



VICINITY MAP
NTS

CONTACT INFORMATION

OWNER
505 PARTNERS, INC.
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CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
ERIN TRAUGER
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SURVEYOR:
AAL LAND SURVEYING, INC.
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EMAIL: FRONTDESK@AALSURVEY.COM

SITE DATA

TOTAL LOT ACREAGE: 12.01 ACRES (2.70 PROJECT BOUNDARY)
FUTURE LAND USE: INDUSTRIAL
ZONING CLASSIFICATION: M1 - LIGHT INDUSTRIAL DISTRICT
FIRM #: TBD
PARCEL ID: 27-36-26-00-258
TAX ACCOUNT NUMBER: 2704239

TOWNSHIP: 28
RANGE: 36
SECTION: 26

PARKING SPACE CALCULATIONS:
EXISTING BUILDING: 75,000 SF
75,000 SF / 300 = 250 SPACES REQUIRED

PROPOSED OFFICE: 19,560 SF
OFFICE: 1 SPACE PER 300 SF
19,560 SF / 300 = 66 SPACES REQUIRED

TOTAL REQUIRED PARKING:
250 + 66 = 316 SPACES REQUIRED INCLUDING 8 HANDICAP SPACES

TOTAL PROPOSED PROVIDED:
236 EXISTING - 3 IMPACTED + 111 PROPOSED = 344 SPACES INCLUDING 9 HANDICAP SPACES
(5 EXISTING HANDICAP SPACES AND 4 PROPOSED)

BUILDING DATA

MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED = 45'
PROPOSED BUILDING HEIGHT = 45'

PRELIMINARY SITE PLAN
1"=30'

LEGEND:

DESCRIPTION	SYMBOL
PROPERTY LINE	— (Pink Line)
PROJECT BOUNDARY	- - - (Dashed Line)
PROPOSED BUILDING	▭ (Solid Line)
ASPHALTIC PAVEMENT	▭ (Hatched Pattern)
CONCRETE SIDEWALK	▭ (Dotted Pattern)
STORMWATER CONTOUR	- - - (Dashed Line)



REV#	DATE	REVISION

TRAUGER CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
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**KILBOURNE COMMERCIAL
MELBOURNE, FLORIDA
PRELIMINARY SITE PLAN**

ERIN L. TRAUGER
FL. E.C. #66378

DATE: 5-8-2024
TOWNSHIP: 27
RANGE: 36
SECTION: 26
SCALE: 1"=30'
DRAWING NO. **EX-8**
DRAWN BY: TLW
PROJECT: 25-PRE