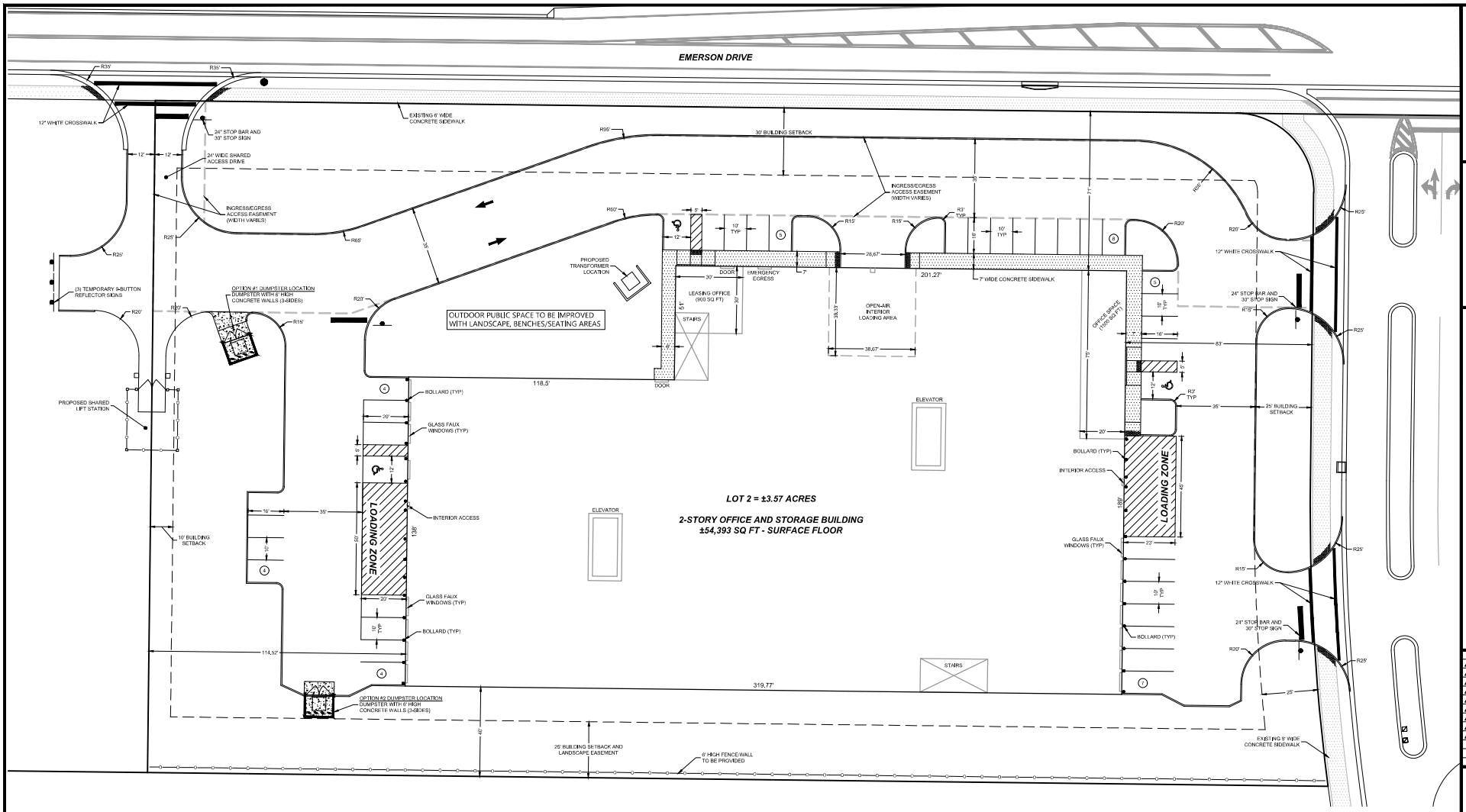

NOTE:
1. THE MASTER DEVELOPMENT STORM WATER MANAGEMENT SYSTEM IS DESIGNED TO SERVE THIS SITE.
2. THE MAXIMUM STORAGE UNIT SIZE IS LIMITED TO 300 SF.
3. NO OUTSIDE STORAGE IS PROPOSED.
4. OPERATIONAL REQUIREMENTS. THE FOLLOWING MINIMUM OPERATIONAL STANDARDS SHALL APPLY TO SELF-SERVICE STORAGE FACILITIES AND TENANTS OF INDIVIDUAL STORAGE UNITS. NOTE THESE RESTRICTIONS DO NOT APPLY TO 1,500 SF OFFICE SPACE AREA.
   A. 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.
   B. STORAGE OF FLAMMABLE, EXPLOSIVE, PERISHABLE OR HAZARDOUS MATERIALS WITHIN INDIVIDUAL STORAGE UNITS AND ON SITE IS PROHIBITED.
   C. 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 EMPLOYEE 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 -5:30 PM	6 AM - 10 PM
SUNDAY	CLOSED	6 AM - 10 PM

SITE DATA

PROJECT ADDRESS:	LIFE STORAGE EMERSON DRIVE PALM BAY, BREVARD COUNTY, FL.
SEC/TWN/RNG:	SECTION 21, TOWNSHIP 28 S, RANGE 36 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-12009C0590G (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 MULTI-STORY SELF STORAGE AND OFFICE BUILDING, 54,393 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: 70' (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	(95,686 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
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 724-0014 FAX: (321) 724-7199
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION AND CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB8040

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

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

1 CITY COMMENTS	8/27/24
DATE:	04/17/24
DESIGN/DRAWN:	ALS/DRB

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

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.