

ZONING : BU-1
FLU: CC

S89°35'44"E 400.00'

PROJECT INFORMATION

SITE ADDRESS

MICCO ROAD
MICCO, FLORIDA 32976

OWNER/APPLICANT

KIPP'S COMMERCIAL PROPERTY, INC.
12736 79TH AVENUE
SEBASTIAN, FLORIDA 32958
PHONE (607) 725-3135

ARCHITECT

STAFFAN H. LUNDBERG
ARCHITECT, LLC
1341 SEA HAWK LANE
VERO BEACH, FLORIDA 32963
PHONE (772) 538-5130

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR

INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

TAX PARCEL I.D. NUMBER(S)

30-38-11-00-520

ZONING LAND USE

BU-1

CC

LATITUDE LONGITUDE

27°52'52" N

80°30'29" W

GENERAL STATEMENT

THIS PROJECT PROPOSES TO UTILIZE 11,833 SF OF PREFABRICATED BUILDING(S) FOR THE NEW FRATERNAL ORDER OF THE EAGLES MEETING HALL AND A FUTURE 800 SF OUTDOOR PAVILION.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	110,000	2.52	100%
IMPERVIOUS AREA	0	0.00	0.00%
PERVIOUS AREA	110,000	2.52	100%
PROPOSED SITE DATA			
SITE AREA	110,000	2.52	100%
IMPERVIOUS AREA	46,188	1.06	41.99%
PROPOSED BUILDING	11,833	0.27	10.76%
PROPOSED CONCRETE	2,843	0.07	2.58%
PROPOSED PAVEMENT	31,512	0.72	28.65%
PERVIOUS AREA	63,814	1.46	58.01%
NET NEW IMPERVIOUS	(+)46,188	1.06	

NET NEW IMPERVIOUS

ZONING DATA

BU-1 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	7,500 SF	110,000 SF	110,000 SF
LOT WIDTH	NA	400'	400'
BUILDING SETBACKS			
FRONT	25'	NA	101'
SIDE	15'	NA	103.92'
REAR	15'	NA	171.08'
BUILDING COVERAGE	75% MAX.	0.0%	10.76%
OPEN SPACE	NA	100.0%	58.01%
BUILDING HEIGHT	35' MAX.	NA	35' MAX.

PARKING DATA

PARKING REQUIRED (PRIVATE CLUB) = 1 SP / 200 SF = 6,002 / 200 = 40 SPACES
PARKING REQUIRED (RESTAURANT) = 1 SP / 100 SF = 3,038 / 100 = 31 (30.38) SPACES
PARKING REQUIRED (TOTAL) = 71 SPACES

PARKING PROVIDED = 71 SPACES TOTAL
9 HANDICAPPED SPACES
62 STANDARD SPACES

TRAFFIC STATEMENT

PER ITE, 10TH EDITION:
560 (CHURCH) 6.95 TRIPS / 1,000 SF BLDG = 56 ADT (28 ENTRY / 28 EXIT)
931 (QUALITY RESTAURANT) 3,038 SF = 63.84 TRIPS / 1,000 SF = 254 ADT (127 ENTRY / 127 EXIT)
TOTAL = 310 ADT (155 ENTRY / 155 EXIT)

DRAINAGE STATEMENT

THE PROJECT SHALL BE SERVED BY A COMBINATION STORMWATER MANAGEMENT SYSTEM CONSISTING OF A DRY RETENTION POND AND WET DETENTION FACILITY. UPON CONFORMANCE WITH TREATMENT / ATTENUATION REQUIREMENTS, THE SYSTEM SHALL DISCHARGE TO THE BREVARD COUNTY DITCH RUNNING ALONG THE WESTERN BOUNDARY OF THE PROJECT.

PERMITS REQUIRED

BREVARD COUNTY LAND DEVELOPMENT APPLICATION
BREVARD COUNTY CONDITIONAL USE PERMIT
BREVARD COUNTY CONCURRENCE
BREVARD COUNTY ZONING VERIFICATION
BREVARD COUNTY IMPACT FEE FORM A
BREVARD COUNTY ENGINEERING INSPECTION FEES FOR SITE PLAN RIGHT-OF-WAY CONSTRUCTION
SJR/MD ENVIRONMENTAL RESOURCES PERMIT
FDEP - WATER DISTRIBUTION
FDOH - BREVARD COUNTY ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
FDEP NPDES NOI PERMIT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'A' AND ZONE 'X' PER FLOOD INSURANCE RATE MAP #12009C0694 G, DATED MARCH 17, 2014.

LEGAL DESCRIPTION

THE SOUTH 329 FEET OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST LYING WEST OF THE RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, LESS AND EXCEPT THAT PART CONTAINED IN OFFICIAL RECORDS BOOK 1177, PAGE 298 AND OFFICIAL RECORDS BOOK 1554, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BENING THE SAME PROPERTY DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 5994, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(DESCRIPTION BY SURVEYOR)

THE NORTH 275.00 FEET OF THE SOUTH 329.00 FEET OF THE WEST 400.00 FEET OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, CONTAINS 2.53 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

WASTEWATER SOURCE

ON-SITE SEPTIC

POTABLE WATER SOURCE

BREVARD COUNTY UTILITIES

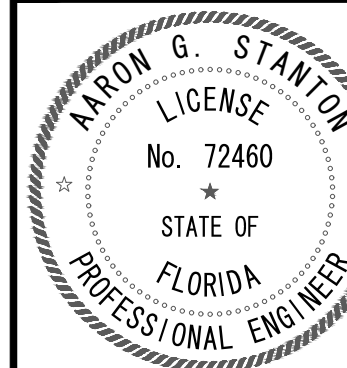
ZONING: TRC-1
FLU: RES-4

ZONING: AU
FLU: NC

MBV ENGINEERING, INC.
MOA, BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

SITE PLAN

FRATERNAL ORDER OF THE EAGLES
MICCO, FLORIDA

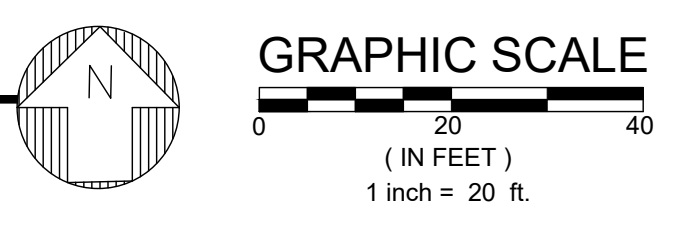


AARON G. STANTON
FL. P.E. #72460
SHEET
C4
OF 15
19-0391

SITE PLAN

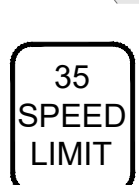
SCALE: 1" = 20'
NOTE:
CONTRACTOR SHALL CALL 321-633-2016 FOR TREE ROOT PROTECTION INSPECTION PRIOR TO ANY LAND CLEARING, ALTERATION OR COMMENCEMENT OF CONSTRUCTION, INCLUDING GRADING AND FILLING. FAILURE TO SCHEDULE AN INSPECTION MAY BE SUBJECT TO STOP WORK ORDER AND OTHER PENALTIES AND REMEDIES PURSUANT TO SECTION 62-4336.

- SITE PLAN NOTES:**
1. THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2257 THROUGH 62-2272.
 2. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHT-OF-WAY WILL ADHERE TO THE REQUIREMENTS SPELLED OUT IN BREVARD COUNTY EXHIBIT 26.
 3. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RISK MANAGEMENT PLAN (RMP) THRESHOLD QUANTITIES OF LISTED SUBSTANCES.



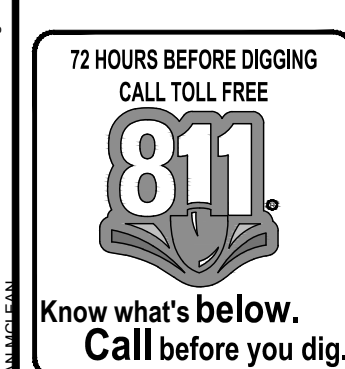
LEGEND

[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE



SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	R1-1 "STOP" SIGN
②	24"	SOLID WHITE STOP BAR
③	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C8
④		PAVEMENT MARKINGS PER FDOT INDEX #711-001
⑤	6"	25 LF DOUBLE YELLOW STRIPING
⑥		(3) TYPE 4 OBJECT MARKERS (OM-1) 6" O.C.
⑦		RELOCATED EXISTING SPEED LIMIT SIGN



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