



LEGEND:

- PROP. ASPHALT
- PROP. BUILDING
- PROP. CONCRETE

SITE DATA:

GROSS SITE AREA: 29,256 S.F. (0.67 AC.)
 PROPOSED BUILDING COVERAGE: 11,375 S.F.

	ALLOWABLE	PROPOSED
LOT SIZE:	N/A	29,256 S.F. (0.67 AC) (100%)
LOT WIDTH:	N/A	292 FT.
MAX. BUILDING COVERAGE:	50%	11,375 S.F. (38.88%)
MIN. OPEN SPACE:	25%	17,881 S.F. (61.12%)

IMPERVIOUS AREA	ALLOWABLE	PROPOSED
BUILDING(S):	11,375 S.F.	0.26 AC. 38.88%
ASPHALT:	8,375 S.F.	0.19 AC. 28.63%
CONCRETE:	1,475 S.F.	0.03 AC. 5.04%
TOTAL IMPERVIOUS:	21,225 S.F.	0.48 AC. 72.55%

PERVIOUS AREA:	ALLOWABLE	PROPOSED
TOTAL PERVIOUS:	8,031 S.F.	0.18 AC. 27.45%

BUILDING SETBACKS:

	REQ'D	PROVIDED
FRONT (W):	20'	20'
REAR (E):	10'	15.03'
SIDE (S):	0'	5.0'
SIDE (N):	0'	5.0'

BLDG. HEIGHT: 35' MAX N/A

PARKING CALCULATION:

- USE: MINI STORAGE = ONE SPACE PLUS ONE PER 3,000 SQUARE FEET.
- REQUIRED PARKING: 9 BLDG = 9 SPACES
 10,475 S.F. @ 1/3000 S.F. = 3.5 = SPACES
 TOTAL : 13 SPACES
- USE: BUSINESS AND PROFESSIONAL OFFICES = ONE SPACE FOR EACH 200 SQUARE FEET OF OFFICE SPACE.
- REQUIRED PARKING: TOTAL 900 S.F. @ 1/200 S.F. = 4.5 = 5 SPACES
- PROVIDED PARKING: STANDARD = 17 SPACES
 ADA HANDICAP = 2 SPACE
 TOTAL PARKING = 19 SPACES

PROJECT DATA:

OWNER/APPLICANT:
 HYPER ANT STRUCTURES LLC
 201 SOUTHEAST 2ND AVE 2413
 MIAMI, FL 33131

ENGINEER:
 MILLS, SHORT & ASSOCIATES, LLC.
 700 22ND PLACE, STE. 2C
 VERO BEACH, FLORIDA 32980
 PHONE: (772)-226-7282

PARCEL ID:
 3139060000004000012.0

SITE ADDRESS:
 1120 LOUISIANA AVE
 SEBASTIAN, FL 32958

ZONING:
 IN: INDUSTRIAL

FUTURE LAND USE:
 INDUSTRIAL

PROJECT DESCRIPTION:
 PERMITTED USE: BUSINESS AND PROFESSIONAL OFFICES

FLOOD ZONE:
 ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C0103J, HAVING AN EFFECTIVE DATE OF JANUARY 26, 2023. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

BENCHMARK NOTES:
 ELEVATION SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88) BASED ON A BENCHMARK SUPPLIED BY THE SOUTH FLORIDA WATER MANAGEMENT AGENCY, FLORIDA. BENCHMARK USED: AF 3469 STATE/COUNTY: FL/INDIAN RIVER COUNTY ELEVATION: 5.58 FEET (N.A.V.D.)

PROJECTED CONSTRUCTION SCHEDULE:

COMMENCEMENT	JULY 2025
COMPLETION	JULY 2026

PHASING:
 SINGLE PHASE OF CONSTRUCTION

LEGAL DESCRIPTION:

PART OF GOVERNMENT LOT 4, SECTION 6, TOWNSHIP SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING A PARCEL LYING BETWEEN THE FLORIDA EAST COAST RAILWAY ON THE EAST AND LOUISIANA AVENUE ON THE WEST, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF HAMILTON MICHELSEN CO. RUN SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY OF FLORIDA EAST COAST RAILWAY 180 FEET; THENCE WESTERLY TO LOUISIANA AVENUE 100 FEET, MORE OR LESS; THENCE NORTHERLY ALONG LOUISIANA AVENUE 180 FEET MORE OR LESS TO LOT OF HAMILTON MICHELSEN CO.; THENCE EASTERLY ALONG SOUTHERLY LINE OF HAMILTON MICHELSEN CO. LOT TO POINT OF BEGINNING

ISSUE	DATE	COMMENTS

GRAND REAL ESTATE DEVELOPMENT
 1120 LOUISIANA AVE
 SEBASTIAN, FL
 THIS SHEET
CONCEPTUAL SITE PLAN

APPROVED BY: JWM
 CHECKED BY: JWM
 SCALE: SEE SHEET

PROJ. NO. 24-2200
 DATE 4-16-2025
 SHEET NO.