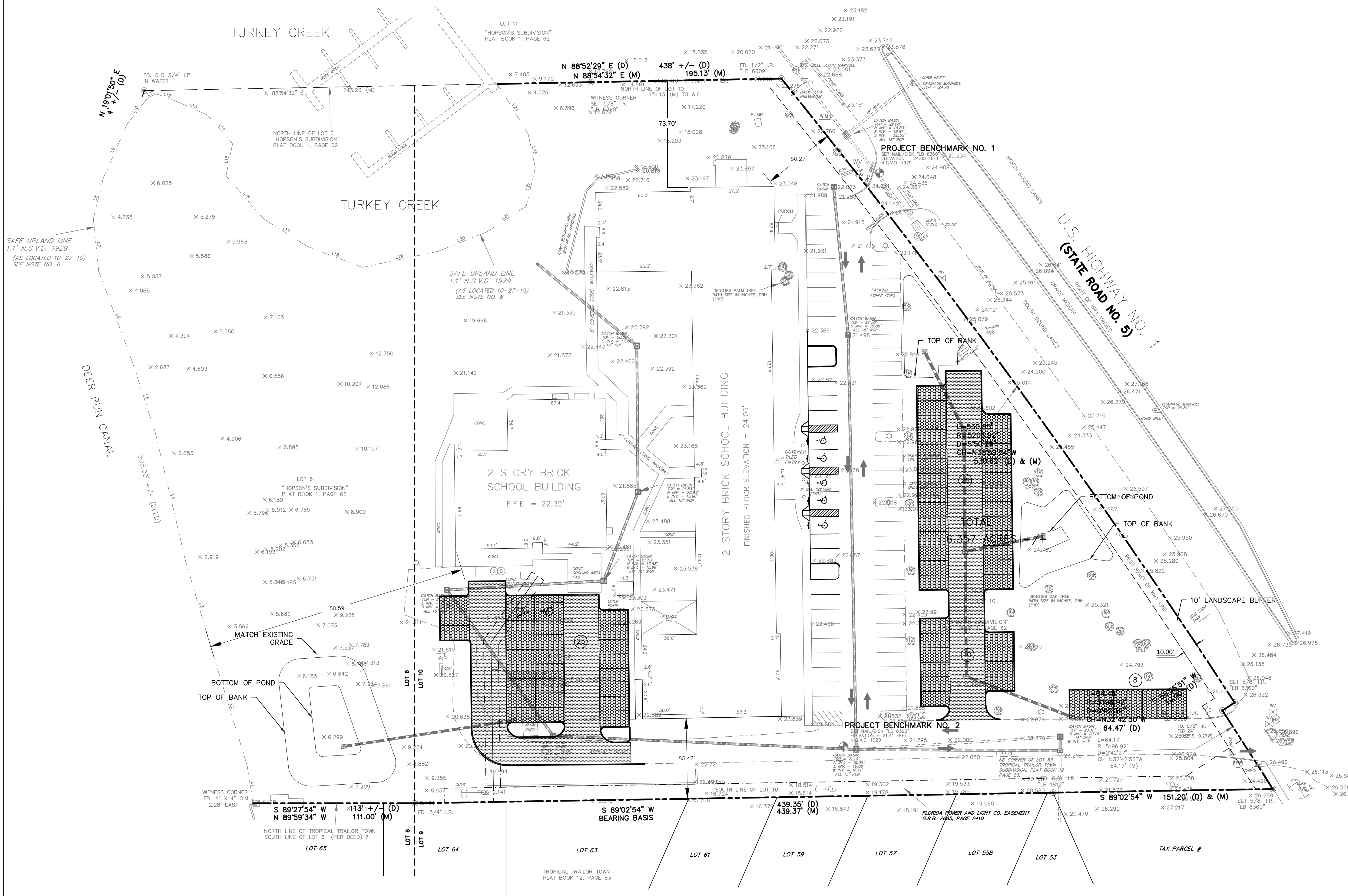




LEGEND — EXISTING

- | | | | | | |
|---|---------------|--------|--------------------------|-----|--------------------------|
| ○ | CLEAN OUT | EL | ELEVATION | R/R | RIGHT OF WAY |
| ● | STEEL POST | C.B.S. | CONCRETE BLOCK STRUCTURE | PB | PLAT BOOK |
| ■ | STEEL COLUMN | W | WATER VALVE | PA | PAGE |
| □ | PO | F | FIRE HYDRANT | FW | UNDERGROUND FLOOR MAIN |
| □ | METAL ROD | S | SPOT ELEVATIONS | CAS | UNDERGROUND GAS LINE |
| □ | CONCRETE HELL | SE | SEWER VALVE | OE | OVERHEAD ELECTRICAL LINE |
| □ | MANHOLE | BT | BURNED TELEPHONE LINE | BE | ELECTRICAL LINE |
| □ | FILLER CAP | IR | IRRIGATION VALVE | BO | FIRE OPTIC LINE |
| □ | FILLER CAP | WP | WOOD POWER POLE | | |
| □ | LC | RCP | REINFORCED CONCRETE PIPE | | |
| □ | LIGHT POST | WM | WATER METER | | |
| □ | | BP | BACKFLOW PREVENTOR VALVE | | |
| | | | | | SINGLE WHITE SOLID LINE |
| | | | | | DOUBLE YELLOW SOLID LINE |

LEGEND

- | | | | | | |
|---|--------------------------|---|-------------------------|---|----------------------------|
| | PROPERTY LINE |  | DIRECTIONAL ARROWS |  | PROPOSED STORM CATCH BASIN |
| | PROPOSED CURB AND GUTTER |  | STOP BAR |  | PROPOSED STORM MANHOLE |
|  | PROPOSED TRENCH DRAIN |  | ACCESSIBLE SPACES | | |
|  | PROPOSED STORM PIPE |  | STOP SIGN | | |
| | |  | PROPOSED PARKING SPACES | | |
| | |  | SOLID WHITE SINGLE LINE | | |
| | |  | SWSL | | |

PROPOSED FLORIDA TECH. PARKING DATA

FLORIDA INSTITUTE OF TECHNOLOGY	35,211 ± S.F.
STANDARD SPACES	54 SPACES
ACCESSIBLE SPACES (2 REQUIRED)	5 SPACES
TOTAL PARKING	59 SPACES
RATIO	± 1 / 597 S.F.
CITY OF PALM BAY	
REQUIRED SPACES	24 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90* PARKING SPACES.

TYPICAL DIMENSIONS: PROPOSED DIMENSION: WIDTH: 10'
CITY OF PALM BAY REQUIRED DIMENSION: WIDTH: 10'
PROPOSED DIMENSION: DEPTH: 20'
CITY OF PALM BAY REQUIRED DIMENSION: DEPTH: 20'

PROPOSED TWO WAY AISLES: 24' & 24'
CITY OF PALM BAY REQUIRED TWO WAY AISLES: 24'
PROPOSED ENTRANCE DRIVE AISLES: 24' & 24'
CITY OF PALM BAY REQUIRED DRIVE AISLES: 24'

SITE AREA CALCULATIONS

TOTAL SITE AREA	276,907 SF (100%) (6.357 AC.±)
IMPERVIOUS AREA	
BUILDING	35,438 SF (12.8%)
SIDEWALK/PAVEMENT	47,777 SF (17.2%)
PERVIOUS AREA	
OPEN SPACE	193,692 SF (70.0%)

SITE DATA

CURRENT LAND USE CLASSIFICATION:	LIMITED BUSINESS DISTRICT
CURRENT ZONING CLASSIFICATION:	BU-1A
CURRENT LOCAL JURISDICTION:	CITY OF PALM BAY
OVERLAY DISTRICT:	N/A

FLOOD ZONE CLASSIFICATION: ZONE X - PER THE NATIONAL INSURANCE PROGRAM
FIRM MAP NO. 12009C 0540, DATED 04/03/1989

NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/ACCURATE TITLE SURVEY PROVIDED TO HIGHWAY SURVEYORS, JOB NUMBER 6084, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THIS PROJECT IS COMPRISED OF MULTIPLE LAND DONATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY. REFER TO THE SURVEY PROVIDED BY HIGHWAY SURVEYORS, INC., BOUNDARY AND TOPOGRAPHIC SURVEY, JOB NUMBER 6084, NOVEMBER 09, 2010.
5. THE CITY OF PALM BEACH SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO ANY PERMITS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL FOR TRAFFIC CONTROL DEVICES.
7. ALL MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND SCREENED FROM VIEW.

Bowman
CONSULTING
1450 WEST LAKE BLVD., STE. 232, MELBOURNE, FL 32934 (321) 755-5434
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 34462
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB000002

NO.	REVISIONS	BY	DATE

ENGINEER OF RECORD	ANDREW J. PETERSEN LIC. NO. 75493
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*Florida Institute
of Technology*

High Tech with a Human Touch™

SITE PLAN	
RIVERS EDGE - PARKING EXPANSION	
4400 DIXIE HWY NE	
PALM BAY, FLORIDA	
SCALE	1" = 40'
DATE	10/2/14
DRAWN	TS
JOB NO.	13008.00

C1	
SHEET NO.	REV.