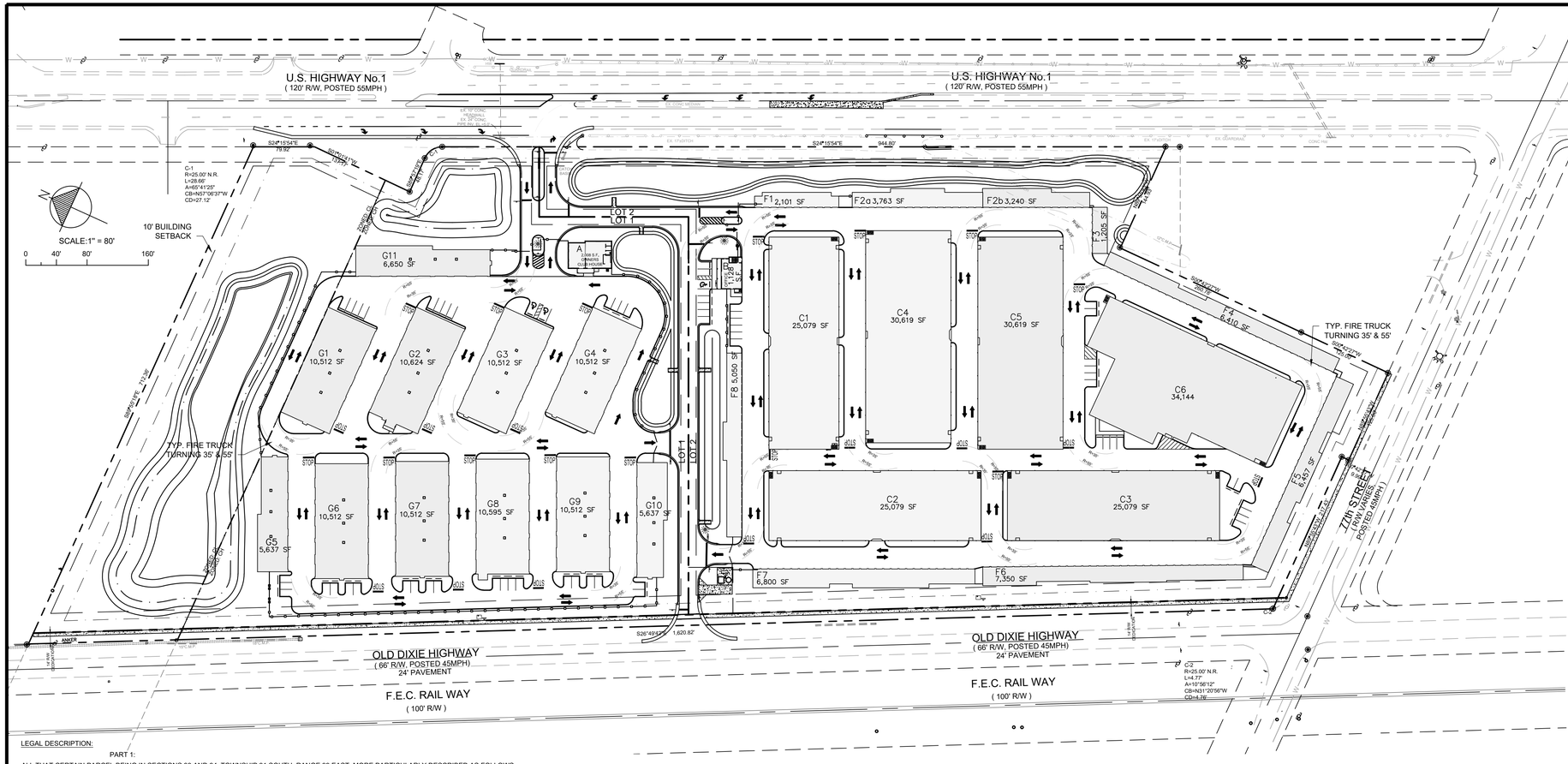


OVERALL DEVELOPMENT SUMMARY:

OWNER/AGENT:
MPM SEVEN, LP
3900 GALT OCEAN DR.
FT. LAUDERDALE, FL 33308
772.770.1446

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
772.226.7282

SURVEYOR:
HAYHURST LAND SURVEY, INC.
445 9TH ST SW, UNIT-7
VERO BEACH, FL 32962
772.569.6680

PARCEL ID(S):
31393300000700000027.0
31393300000700000035.0
31393300000700000037.0
31393400000005000002.0
31393400000005000003.0
31393400000005000004.0
31393400000005000005.0
31393400000005000010.0

SITE ADDRESS:
7855 US HIGHWAY #1
VERO BEACH, FLORIDA 32967

FLOOD ZONE:
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M PANEL NO. 12061C0231 H, DATED DECEMBER 4, 2012

OVERALL SITE AREA:
GROSS SITE AREA = 913,836 S.F. or 20.97 AC
R/W DEDICATION = 22,754 S.F. or 0.52 AC
NET SITE AREA = 891,082 S.F. or 20.45 AC (100%)
LOT #1: 419,172 S.F. or 9.62 AC
LOT #2: 471,910 S.F. or 10.83 AC

EXISTING IMPERVIOUS SURFACE AREA: (%)
EX. IMPERVIOUS SURFACE = 605 S.F. (0.07%)

PROPOSED IMPERVIOUS SURFACE
BUILDING COVERAGE (MAX. 50%): 318,346 S.F. (35.7%)
1 (MAX 50%BUILDING COVERAGE IS FOR SINGLE-STORY WAREHOUSE AND INDUSTRIAL BUILDINGS, INCLUDING SELF-STORAGE)
PAVEMENT: 283,517 S.F. (31.8%)
(INC. ASPHALT, CURBS, PORCHES, SIDEWALKS)
70% OF POND SURFACE: 36,993 S.F. (4.2%)
TOTAL PROPOSED IMPERVIOUS SURFACE: 638,856 S.F. (71.7%)

OPEN SPACE: MIN 25% (CL ZONING) 20% (CH ZONING)
30% OF POND SURFACE: 15,853 S.F. (1.8%)
GREEN SPACE (INC. DRY POND): 236,373 S.F. (26.5%)
TOTAL OPEN SPACE: 252,226 S.F. (28.3%)

PROPOSED BUILDING HEIGHT: MAX. 35'"
PROPOSED STORAGE BUILDINGS ARE SINGLE STORY (UNDER 18')
SELF STORAGE OFFICE w/ LIVING QUARTERS IS TWO STORY (UNDER 25')

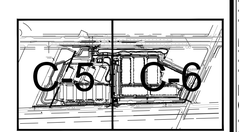
BUILDING TYPE:
PROPOSED BUILDING STRUCTURES ARE PRE-ENGINEERED METAL BUILDING STRUCTURES.

PARKING CALCULATIONS:
MINI STORAGE FACILITY: 4 MIN. OR 1 SPACE PER 100 STORAGE UNITS, WHICHEVER IS GREATER
VEHICLE SELF STORAGE: 114 / 100 = 1.14 SPACES, (2 < 4 MIN.), 4 SPACES
SELF STORAGE: 1,869 UNITS / 100 = 18.7 SPACES, (19 > 4 MIN.) 19 SPACES
LIVING QUARTERS = 2 SPACES

PRIVATE CLUB: 1 SPACE PER 300 S.F. GROSS FLOOR AREA
VEHICLE STORAGE CLUBHOUSE: 2,000 S.F. / 300 = 6.7 SPACES, 7 REQUIRED

TOTAL: 32 SPACES REQUIRED
1 66 SPACES PROVIDED (INC. 3 H.C.)

CONSTRUCTION SCHEDULE:
COMMENCE: JULY, 2019 (PHASE 1)
COMPLETE: JULY, 2020 (PHASE 1)



KEY MAP

LEGAL DESCRIPTION:

PART 1:

ALL THAT CERTAIN PARCEL BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 736.62 FEET; THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 375.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'05" EAST, A DISTANCE OF 152.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 1; THENCE NORTH 25°14'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 213.73 FEET; THENCE SOUTH 89°02'10" WEST, A DISTANCE OF 61.39 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 24.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 33; THENCE SOUTH 89°02'05" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 656.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE SOUTH 26°49'42" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,176.06 FEET; THENCE NORTH 63°10'18" EAST, A DISTANCE OF 73.73 FEET TO A POINT LYING 60 FEET WESTERLY OF THE WEST LINE OF AFORESAID SECTION 34; THENCE NORTH 00°00'00" EAST, ALONG A LINE 60 FEET WEST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 432.28 FEET; THENCE NORTH 26°44'04" WEST, A DISTANCE OF 415.66 FEET; THENCE NORTH 89°02'05" EAST, A DISTANCE OF 247.02 FEET TO THE POINT OF BEGINNING.

PART 2:

PARCEL 1:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE, BEARING NORTH 00°00'00" EAST, A DISTANCE OF 35.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING SOUTH 89°06'33" WEST, A DISTANCE OF 6.26 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, RADIUS BEARS AT SAID POINT NORTH 58°07'30" EAST; THENCE NORTHERLY A DISTANCE OF 2.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°02'47", TO A POINT; THENCE BEARING NORTH 26°49'42" WEST, A DISTANCE OF 262.45 FEET TO A POINT; THENCE BEARING NORTH 63°10'18" EAST, A DISTANCE OF 73.73 FEET TO A POINT; THENCE BEARING NORTH 00°00'00" EAST, A DISTANCE OF 432.28 FEET TO A POINT; THENCE BEARING NORTH 26°44'04" WEST, A DISTANCE OF 415.66 FEET TO A POINT; THENCE BEARING NORTH 89°02'05" EAST, A DISTANCE OF 399.59 FEET TO A POINT; THENCE BEARING SOUTH 25°14'52" EAST, A DISTANCE OF 410.88 FEET TO A POINT; THENCE BEARING SOUTH 88°54'03" WEST, A DISTANCE OF 327.86 FEET TO A POINT; THENCE BEARING SOUTH 00°00'00" WEST, A DISTANCE OF 701.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH ALONG SAID SECTION LINE A DISTANCE OF 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID LINE A DISTANCE OF 212.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 88°54' EAST, A DISTANCE OF 327.31 FEET TO AN IRON PIPE ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE RUN SOUTH 25°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 8.35 FEET; THENCE RUN SOUTH A DISTANCE OF 204.4 FEET; THENCE RUN SOUTH 88°54' WEST, A DISTANCE OF 330.88 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, IN SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, WHICH LIES WEST OF U.S. HIGHWAY NUMBER 1. LESS AND EXCEPT THE SOUTH 421.47 FEET THEREOF. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH 4 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; EXCEPTING THEREFROM THE FOLLOWING PARCEL, TO WIT: THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET; AND LESS THE HIGHWAY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 124, PAGE 699, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

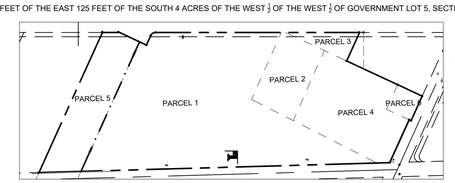
PARCEL 5:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST
ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH 175 FEET, THENCE
WEST 1,320 FEET, THENCE SOUTH 175 FEET, THENCE EAST 1,320 FEET TO THE POINT OF BEGINNING, LESS FLORIDA
EAST COAST RAILROAD RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS AND EXCEPT
RIGHT OF WAY FOR OLD DIXIE HIGHWAY. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET OF THE SOUTH 4 ACRES OF THE WEST ½ OF THE WEST ½ OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.



SCALE: N.T.S.

PARCEL KEY MAP

STORAGE UNIT SUMMARY

LOT 1 / CAR PARK "G" BUILDINGS

UNIT SIZE	COUNT	SQ. FT.
25X25	X 12 =	7,500 SF.
25X35	X 81 =	70,875 SF.
25X40	X 9 =	9,000 SF.
25X45	X 12 =	13,500 SF.
UNIT TOTALS	114 =	100,875 SF.

LOT 2 / SELF STORAGE

CLIMATE CONTROLLED "C" BUILDINGS

6 CC BUILDINGS

5X5	X 307 =	7,675 SF.
5X10	X 222 =	11,100 SF.
10X5	X 386 =	19,300 SF.
10X10	X 734 =	73,400 SF.
10X20	X 49 =	9,800 SF.
UNIT TOTALS	1,698 =	121,275 SF.

NON CLIMATE CONTROLLED "F" BLDG

8 NON-CC BUILDINGS

UNIT SIZE	COUNT	SQ. FT.
10X15	X 6 =	900 SF.
10X20	X 91 =	18,200 SF.
10X22	X 10 =	2,200 SF.
10X25	X 64 =	16,000 SF.
UNIT TOTALS	171 =	37,300 SF.

TOTAL UNIT COUNT = 1,869 UNITS

BUILDING SQUARE FOOT SUMMARY:

LOT 1:

"G" BUILDINGS = 102,215 S.F.
"A" BUILDING = 2,008 S.F.
TOTAL 104,223 S.F.

LOT 2:

"C" BUILDINGS = 107,619 S.F.
"F" BUILDINGS = 42,376 S.F.
"B" BUILDING = 1,128 S.F.
TOTAL = 214,123 S.F.

TOTAL PROPOSED BUILDINGS = 318,346 S.F.

GENERAL NOTES

1. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001, 2018-2019 EDITION.
3. INDIAN RIVER TRAFFIC ENGINEERING HAS UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THE AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL NUISANCE EXOTIC VEGETATION EXISTING ONSITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
5. ALL LIGHT POLES AND LIGHT FIXTURES WILL BE BLACK OR DARK BRONZE.
6. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE D OR F), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE, BOTH PUBLIC AND PRIVATE.

TRAFFIC STATEMENT:
PER IRC TRAFFIC DIVISION, SATURDAY AND SUNDAY WEEKEND TRIP RATES SHALL BE USED.
THE WEEKDAY TRIPS SHALL BE USED TO DETERMINE SIGNIFICANT LINKS AND THE SATURDAY WEEKEND TRIPS SHALL BE USED TO DETERMINE THE PROPOSED DRIVEWAY VOLUMES:
WEEKDAY DAILY TRIPS:
710 TRIPS
SATURDAY WEEKEND DAILY TRIPS:
661 TRIPS

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
100 Federal Highway, Suite B
Lake Park, Florida 33403
4690 Lipscomb Street NE, Suite 6A
Palm Bay, Florida 32962

SEAL

ISSUE	DATE	COMMENTS
1	03.27.2019	PER TRC COMMENTS

MEGA STORAGE AND AUTO PARK
7855 US HIGHWAY 1, Vero Beach, Indian River County, FL 32967

THIS SHEET
OVERALL SITE PLAN

DRAWN BY SGS
CHECKED BY JWM
APPROVED BY JWM
SCALE: 1"=80'

PROJ. NO. 15-3410.01
DATE 9.12.18
SHEET NO.
C-4

TIME: 1:08:05 PM
DATE: 5/13/2019
FILE: S:\CADD\15-3410.01 Mega Storage & Auto Park\Civil\15-3410.01 Site.dwg