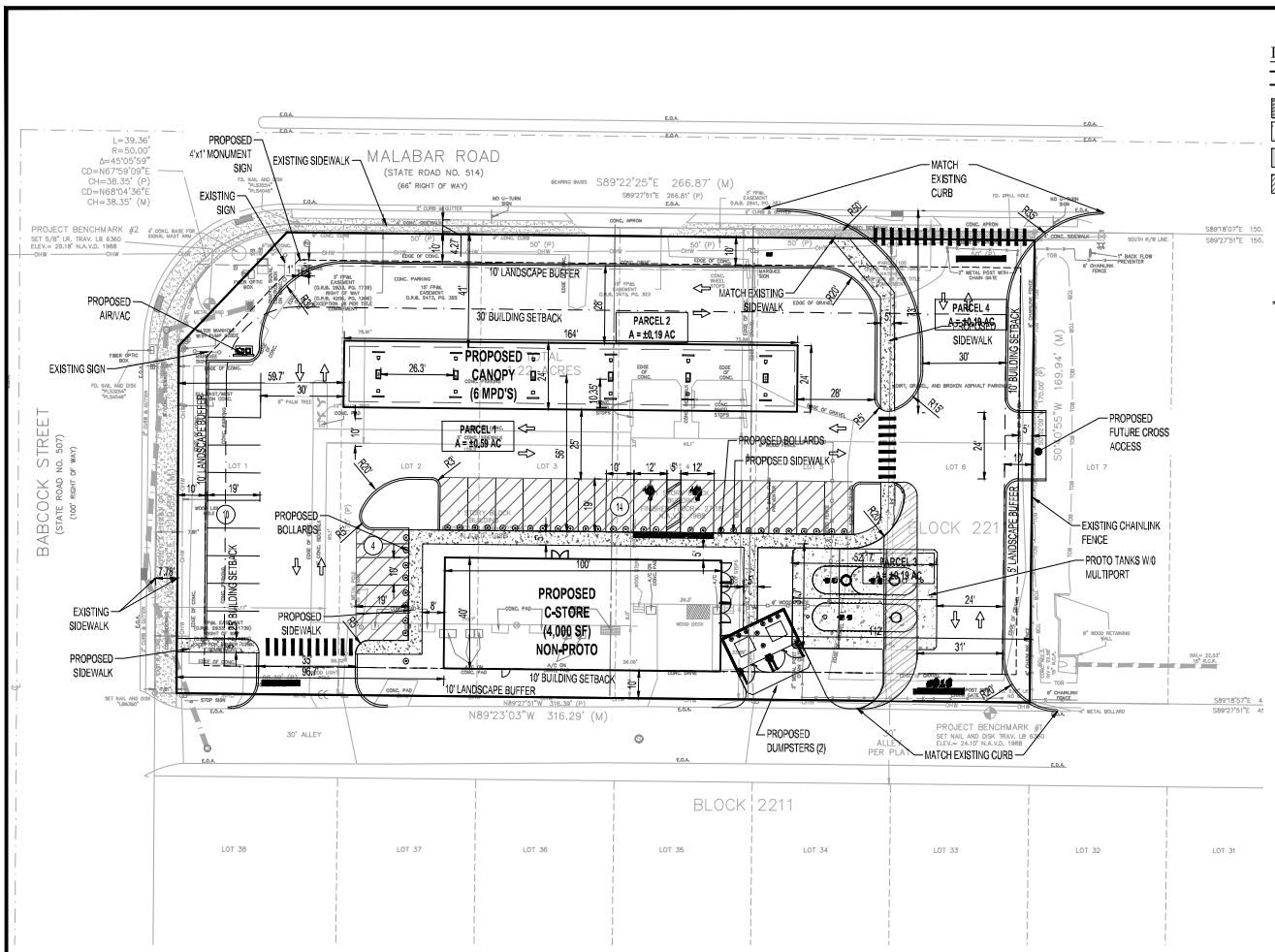

LEGEND:

PROPERTY LINE
PROPOSED BUILDING
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C-4.0 FOR DETAIL)
PROPOSED CONCRETE
PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C-4.0 FOR DETAIL)
PROPOSED CONCRETE PAVEMENT AT PARKING
PROPOSED PARKING SPACE COUNT
PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW
PROPOSED DIRECTIONAL DRIVE THROUGH TRAFFIC FLOW ARROW
PROPOSED PEDESTRIAN CROSSWALK
PROPOSED LIGHT POLE
PROPOSED TYPE 'D' CURB
PROPOSED BOLLARD

N W E S

1" = 20'

SITE DATA

TOTAL SITE AREA:	±1.16 AC (±50,778 SF)
SITE ADDRESS:	1300 MALABAR RD SE, PALM BAY, FL 32909
PARCEL ID	29-37-03-25-2211-1
JURISDICTION:	CITY OF PALM BAY
ZONING DISTRICT:	GENERAL COMMERCIAL
FUTURE LAND USE:	COMMERCIAL
ALLOWED USE:	N/A
PROPOSED USE:	COMMERCIAL

	REQUIRED	PROPOSED
F.A.R.MAX:	50%	50%
BLDG HEIGHT MAX:	70 FEET	40 FEET
REQUIRED PERVIOUS:	15% MINIMUM	

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	26,214 S.F. (0.648 AC) - 55.56%	38,112 S.F. (0.875 AC) - 75.06%
BUILDING AREA	9,564 A S.F. (0.22 AC) - 18.94%	7,936 S.F. (0.182 AC) - 15.63%
PAVEMENT VUA AREA	15,878 S.F. (0.365 AC) - 31.27%	26,623 S.F. (0.611 AC) - 52.43%
SIDEWALK/CURB/ETC	2,771 S.F. (0.064 AC) - 5.46%	3,553 S.F. (0.082 AC) - 6.70%
PERVIOUS AREA (TOTAL):	22,564 S.F.(0.518 AC) - 44.44%	12,667 S.F. (0.291 AC) - 24.95%
GREEN SPACE	22,564 S.F.(0.518 AC) - 44.44%	9,643 S.F. (0.222 AC) - 18.99%
DRY POND	-	3,024 S.F. (0.069 AC) - 5.96%
TOTAL:	50,778 S.F. (1.16 ACRES) - 100%	50,778 S.F. (1.16 ACRES) - 100%

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT N	10'	10'
SIDE E	5'	5'
SIDE ST W	10'	10'
REAR S	10'	10'

SETBACKS:	REQUIRED	PROPOSED (BUILDING)	PROPOSED (CANOPY)
FRONT N	30'	120'	42'
SIDE E	10'	76.3'	45'
SIDE ST W	25'	140.1'	107.8'
REAR S	10'	10'	104.04'

MINIMUM PARKING DIMENSION: 10'X19'

PARKING PROVIDED:	REQUIRED	PROPOSED
CONVENIENCE STORE (1 SPACE/200 SF)	20 SP	28 SP
BIKE RACK: (5% OF TOTAL PARKING SPACES)	1.4 BIKE SPACES	2 BIKE SPACES

FEMA MAP INFORMATION:

THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP #12009C 0880 G DATED 3-17-14, COMMUNITY #12040 CITY OF PALM BAY.

DATUM NOTE:

THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF BLOCK 221.1, PORT MALABAR UNIT THIRTY EIGHT, AS RECORDED IN PLAT BOOK 20, PAGE 117 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983, WHICH BEARS S89°22'25"E AND AS SHOWN HEREON.

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER TITLE COMMITMENT DATED: MARCH 28, 2023 AT 11:00 PM, COMMITMENT NUMBER: 1386871, ISSUING OFFICE FILE NUMBER: 23-266 AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY, ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED, B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII ARE THREE FEET (3') UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND LOCAL MUNICIPAL LAND DEVELOPMENT CODE.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. THERE ARE NO EXISTING WELLS ON-SITE.
6. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE POLK COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
7. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE POLK COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
8. THE SITE LIGHTING FIXTURES SHALL HAVE FULL HORIZONTAL CUTOFFS.

THOMAS ENGINEERING GROUP
CIVIL & MUNICIPAL ENGINEERS • PROJECT MANAGEMENT • PLANNING • SURVEYING • LANDSCAPE ARCHITECTS
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REVISIONS

REV.	DATE	COMMENT	BY

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SITE PLAN

PROJECT No.:	FT220064
DRAWN BY:	MUL
CHECKED BY:	EWN
DATE:	12/12/2023
SCALE:	AS NOTED
CAD I.D.:	FT220064 - C-5.0 SP

PROJECT:

7-ELEVEN AT MALABAR RD & S BABCOCK

FOR

MALABAR RD SE
CITY OF PALM BAY
BREVARD COUNTY, FL 32909

THOMAS ENGINEERING GROUP
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EDWARD M. McDONALD
LICENSE
No. 71815
STATE OF FLORIDA

EDWARD M. McDONALD, P.E.
No. 71815
FLORIDA LICENSE No. 71815
FLORIDA BUSINESS CERT. OF AUTH. No. 27308

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.0

OF —

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