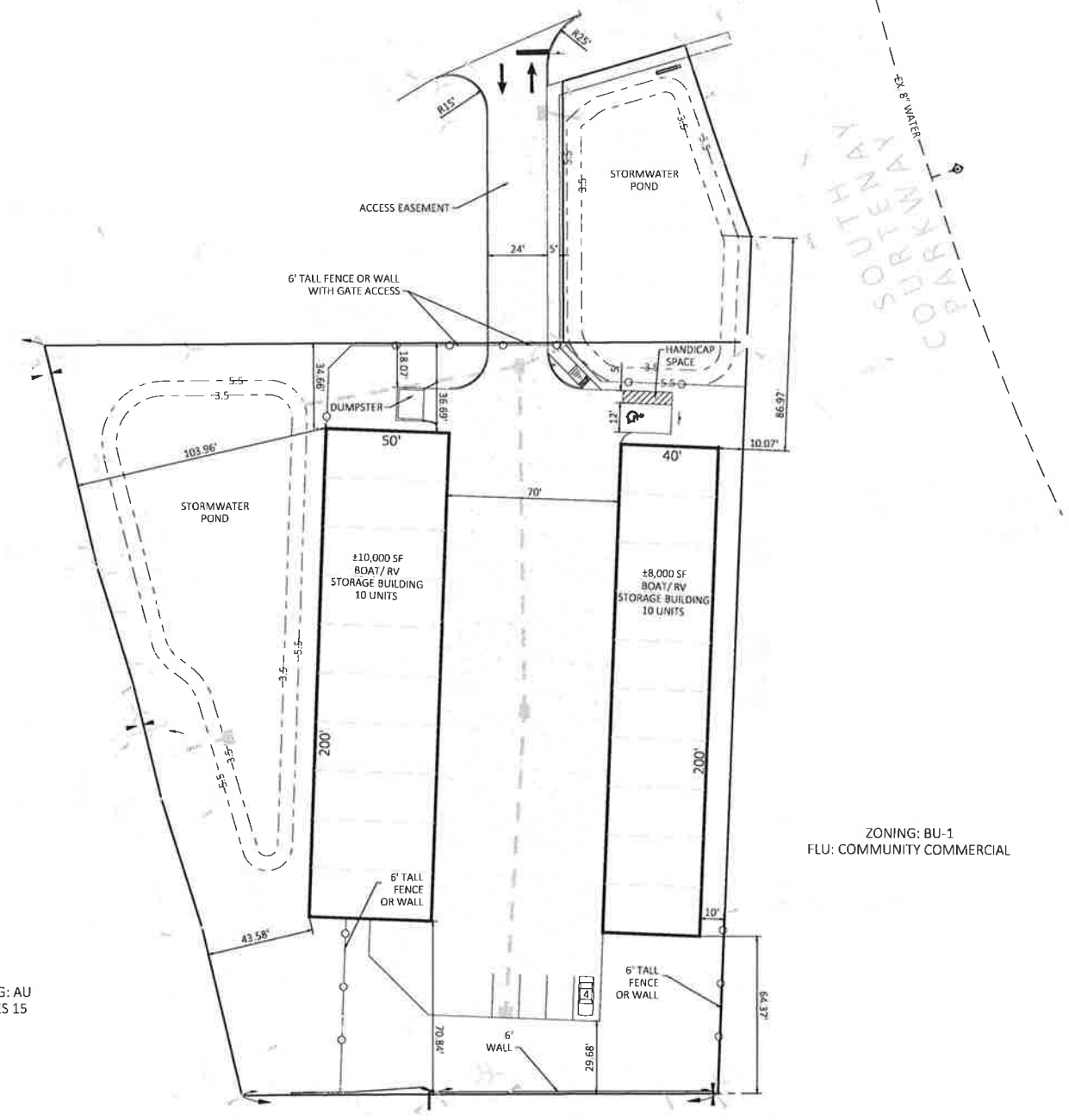


New BDP site plan

ZONING: BU-1  
FLU: COMMUNITY COMMERCIAL



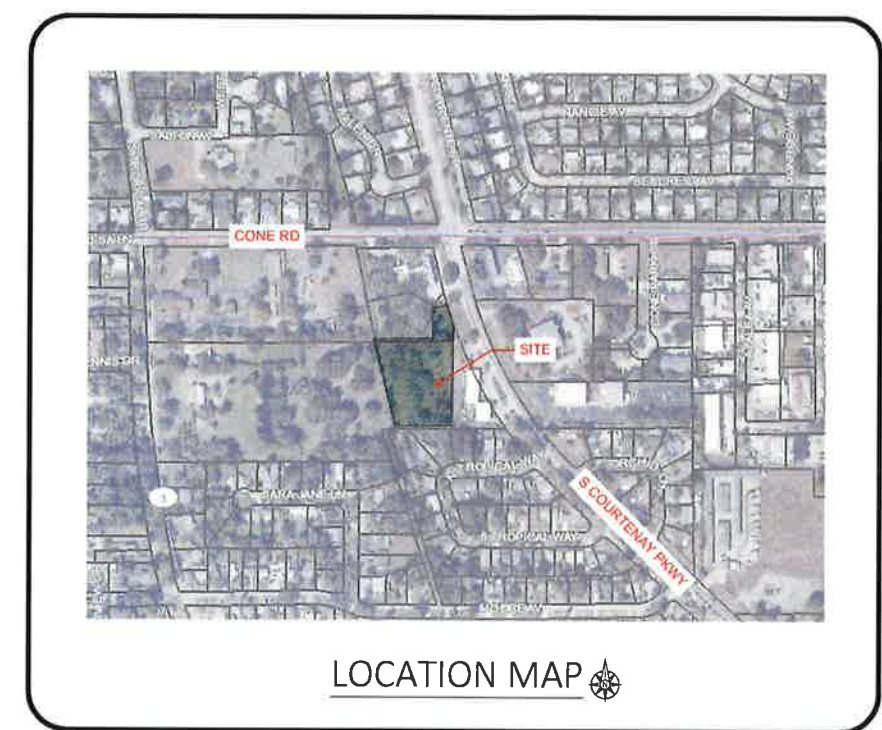
ZONING: BU-1  
FLU: COMMUNITY COMMERCIAL

ZONING: RU-1-9  
FLU: NEIGHBORHOOD COMMERCIAL

ZONING: RU-1-9  
FLU: NEIGHBORHOOD COMMERCIAL

PRELIMINARY SITE PLAN

1"=30'



CIVIL SITE DATA:

**GENERAL STATEMENT**

THIS PROJECT CONSISTS OF TYPICAL SITE AMENITIES TO ACCOMMODATE TWO RV & BOAT STORAGE BUILDINGS. EACH BUILDING SHALL CONSIST OF TEN INDIVIDUAL UNITS TOTALING TWENTY UNITS FOR THE SITE. A GATED VEHICULAR DRIVE IS PROPOSED FOR ACCESS TO THE SITE, VIA AN EASEMENT THROUGH THE ADJACENT PROPERTY TO THE NORTH. A WALL IS PROPOSED ALONG THE SOUTH BOUNDARY OF THE SITE AS A BUFFER TO THE EXISTING SINGLE FAMILY LOTS. THE EXISTING DRAINAGE DITCH TO THE REAR (WEST) OF THE SITE SHALL BE THE RECEIVING WATERS FOR THE STORMWATER TREATMENT SYSTEM OUTFALL, SIMILAR TO EXISTING HYDROLOGICAL CONDITIONS.

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**CONTACT INFORMATION:**

<b>OWNER</b> TROY HOLDINGS, LLC 725 S TROPICAL TRL MERRITT ISLAND FL 32952	<b>CIVIL ENGINEER:</b> TRAUGER CONSULTING ENGINEERS, INC. 2210 FRONT STREET STE. 204 MELBOURNE, FL 32901 TEL: 321-292-0745 E-MAIL: JIM@TRAUGERCONSULTING.COM
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**SITE DATA**

TOTAL ACREAGE: ± 1.89 ACRES	TOWNSHIP: 25S
PARCEL ID: 25-36-02-00-8	RANGE: 36E
TAX ACCOUNT NUMBER: 2501390	SECTION: 02
CURRENT ZONING CLASSIFICATION: BU-1-A	
PROPOSED ZONING CLASSIFICATION: BU-2 (UPON APPROVAL OF BDP)	
CURRENT FUTURE LAND USE: CC	

MAXIMUM PERMITTED HEIGHT: 35'  
 MAXIMUM PROPOSED HEIGHT: 35'  
 MAXIMUM FLOOR AREA RATIO: 0.4  
 PROPOSED FAR: 18,000 SF / ±181935 SF = 0.22

SETBACKS:	MINIMUM	PROPOSED
FRONT (NORTH)	25'	86.97'
SIDE (NORTH)	15'	34.66'
SIDE (WEST)	15'	43.58'
SIDE (EAST)	5'	10.0'
REAR (SOUTH)	15'	64.37'

ZONING: AU  
FLU: RES 15

REVISION	
DATE	
REV#	
2210 Front Street, Ste. 204 Melbourne, FL 32901 direct - (321) 292-0745 email - jim@traugerconsulting.com	
CONE & COURTENAY EXECUTIVE STORAGE MERRITT ISLAND, FL PRELIMINARY SITE PLAN	
JAMES H. TRAUGER P.E. 00002	
DATE: 8-30-2024 SECTION: 02 TOWNSHIP: 25S RANGE: 36E SCALE: 1"=30' DRAWING NO. EX-1 PROJECT: 23-111	

