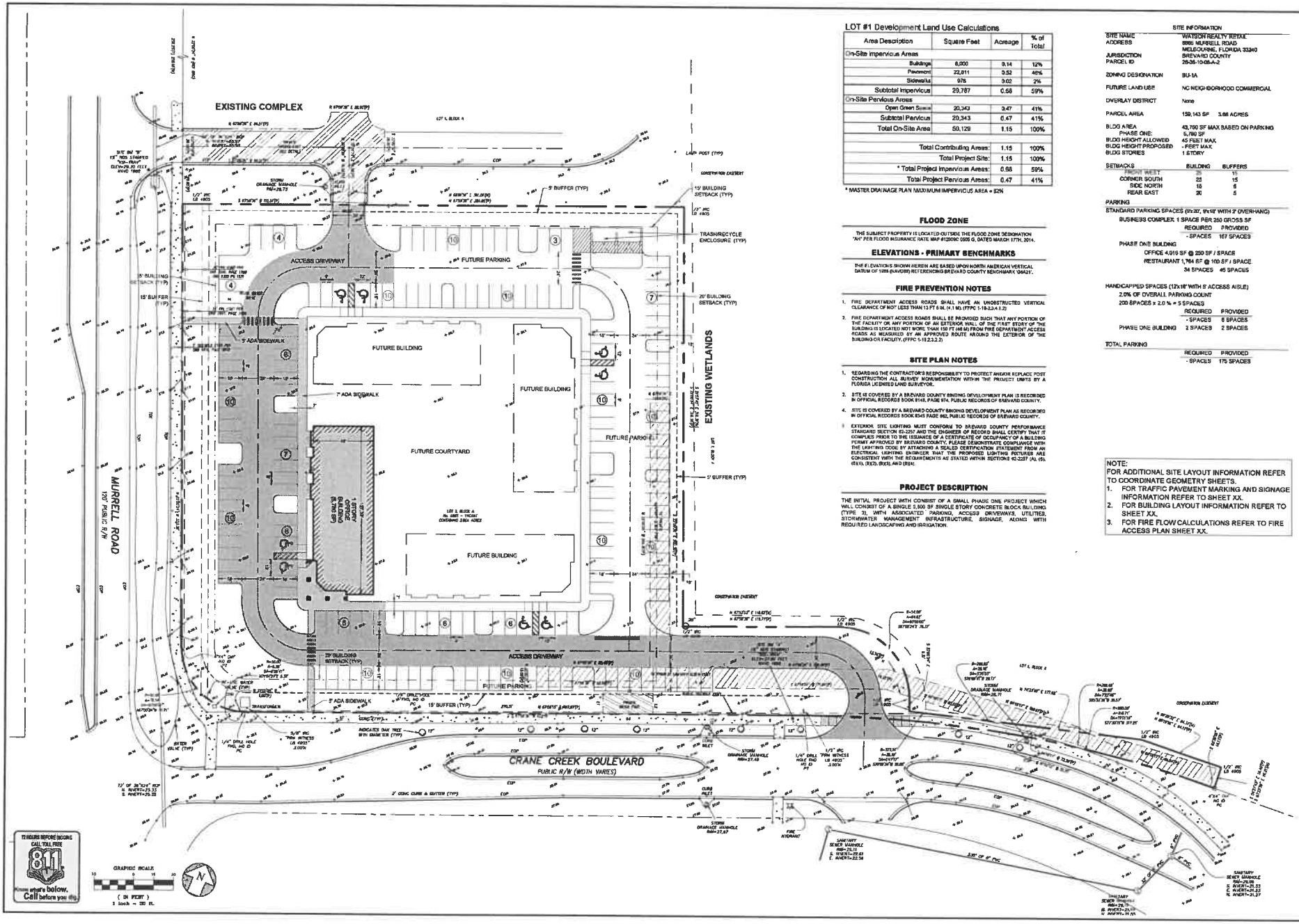

LOT #1 Development Land Use Calculations

Area Description	Square Feet	Acreage	% of Total
On-Site Impervious Areas			
Buildings	6,000	0.14	12%
Pavement	22,811	0.52	46%
Sidewalks	976	0.02	2%
Subtotal Impervious	29,787	0.68	59%
On-Site Pervious Areas			
Open Green Space	20,343	0.47	41%
Subtotal Pervious	20,343	0.47	41%
Total On-Site Area	50,129	1.15	100%
Total Contributing Area:		1.15	100%
Total Project Site:		1.15	100%
* Total Project Impervious Areas:		0.68	59%
Total Project Pervious Areas:		0.47	41%

* MASTER DRAINAGE PLAN MAXIMUM IMPERVIOUS AREA = 62%

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE FLOOD ZONE DESIGNATION "AH" PER FLOOD INSURANCE RATE MAP #12009C 0505 G, DATED MARCH 17TH, 2014.

ELEVATIONS - PRIMARY BENCHMARKS

THE ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCING BREVARD COUNTY BENCHMARK "DM247".

FIRE PREVENTION NOTES

1. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 IN. (4.1 M). (FFPC 1-18.2.3.4.1.2)
2. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT (46 M) FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. (FFPC 1-18.2.3.2.2)

SITE PLAN NOTES

1. REGARDING THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
2. SITE IS COVERED BY A BREVARD COUNTY BINDING DEVELOPMENT PLAN IS RECORDED IN OFFICIAL RECORDS BOOK 8148, PAGE 974, PUBLIC RECORDS OF BREVARD COUNTY.
4. SITE IS COVERED BY A BREVARD COUNTY BINDING DEVELOPMENT PLAN AS RECORDED IN OFFICIAL RECORDS BOOK 8345 PAGE 662, PUBLIC RECORDS OF BREVARD COUNTY.
5. EXTERIOR SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD SECTION 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY. PLEASE DEMONSTRATE COMPLIANCE WITH THE LIGHTING CODE BY ATTACHING A SEALED CERTIFICATION STATEMENT FROM AN ELECTRICAL LIGHTING ENGINEER THAT THE PROPOSED LIGHTING FIXTURES ARE CONSISTENT WITH THE REQUIREMENTS AS STATED WITHIN SECTIONS 62-2257 (A), (5), (5)(c)1., (5)(c)2., (5)(c)3., AND (5)(e).

PROJECT DESCRIPTION

THE INITIAL PROJECT WITH CONSIST OF A SMALL PHASE ONE PROJECT WHICH WILL CONSIST OF A SINGLE 5,900 SF SINGLE STORY CONCRETE BLOCK BUILDING (TYPE 3), WITH ASSOCIATED PARKING, ACCESS DRIVEWAYS, UTILITIES, STORMWATER MANAGEMENT INFRASTRUCTURE, SIGNAGE, ALONG WITH REQUIRED LANDSCAPING AND IRRIGATION.

SITE INFORMATION

SITE NAME	WATSON REALTY RETAIL
ADDRESS	8985 MURRELL ROAD MELBOURNE, FLORIDA 32940
JURISDICTION	BREVARD COUNTY
PARCEL ID	26-36-10-08-A-2
ZONING DESIGNATION	BU-1A
FUTURE LAND USE	NC NEIGHBORHOOD COMMERCIAL
OVERLAY DISTRICT	None
PARCEL AREA	159,143 SF 3.66 ACRES
BLDG AREA	43,760 SF MAX BASED ON PARKING
PHASE ONE:	5,760 SF
BLDG HEIGHT ALLOWED	45 FEET MAX
BLDG HEIGHT PROPOSED	- FEET MAX
BLDG STORIES	1 STORY

SETBACKS	BUILDING	BUFFERS
FRONT WEST	25	15
CORNER SOUTH	25	15
SIDE NORTH	10	6
REAR EAST	20	5

PARKING

STANDARD PARKING SPACES (9'x20', 8'x18' WITH 2' OVERHANG)

BUSINESS COMPLEX: 1 SPACE PER 250 GROSS SF

	REQUIRED	PROVIDED
- SPACES	167 SPACES	

PHASE ONE BUILDING

OFFICE 4,919 SF @ 250 SF / SPACE
RESTAURANT 1,764 SF @ 100 SF / SPACE
34 SPACES 45 SPACES

HANDICAPPED SPACES (12'x18' WITH 5' ACCESS AISLE)

2.0% OF OVERALL PARKING COUNT
200 SPACES x 2.0 % = 5 SPACES

	REQUIRED	PROVIDED
- SPACES	6 SPACES	
PHASE ONE BUILDING	2 SPACES	2 SPACES

TOTAL PARKING

	REQUIRED	PROVIDED
- SPACES	175 SPACES	

NOTE:
FOR ADDITIONAL SITE LAYOUT INFORMATION REFER TO COORDINATE GEOMETRY SHEETS.
1. FOR TRAFFIC PAVEMENT MARKING AND SIGNAGE INFORMATION REFER TO SHEET XX.
2. FOR BUILDING LAYOUT INFORMATION REFER TO SHEET XX.
3. FOR FIRE FLOW CALCULATIONS REFER TO FIRE ACCESS PLAN SHEET XX.

NO.	DATE	REVISIONS	COMMENTS	BY/ADDOC
1				
2				

JOB NO. 18-1079
DESIGNED BJD
DRAWN BJD
DATE DECEMBER 2019
CHECKED BAM
DATE REVISED 12/6/2019

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1255 W. EAU GALLIE BLVD.
MELBOURNE, FLORIDA 32935
P: 321-253-1010 F: 321-253-7411
VISIT US AT: WWW.MBVENGINEERING.COM

SITE PLAN

WATSON REALTY
VIERA BUSINESS COMPLEX
MELBOURNE, BREVARD COUNTY, FLORIDA

NOT FOR CONSTRUCTION

SHEET
C-5

18-1079
CONCEPTUAL