.21 %
IMPERVIOUS AREA	294,717 S.F. (6.793 AC) = 41.31 %
PROPOSED BUILDING #1	33,024 S.F. (0.758 AC) = 4.61 %
PROPOSED BUILDING #2	23,424 S.F. (0.538 AC) = 3.27 %
PROPOSED BUILDING #3	23,496 S.F. (0.539 AC) = 3.28 %
PROPOSED BUILDING #4	28,224 S.F. (0.648 AC) = 3.94 %
PROPOSED PAVEMENT (ASPHALT)	160,087 S.F. (3.675 AC) = 22.35 %
PROPOSED CONCRETE (SIDEWALKS, PADS, ETC.)	27,642 S.F. (0.635 AC) = 3.86 %
PERVIOUS AREA:	421,625 S.F. (9.652 AC) = 58.69 %
OPEN SPACE AREA	386,504 S.F. (8.846 AC) = 53.79 %
WET RETENTION/DETENTION AREA	35,121 S.F. (0.806 AC) = 4.90 %
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00 %
WETLANDS	0 S.F. (0.000 AC) = 0.00 %
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00 %
FLOOR AREA RATIO (FAR)	0.15

BUILDING INFO:

BUILDING SETBACKS:
M-1 (LIGHT INDUSTRIAL & WAREHOUSING)

FRONT BUILDING SETBACK	(20')
SIDE BUILDING SETBACK	(0')
SIDE CORNER BUILDING SETBACK	(0')
REAR BUILDING SETBACK	(20')

BUILDING DATA:	OFFICE	WAREHOUSE	TOTAL
BUILDING #1:	9,504 S.F.	23,520 S.F.	= 33,024 S.F.
BUILDING #2:	9,504 S.F.	13,920 S.F.	= 23,424 S.F.
BUILDING #3:	9,576 S.F.	13,920 S.F.	= 23,496 S.F.
BUILDING #4:	9,504 S.F.	18,720 S.F.	= 28,224 S.F.
GROSS AREA:	= 38,088 S.F.	= 70,080 S.F.	= 108,168 S.F.

BUILDING HEIGHT: 40' MAX.

BUILDINGS SHALL BE NFPA TYPE II CONSTRUCTION.

SIGNAGE: ALL SIGNAGE SHALL BE WALL SIGNS ON THE BUILDINGS.

DRAINAGE SYSTEM:

DRAINAGE SYSTEM WILL CONSIST OF THREE WET RETENTION AREAS WITH DISCHARGE TO THE EXISTING DRAINAGE RIGHT OF WAY TO THE EAST OF THE PROPERTY. SJRWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.
A MODIFICATION TO SJRWMD PERMIT 100953-2 WILL BE OBTAINED.
DRAINAGE SYSTEM WILL BE DESIGNED TO ACCOUNT FOR ANY FLOOD COMPENSATION AS NEEDED FOR AREAS IN AE FLOOD ZONE(S).

HAZARDOUS WASTE:

NO BULK STORAGE OF ANY HAZARDOUS MATERIALS AS DEFINED UNDER NFPA 400, HAZARDOUS MATERIAL CODE.

PARKING CALCULATIONS:

PARKING REQUIRED:

38,088 S.F. OFFICE AREA
1 SPACE / 300 S.F. OFFICE AREA
38,088 / 300 = 127 SPACES

70,080 S.F. WAREHOUSE AREA
1 SPACE / 1,000 S.F. WAREHOUSE AREA
70,080 / 1,000 = 70 SPACES

PARKING REQUIRED = 197 SPACES (6 HC)
PARKING PROVIDED = 263 SPACES (8 HC)

SITE USES & LIMITATIONS

Per O.R. BOOK *9717, PAGE 2469 OF THE DEVELOPMENT AGREEMENT*
Per O.R. BOOK *9730, PAGE 2033 OF THE DEVELOPMENT ORDER*

1. THERE SHALL BE NO OUTDOOR STORAGE OF WAREHOUSE, WHOLESALE, BUILDING, SCRAP, CHEMICAL CONTAINERS OR OTHER MATERIALS.
2. NO AUTOMOTIVE, RECREATIONAL VEHICLE, OR MOBILE HOME SERVICE AND REPAIR-RELATED USES.
3. NO RECYCLING OR WASTE COLLECTION USES.
4. NO OUTDOOR MANUFACTURING.
5. NO USES REQUIRING OUTDOOR CUTTING OF TILE, STONE, OR GRANITE, OR OTHER CONSTRUCTION MATERIALS.
6. NO USES REQUIRING THE USE OF AN INCINERATOR.
7. NO PROPANE GAS FILLING OR STORAGE.
8. NO BULK STORAGE OF ANY HAZARDOUS MATERIALS AS DEFINED UNDER NFPA 400, HAZARDOUS MATERIALS CODE.
9. NO BULK STORAGE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS AS DEFINED BY NFPA 30, FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE.
10. THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS FOR NOISE PURSUANT TO CHAPTER 26, ARTICLE II, CITY OF WEST MELBOURNE CODE OF ORDINANCES.
11. THE PROJECT SHALL MEET ALL SITE LIGHTING REQUIREMENTS PURSUANT TO CHAPTER 74, ARTICLE III, CITY OF WEST MELBOURNE CODE OF ORDINANCES.
12. ANY USES CREATING NOISE, VIBRATION, GLARE, ODORS, OR NOXIOUS GASES OBSERVABLE BEYOND THE BOUNDARY OF THE SUBJECT PROPERTY ARE PROHIBITED.
13. THERE SHALL BE NO HOUSEHOLD/MINI-STORAGE OR VEHICULAR STORAGE.

GENERAL DESCRIPTION: 16.4 AC INDUSTRIAL DEVELOPMENT W/ 108,168 SF BUILDING COVERAGE IN 5 BUILDINGS AND THE REQUIRED INFRASTRUCTURE

TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

WAREHOUSING (150)
GENERAL OFFICE (710)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
WAREHOUSING (150)	1.71/1,000 S.F.	70,080 S.F.	= 120
GENERAL OFFICE (710)	11.03/1,000 S.F.	38,088 S.F.	= 420
TOTAL TRIPS			= 540
A.M. PEAK HOUR TRIPS:			
WAREHOUSE (150)	0.21/1,000 S.F.	70,080 S.F.	= 15
GENERAL OFFICE (710)	1.56/1,000 S.F.	38,088 S.F.	= 59
TOTAL TRIPS			= 74
P.M. PEAK HOUR TRIPS:			
WAREHOUSING (150)	0.23/1,000 S.F.	70,080 S.F.	= 16
GENERAL OFFICE (710)	1.49/1,000 S.F.	38,088 S.F.	= 57
TOTAL TRIPS			= 73

NOTES:

1. ALL STRIPINGS SHALL BE THERMOPLASTICS WITH EXCEPTION OF STANDARD PARKING STALL STRIPINGS WHICH SHALL BE TRAFFIC PAINT.
2. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
3. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STAKING & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
4. ALL ACCESSABLE ROUTES SHALL BE CONSTRUCTED IN ACCORD W/ 2010 USDOJ ADA REQ'S, 2010 FBC & 2020 FDOT DESIGN STD'S INDEX 522-002. DETECTABLE WARNINGS ARE NOT ALLOWED PER CITY, USE BRUSHED CONCRETE IN LIEU.
5. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC.

LEGEND

00.0	PROP PAV'T EL		SAMPLE POINT
00.0	PROP CONC SW EL	MES	MITERED END SECTION
00.0	EXIST EL	F.F.EL	FIN FLOOR ELEV
+	CONTRACTOR TO FIELD VERIFY	F.L.EL	FLOW LINE ELEV
INV EL	INVERT EL	TOB	TOP OF BANK
CB	CATCH BASIN	TOS	TOE OF SLOPE
YD	YARD DRAIN	TC	TOP OF CONCRETE
BE	BOTTOM EL	TP	TOP OF PAVERS
TE	TOP EL	UE	UTILITY EASEMENT
EXF	EXFILTRATION TRENCH	DE	DRAINAGE EASEMENT
WM	WATER MAIN	LME	LAKE MAINTENANCE EASMT
WS	WATER SERVICE	LAE	LIMITED ACCESS EASMT
SS	SANITARY SERVICE	CO	CLEANOUT
FM	FORCE MAIN	B-01	BORING NO. AND LOCATION
FM	FIRE MAIN	ERCP	ELLIPTICAL RCP
UGW	UNDERGROUND WIRE	RCP	REINFORCED CONC PIPE
STM	STORM LINE	CAP	CORRUGATED ALUMINUM PIPE
WW	WASTEWATER GRAVITY	HDPE	HIGH DENSITY POLYETHLENE PIPE
	FIRE HYDRANT	PVC	POLYVINYL PIPE
		CMP	CORRUGATED METAL PIPE
PIV	POST INDICATOR VALVE	0.0	PROP CONC EL
GV	GATE VALVE		
TV	TAPPING VALVE		
	VALVE		
	FIRE DEPT CONNECTION		
	CV CHECK VALVE		
	DCDA-DBL CHCK DETECTOR ASSMBLY		
	RPDA-REDUCED PRESS DET ASSMBLY		
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.		

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER