



EXISTING REQUIRED PARKING

- PHASE 1 (42 SPACES)
- RETAIL - 10,000 SF
1 SPACE PER 300 SF
34 SPACES REQUIRED
 - RESTAURANT - 4,600 SF
0 SPACES REQUIRED
 - STORAGE - 2,200 SF
8 SPACES REQUIRED
- TOTAL: 16,800 SF REQUIRING 42 SPACES**

PROPOSED REQUIRED PARKING

- PHASE 2 (31 SPACES)
- RETAIL - 9,210 SF
1 SPACE PER 300 SF
31 SPACES REQUIRED
 - RESTAURANT - 7,906 SF
0 SPACES REQUIRED
- TOTAL: 17,116 SF REQUIRING 31 SPACES**

REQUIRED PARKING TOTAL

- 42 (EXISTING) + 31 (PROPOSED) = 73 SPACES

TOTAL SPACES REQUIRED: 73 SPACES

PROVIDED PARKING TOTAL

- 71 (EXISTING) + 59 (PROPOSED) = 130 SPACES

TOTAL SPACES PROVIDED: 130 SPACES

LEGEND

- PROPOSED CONCRETE (TYP.) SEE DETAIL SHEET
- PROPOSED PAVERS (TYP.) SEE DETAIL SHEET
- PROPOSED ASPHALT PAVEMENT (TYP.) SEE DETAIL SHEET
- EXISTING ASPHALT PAVEMENT TO BE SEAL COATED AND RESTRIPE

GENERAL STATEMENT:
THE OVERALL WAVES DISTRICT PROJECT CONSISTS OF CONSTRUCTION OF TWO NEW SIX STORY VACATION APARTMENT RENTAL BUILDINGS (AS DEFINED IN DEVELOPER'S AGREEMENT) AND A SINGLE STORY COMMERCIAL BUILDING CONSTRUCTED IN 3 SEPARATE PHASES AS NOTED BELOW. CONSTRUCTION OF ASSOCIATED SITE IMPROVEMENTS INCLUDE PARKING, SITE ACCESS, PAVEMENT, STORMWATER MANAGEMENT SYSTEM, UTILITY CONNECTIONS (SANITARY SEWER, POTABLE WATER SERVICE AND FIRE LINE CONNECTION) AND LANDSCAPING.

PHASE 2 - SINGLE STORY COMMERCIAL BUILDING WITH POOL
PHASE 3 - SIX STORY VACATION APARTMENT BUILDING WITH POOL
PHASE 4 - SIX STORY VACATION APARTMENT BUILDING

PROJECT CONTACTS

OWNER:
WAVE DEVELOPMENTS LLC
280 W CENTRAL BLVD
CAPE CANAVERAL, FL 32920
PHONE: 321-399-1234

ENGINEER:
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 N. HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE: 321-751-6088

SURVEYOR:
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 N. HARBOR CITY BLVD.
MELBOURNE, FL 32935
PHONE: 321-751-6088

ARCHITECT:
MELD STUDIO ARCHITECTURE
1542 GUAVA AVE
MELBOURNE, FL 32935
PHONE: 321-428-3869

SITE DATA
ADDRESS: EXISTING BUILDING: 8801 ASTRONAUT BLVD
CANAVERAL, FL 32920

PROPOSED BUILDING: TO BE DETERMINED

PARCEL ID: 24-37-15-00-817

TAX ACCOUNT: 2441264

PARCEL AREA: 5.00 ACRES

SECTION: 15
TOWNSHIP: 27 SOUTH
RANGE: 37 EAST

ZONING: C-1, LOW DENSITY COMMERCIAL
FLU: C-1

OVERLAY DISTRICT: A1A ECONOMIC OPPORTUNITY OVERLAY DISTRICT, "E00D"

LOT COVERAGE: ALLOWED 80% OF LAND
PROPOSED TBD

FEMA FLOOD ZONE:
ZONES X AND X SHADED
PER MAP NUMBER 12009C0363H, PANEL 363, REVISED DATE JANUARY 29, 2021

BUILDING DATA
CONSTRUCTION TYPE:
NUMBER OF STORIES: PHASE 3 - SIX
PHASE 4 - SIX

EXISTING STRUCTURE:	RETAIL	10,000 SF
	RESTAURANT	4,600 SF
	STORAGE	2,200 SF
	TOTAL	16,800 SF

PROPOSED STRUCTURE:	RESIDENTIAL	0 SF
	RETAIL	9,195 SF
	RESTAURANT	7,921 SF
	TOTAL	17,116 SF

BUILDING HEIGHT
ALLOWED PER DEVELOPER'S AGREEMENT: 65 FT

PROPOSED: 65 FT (TOP OF ROOF SLAB) AND 75 FT (TOP OF ROOF - ACCESS STAIRS)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	15 FT	84.9 FT
REAR (WEST)	10 FT	140.2 FT
SIDE (NORTH)	10 FT	257.3 FT
SIDE CORNER (SOUTH)	10 FT	45.1 FT

Revision table with columns for revision number, description, and date. The table is currently empty.

WAVES DISTRICT™
SITING DISTRICT - CIVIL
SITING PLAN - PHASE 2

MORGAN & Associates, Inc.
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. # 71040
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2022-100
Drawing #: CIVIL
Scale:
Horiz. 1"=30'
Vert. N/A
Sheet #: **C-3**
Sheet 3 of 7

This item has been digitally signed and sealed by Andreas H. Kirbach, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and signatures must be verified on any electronic copies.

Andreas H. Kirbach P.E.
Fl. Reg. #49431