



LEGAL DESCRIPTION: (BY SURVEYOR)

A PORTION OF OFFICIAL RECORDS BOOK 5441, PAGE 5048, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF MURRELL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3487, PAGE 3235 AND THE SOUTH RIGHT OF WAY LINE OF VIERA BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2953, PAGE 2101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 88°13'15" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 934.85 FEET; THENCE SOUTH 00°10'11" WEST, A DISTANCE OF 409.23 FEET; THENCE TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 13°15'24" THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 48.59 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°05'12" EAST, A DISTANCE OF 74.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 04°13'14" THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 18.42 FEET TO A POINT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 51°26'16", AND A RADIAL BEARING OF SOUTH 81°08'02" WEST. THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 224.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°34'18" WEST, A DISTANCE OF 25.25 FEET; THENCE NORTH 47°25'42" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 42°34'18" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 47°25'42" WEST, A DISTANCE OF 92.30 FEET TO A POINT; SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 266.13 FEET, A CENTRAL ANGLE OF 27°39'33", AND A RADIAL BEARING OF NORTH 56°53'44" WEST, THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 128.47 FEET; THENCE SOUTH 88°14'58" EAST, A DISTANCE OF 209.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS.

SITE DATA:

ADDRESS: TBD BERGLUND LANE, MELBOURNE, FLORIDA 32940
 PARCEL ID: A PORTION OF 25-36-34-00-512
 TAX ACCOUNT: A PORTION OF #2536756
 FUTURE LAND USE: DR13, DEVELOPMENT REGIONAL IMPACT - VIERA
 ZONING: BU-1, GENERAL RETAIL COMMERCIAL

BUILDING CONSTRUCTION TYPE: TBD (PHASE 2)

OVERALL SITE AREA = 314,332 SF ± = 7.22 AC ±
 SITE PLAN AREA = 40,442 SF ± = 0.93 AC ±

PROPOSED IMPERVIOUS AREA:
 PAVEMENT AREA = 12,435 SF ± = 0.29 AC ±
 BUILDING AREA (PHASE 2) = 8,700 SF ± = 0.20 AC ±
 SIDEWALK AREA = 1,875 SF ± = 0.04 AC ±

BUILDING HEIGHT:
 PROPOSED BUILDING HEIGHT = 14 FEET

FLOOR AREA RATIO:
 PROPOSED F.A.R. = 8,700 SF (NEW) + 18,095 SF (EXIST.) + 10,412 SF (EXIST.) / (314,503 SF)
 PROPOSED F.A.R. = 0.118

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	25 FEET	245.17 FEET
SIDE (NORTH)	5 FEET	65.19
SIDE (WEST)	5 FEET	341.13 FEET
REAR	15 FEET	26.58 FEET

PARKING CALCULATIONS:

REQUIRED (PROFESSIONAL OFFICE BUILDINGS):
 1 SPACE PER 250 SF OF BUILDING AREA
 8,700 SF X (1 SPACE/250 SF) = 35 SPACES REQUIRED (INCLUDING 2 ADA ACCESSIBLE SPACES)

PROVIDED:
 324 EXISTING PARKING SPACES
 25 PROPOSED PARKING SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES)

349 TOTAL PARKING SPACES PROVIDED ONSITE (INCLUDING 13 ADA ACCESSIBLE SPACES)

ZONING NOTES:

- SITE PLAN IS IN COMPLIANCE WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
- SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY. SEE SITE LIGHTING AND PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT BY OTHERS.
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.

LEGEND:

DENOTES NUMBER OF PARKING SPACES

LINE	LENGTH	BEARING
L1	25.25	S42°34'18"W
L2	33.00	S42°34'18"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	250.00	4°13'14"	18.42	18.41	S10°58'35"E
C2	250.00	51°26'16"	224.44	216.98	S16°51'10"W
C3	266.13	27°39'33"	128.47	127.23	N19°16'30"E

NOTE: BUILDING DIMENSIONS AND SETBACK MEASUREMENTS ARE TO THE EXTERIOR OF THE PROPOSED BUILDING. SURVEYOR TO REVIEW ARCHITECTURAL AND FOUNDATION PLAN PRIOR TO BUILDING LAYOUT.

NOTE! ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHT-OF-WAY WILL ADHERE TO THE REQUIREMENTS SHOWN IN BREVARD COUNTY STANDARD EXHIBIT 26 (SEE DETAIL SHEET)

PARCEL ID: 25-36-34-00-512
 LANDS DESCRIBED IN
 OFFICIAL RECORDS BOOK 5441, PAGE 5048

REVISIONS:

NO.	DATE	DESCRIPTION
01	06.29.20	REVISED PER BREVARD COUNTY COMMENTS
02	08.11.20	REVISED PER BREVARD COUNTY COMMENTS

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 FLORIDA
 VIERA

SEAL: SCOTT T. LAMB
 LICENSE No. 55392
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SCOTT T. LAMB
 FL P.E. #55392
 DRAWING DATE: 8/11/20

SECTION: 34
TOWNSHIP: 25S
RANGE: 36E
SCALE: 1" = 20'

SITE DIMENSION PLAN

SHEET NUMBER:
3 OF 10

PROJECT: #20-0304