



NOTE:

- THE MASTER DEVELOPMENT STORM WATER MANAGEMENT SYSTEM IS DESIGNED TO SERVE THIS SITE.
- THE MAXIMUM STORAGE UNIT SIZE IS LIMITED TO 300 SF.
- NO OUTSIDE STORAGE IS PROPOSED.
- OPERATIONAL REQUIREMENTS: THE FOLLOWING MINIMUM OPERATIONAL STANDARDS SHALL APPLY TO SELF-SERVICE STORAGE FACILITIES AND TENANTS OF INDIVIDUAL STORAGE UNITS. NOTE THESE RESTRICTIONS DO NOT APPLY TO 1,500 SF OFFICE SPACE AREA.
 - INDIVIDUAL STORAGE UNITS SHALL NOT BE USED FOR ACTIVITIES SUCH AS RESIDENCES, OFFICES, WORKSHOPS, STUDIOS, OR HOBBY OR REHEARSAL AREAS. FURTHER, STORAGE UNITS SHALL NOT BE USED FOR MANUFACTURING, FABRICATION OR PROCESSING OF GOODS, SERVICES OR REPAIR OF VEHICLES, ENGINES, APPLIANCES OR OTHER EQUIPMENT, OR ANY OTHER INDUSTRIAL ACTIVITY. WHATSOEVER, IN ADDITION, STORAGE UNITS SHALL NOT BE USED FOR COMMERCIAL ACTIVITY OR PLACES OF BUSINESS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, RETAIL SALES, GARAGE OR ESTATE SALES, OR AUCTIONS, UNLESS DONE SO BY THE PROPERTY MANAGEMENT COMPANY.
 - STORAGE OF FLAMMABLE, EXPLOSIVE, PERISHABLE OR HAZARDOUS MATERIALS WITHIN INDIVIDUAL STORAGE UNITS AND ON SITE IS PROHIBITED.
 - RENTAL AGREEMENTS SHALL PROVIDE TENANTS WITH WRITTEN NOTICE OF THE MINIMUM OPERATIONAL STANDARDS SET FORTH IN THIS SECTION AND ANY OTHER CONDITIONS IMPOSED BY THE CITY.

SELF-STORAGE HOURS OF OPERATION FOR BOTH EMPLOYEES AND CLIENT ACCESS SCHEDULE			
OFFICE		ACCESS	
MONDAY	9:30 AM - 6 PM	6 AM - 10 PM	
TUESDAY	9:30 AM - 6 PM	6 AM - 10 PM	
WEDNESDAY	9:30 AM - 6 PM	6 AM - 10 PM	
THURSDAY	9:30 AM - 6 PM	6 AM - 10 PM	
FRIDAY	9:30 AM - 6 PM	6 AM - 10 PM	
SATURDAY	9:30 AM - 6:30 PM	6 AM - 10 PM	
SUNDAY	CLOSED	6 AM - 10 PM	

SITE DATA

PROJECT ADDRESS: LIFE STORAGE EMERSON DRIVE PALM BAY, BREVARD COUNTY, FL.

SECTION/TWRING: SECTION 21, TOWNSHIP 28 S, RANGE 38 E

PARCEL ID NUMBER: 28-36-21-00-507

LAND DESCRIPTION: PART 'COMMERCIAL' PARCELS C-13 THROUGH C-16 IN ORB 5750 PG 7950

SITE AREA: 3.57 ACRES

ZONING: CC - COMMUNITY COMMERCIAL

FUTURE LAND USE: COM - COMMERCIAL

FEMA FLOOD ZONE: ZONE X AND AE (FIRM PANEL 12060502550G (EFF. 03/17/2014)

EXISTING CONDITIONS: SITE IS CLEARED

EXISTING VEGETATION: SPARSE GRASSES

WETLANDS: THERE ARE NO WETLANDS LOCATED ON-SITE

UTILITIES: WATER & SEWER: CITY OF PALM BAY UTILITIES DEPARTMENT
ELECTRICITY: FLORIDA POWER & LIGHT (FP&L)

PROJECT DESCRIPTION: PROPOSED DEVELOPMENT OF A CLIMATE CONTROLLED MULTISTORY SELF-STORAGE AND OFFICE BUILDING, 154,393 SQ FT SURFACE AREA ON 3.57 ACRE SITE.

PROPOSED: LIFE STORAGE 2-STORY BUILDING - 54,393 SQ FT SURFACE AREA

MAX BUILDING COVERAGE: 35% (PROPOSED: 34.9%)

MAX BUILDING HEIGHT: 7'9" (PROPOSED: 33')

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT (NORTH):	30 FT	71 FT
EAST SIDE:	25 FT	83 FT
WEST SIDE:	10 FT	114.5 FT
REAR (SOUTH):	25 FT	40 FT

OPEN SPACE PROVIDED: 1.37 ACRES (59,823 SQ FT) 38.4%

PROPOSED IMPERVIOUS AREA: 2.20 ACRES (95,566 SQ FT) 61.6%

PARKING REQUIRED: OFFICE: 1 SPACE / 300 GSF
= 1500 SQ FT / 300 = 5 SPACES REQUIRED (OFFICE)

STORAGE: 1 SPACE / 25 UNITS + 3 FOR LEASING STAFF
= 701 UNITS / 25 + 3 = 32 SPACES REQUIRED (STORAGE)

TOTAL PARKING REQUIRED = 5 (OFFICE) + 32 (STORAGE) = 37 SPACES TOTAL

TOTAL PARKING PROVIDED = 37 SPACES (INCLUDES 3 HANDICAP ACCESSIBLE)



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING
LAND SURVEYING

11150 N. WINDY CREEK BOULEVARD, SUITE 4
BOCA RATON, FL 33433
PHONE: (561) 994-1111 FAX: (561) 994-1119
COMMERCIAL ENGINEERING AND
SURVEYING LICENSE NO. 12000
SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 12000 No. 1191

Digitally signed by
Scott M. Glaubitz
Date: 2024.09.11
15:24:25 -04'00'

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951



REVISIONS	
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PROJECT TITLE

OFFICE AND SELF STORAGE AT HERITAGE CORNERS

SHEET TITLE

CONCEPT PLAN

PROJECT NO.
11710

DRAWING NO.
11710_200_005

SHEET
1 of 1