TIME: 9:47:22 AM

DATE: 5/9/2019

FILE: S:\CADD\15-3410.01 Mega Storage & Auto Park\Civil\15-3410.01 Site.dwg

SEE SHEET C-5 FOR CONTINUATION

U.S. HIGHWAY No.1
(120' R/W, POSTED 55MPH)

SEE SHEET C-18 FOR OFF-SITE IMPROVEMENTS

EX. CONC MEDIAN

PROPOSED 160' FDOT R/W

EXISTING FDOT EOP

EXISTING 120' FDOT R/W

EX. GUARDRAIL

CONC HW

15.00' LANDSCAPE BUFFER

12'

25.00' BUILDING SETBACK

S24°15'54"E 944.80'

N89°55'43"W 144.93'

10.00' BUILDING SETBACK

12"C.M.P.

S00°42'27"W 260.76'

330.42'

S00°42'27"W 125.00'

N89°55'43"W 425.98'

S00°42'27"W 9.98'

N89°55'43"W 217.43'

77th STREET
(R/W VARIES, POSTED 45MPH)

70' R/W

90' ULTIMATE R/W

80' R/W

F1 2,101 SF

F2a 3,763 SF

F2b 3,240 SF

F3 1,205 SF

F4 6,410 SF

F5 6,457 SF

F6 7,350 SF

F7 6,800 SF

F8 5,050 SF

B8 OFFICE 1,112 S.F.

C1 25,079 SF

C2 25,079 SF

C3 25,079 SF

C4 30,619 SF

C5 30,619 SF

C6 34,144

SELF STORAGE

LOT 1

LOT 2

TYPE "B"

TYPE "D"

TYPE "F"

ACCESS KEY PAD WITH KNOX BOX

REQ'D 4'x6' SCREENED ENCLOSURE FOR SOLID WASTE ROLL AWAY CANS

STOP

C-2
R=25.00' N.R.
L=4.77'
A=10°56'12"
CB=N31°20'56"W
CD=4.76'

1,620.82'

OLD DIXIE HIGHWAY
(66' R/W, POSTED 45MPH)
24' PAVEMENT

F.E.C. RAIL WAY
(100' R/W)

15.00' LANDSCAPE BUFFER

25.00' BUILDING SETBACK

90' ULTIMATE R/W

14' R/W DEDICATION

SCALE:1" = 40'

0 20' 40' 80'

PROJECT DATA:

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

LOT 2 SITE AREA: 471,910 S.F. or 10.83 AC

IMPERVIOUS SURFACE AREA: (%)
EX. IMPERVIOUS SURFACE = 605 S.F. (0.13%)

PROPOSED IMPERVIOUS SURFACE
BUILDING COVERAGE (50% MAX.): 214,123 S.F. (45.4%)
(MAX 50%BUILDING COVERAGE IS FOR SINGLE-STORY WAREHOUSE AND INDUSTRIAL BUILDINGS, INCLUDING SELF-STORAGE)
PAVEMENT: 135,991 S.F. (28.8%)
(INC. ASPHALT, CURBS, PORCHES, SIDEWALKS)
TOTAL PROPOSED IMPERVIOUS SURFACE: 350,114 S.F. (74.2%)

OPEN SPACE (MIN. 20%):
GREEN SPACE (INC. DRY POND): 121,796 S.F. (25.8%)

PROPOSED BUILDING HEIGHT: 15'-0"
PROPOSED STORAGE BUILDINGS ARE SINGLE STORY PROPOSED OFFICE IS TWO STORY

WATER SERVICES:
INDIAN RIVER COUNTY

SEWER SERVICES:
INDIAN RIVER COUNTY

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

PROJECT DESCRIPTION:
THE PROJECT WILL INCLUDE 4 BUILDINGS PROVIDING CLIMATE CONTROLLED SELF STORAGE UNITS, 13 BUILDINGS PROVIDING NON-CLIMATE CONTROLLED SELF STORAGE, A SELF STORAGE SALES OFFICE WITH LIVING QUARTERS.

PARKING CALCULATIONS:
MINI STORAGE FACILITY:4 MIN. OR 1 SPACE PER 100 STORAGE UNITS, WHICHEVER IS GREATER
SELF STORAGE: 1,869 UNITS / 100 = 18.7 SPACES, (19 > 4 MIN.) 19 SPACES
LIVING QUARTERS = 2 SPACES
21 SPACES REQUIRED
TOTAL: 30 SPACES PROVIDED

LOT #2 BUILDING SET BACKS

	REQUIRED	PROVIDED
FRONT (US#1)	25'	54.37'
FRONT (OLD DIXIE)	25'	25.00'
FRONT (77TH STREET)	25'	25.00'
SIDE (NORTH)	10'	42.67'
SIDE (SOUTH/EAST)	10'	10'

PROJECT LEGEND:

(A) REQ'D 30" R1-1, HI-INTENSITY STOP SIGN.
(B) REQ'D 24" W SOLID WHITE THERMOPLASTIC STOP BAR.
(C) REQ'D 6" WHITE PAINTED STRIPE.
(D) REQ'D THERMOPLASTIC HANDICAP SYMBOL SEE DETAIL.
(E) REQ'D H.C. ACCESS RAMP MAX. SLOPE 1:12. FDOT INDEX #304 w/ RED COLORED TRUNCATED DOMES, CURRENT DESIGN STANDARDS..
(F) REQ'D H.C. PARKING SIGN.
(G) REQ'D 6' W CROSS WALK, (2) 12" W WHITE. THERMOPLASTIC LINES PER FDOT INDEX # 17346,CURRENT DESIGN STANDARDS.
(H) REQ'D R4-7a "KEEP RIGHT" SIGN.
(I) REQ'D 25 LF DBL. 6" YELLOW THERMOPLASTIC STRIPE PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
(J) REQ'D R5-1 "DO NOT ENTER" SIGN.
(K) REQ'D 5' CONCRETE SIDEWALK PER FDOT INDEX #310, CURRENT DESIGN STANDARDS.
(L) REQ'D CURD PER FDOT INDEX #300, CURRENT DESIGN STANDARDS.
(M) REQ'D PAVEMENT MARKINGS PER PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
(N) REQ'D TURN LANE TO BE STRIPED PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
(O) REQ'D HVACMECHANICAL EQUIPMENT (TYP.).
(P) REQ'D GUARDRAIL TO BE CONSTRUCTED PER FDOT INDEX #536-001, CURRENT DESIGN STANDARDS.
(Q) POLE LIGHTING, FIXTURES AND POLES WILL BE DARK BRONZE OR BLACK IN COLOR.(SEE SHEET C-5 FOR SPECIFICATIONS)

C-5 C-6

KEY MAP

Sunshine State One Call 811

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30696
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: LOT 2 SITE PLAN
DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1"=40'

PROJ. NO. 15-3410.01
DATE 9.12.18
SHEET NO. C-6