

RANGER RV STORAGE

Site Exhibit
23Z00009
Ranger Storage

MELBOURNE, FLORIDA

DATE:

JANUARY 27, 2023

PREPARED FOR:

RANGER STORAGE, LLC

SITE DATA:

GENERAL STATEMENT

THIS PROJECT CONSISTS OF TYPICAL SITE AMENITIES TO ACCOMMODATE TWO, FULLY ENCLOSED RECREATIONAL VEHICLE STORAGE BUILDINGS. PROPOSED SITE IMPROVEMENTS INCLUDE A 6' TALL ARCHITECTURAL STYLE FENCE AND GATE ALONG THE NORTHERN ACCESS TO THE SITE AND ENHANCED LANDSCAPING ALONG THE NORTH PORTION OF THE SITE. CODE MINIMUM PARKING SHALL BE PROVIDED BUT NO MORE THAN IS REQUIRED. CHAIN LINK SECURITY FENCING AND LIMITED LANDSCAPING IS PROPOSED ON THE SOUTHERN PORTION AND SIDES OF THE PROPERTY, WHERE ADJACENT TO THE INDUSTRIAL USE TO THE SOUTH, LARGE REGIONAL STORMWATER POND TO THE EAST AND WOODED, STABILIZED VEHICLE PARKING YARD TO THE WEST. THIS PROPERTY HAS A PREVIOUSLY APPROVED BINDING DEVELOPMENT PLAN FOR A MORE INTENSE BUT SIMILAR STORAGE USE. THE PREVIOUS APPROVAL INCLUDED STORAGE BUILDINGS LOCATED CLOSER TO THE RESIDENTIAL USE, A GREATER AMOUNT OF UNITS, A SECOND DRIVEWAY OFF FREEMAN LANE AND ALSO ALLOWED FOR OUTDOOR VEHICLE STORAGE, WHICH WE ARE NOT PROPOSING WITH THIS DESIGN AND AGREEMENT.

CONTACT INFORMATION

OWNER
RANGER STORAGE, LLC
DALE MARTIN
2201 ARRIVALS WAY
MELBOURNE, FL 32940

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS
JIM TRAUGER
2210 FRONT STREET, SUITE 204
MELBOURNE, FL 32901
TEL: 321-292-0745
E-MAIL: JIM@TRAUGERCONSULTING.COM

SURVEYOR:
KANE SURVEYING, INC.
JOEL A. SEYMOUR PLS
505 DISTRIBUTION DRIVE
MELBOURNE, FL 32904
TEL: 321-676-0427
FAX: 321-984-1448

SITE DATA

TOTAL LOT ACREAGE: 2.21 ACRES
FUTURE LAND USE: CC - COMMUNITY COMMERCIAL
ZONING CLASSIFICATION: BU-2, RETAIL, WAREHOUSING & WHOLESALE COMMERCIAL
F.I.R.M. #12009C0612H (1-29-2021) FLOOD ZONE X
PARCEL ID: 26-36-12-DE-20-1
TAX ACCOUNT NUMBER: 2601558

TOWNSHIP: 26
RANGE: 36
SECTION: 12

PROPOSED LOT COVERAGES:	SF	ACRE	PERCENT
BUILDING COVERAGE	29,500	0.68	31%
PROPOSED PAVEMENT	37,022	0.85	38%
PROPOSED IMPERVIOUS (CONCRETE AND ASPHALT):	29,649	0.68	31%
TOTAL GROSS AREA:	96,171	2.21	100%

PARKING SPACE CALCULATIONS:
5 SPACES REQUIRED FOR SELF-STORAGE MINI-WAREHOUSE

TOTAL SPACES PROVIDED:
5 SPACES INCLUDING 1 HANDICAP PARKING SPACE





BUILDING DATA

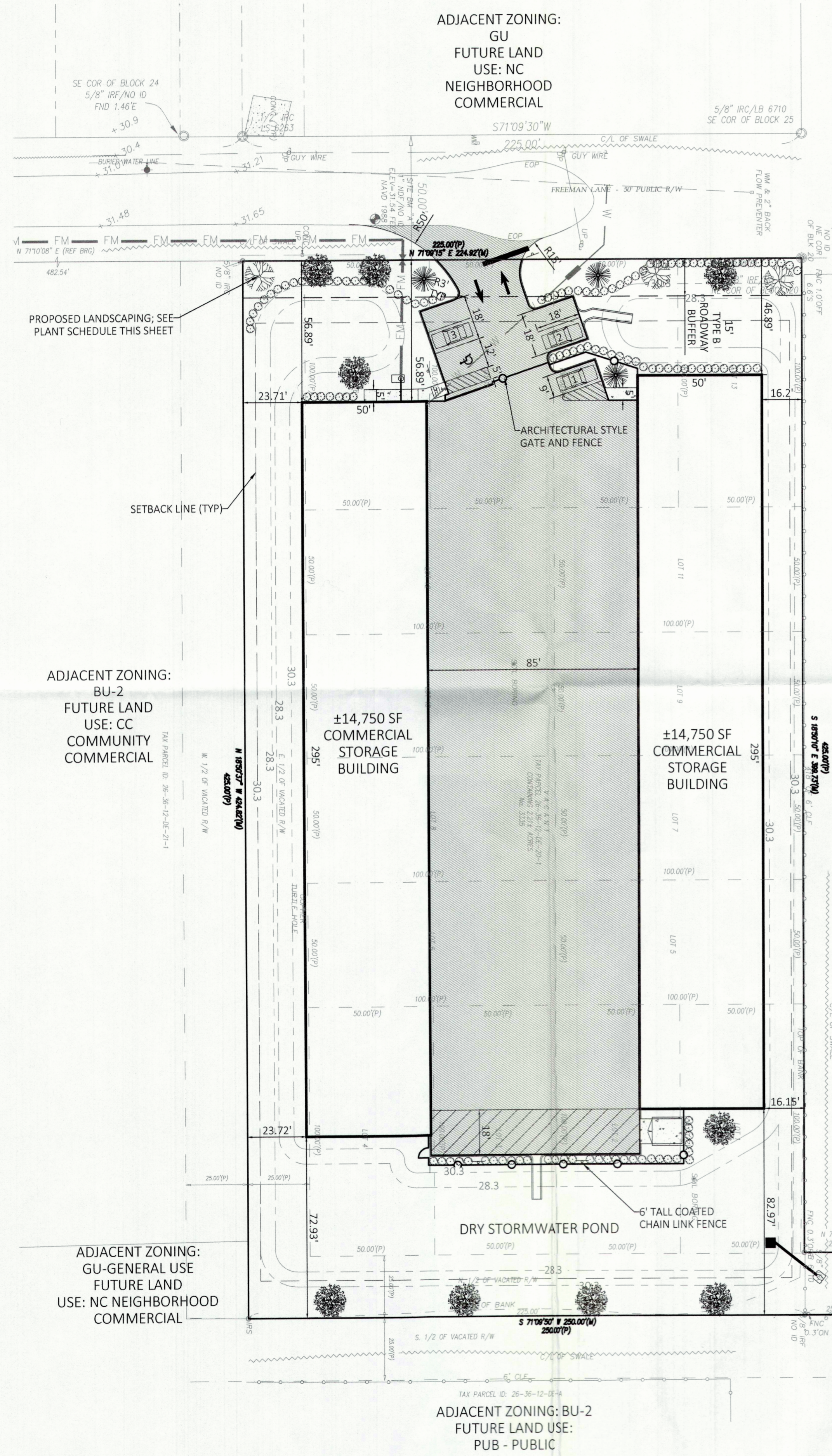
MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED= 60'
PROPOSED BUILDING HEIGHT ≤ 60' SINGLE STORY

MAXIMUM ALLOWED FLOOR TO AREA RATIO (FAR) = 1.0
PROPOSED FAR = 29,500 SF / 96,171 SF = 0.31

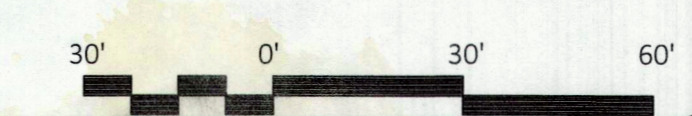
SETBACKS:	MINIMUM	PROPOSED
FRONT	25'	46.89'
SIDE (WEST)	5'	23.71'
SIDE (EAST - ROW)	5'	16.20'
REAR	15"	72.93'

PLANT SCHEDULE:

SYMBOL	QUANTITY	SPECIFICATIONS	COMMON NAME
	3	10' HT, 2" CALIPER MINIMUM 5' CLEAR TRUNK	LIVE OAK
	9	10' HT, 2" CALIPER	RED MAPLE
	3	10' HT CLEAR TRUNK	CABBAGE PALM
	127	3 GAL (2' MIN. HT, PLANT 3' O.C.)	SILVER BUTTONWOOD



SITE EXHIBIT
1"=30'



REVISION	DATE

TRAUGER
CONSULTING ENGINEERS
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RANGER RV STORAGE
MELBOURNE, FL
SITE EXHIBIT

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DATE: 11-18-2022
SECTION: 12
TOWNSHIP: 26
RANGE: 36
SCALE: 1"=30'
DRAWING NO.
EX-B
PROJECT: 22-139