



SITE DATA TABLE

PROJECT NAME	PALM SHORES MIXED-USE DEVELOPMENT
PROJECT ADDRESS	5120 N. US HIGHWAY 1, MELBOURNE, FLORIDA
PROJECT DESCRIPTION	PROPOSAL FOR RE-DEVELOPMENT OF AN EXISTING ± 4.28 AC COMMERCIAL ZONED PROPERTY. DEVELOPMENT WILL INCLUDE KEEPING AN EXISTING MULTI-TENANT OFFICE BUILDING AND CONSTRUCTION OF AN ADDITIONAL TWO STORY OFFICE BUILDING WITH ASSOCIATED UTILITIES, PAVED PARKING, AND STORM WATER DETENTION
TOTAL PARCEL/SITE AREA	± 202,118 SQFT (± 4.64 ACRE)
DEVELOPABLE AREA	± 186,407 SQFT (± 4.28 ACRE)
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
JURISDICTION	TOWNSHIP OF PALM SHORES
PARCEL NUMBER	26-37-30-DT-5
MAX. BUILDING HEIGHT	25' ABUTTING S.F.R. (SINGLE FAMILY RESIDENTIAL)
REQUIRED LANDSCAPE BUFFERS	
FRONT / SIDE STREET	10'
INTERIOR SIDE / REAR	7' INTERIOR SIDE / 20' REAR
REQUIRED BUILDING SETBACK	
FRONT / SIDE STREET	20'
INTERIOR SIDE / REAR	0' INTERIOR SIDE / 20' REAR
PARKING REQUIREMENTS	OFFICE: 1 SPACE PER 300 SQFT = 33,100 / 300 = 110.33 = 111 SPACES
PROPOSED PARKING	
STANDARD SPACES (9'x20')	125
ACCESSIBLE PARKING (12'x20')	5
TOTAL SPACES	130
EXISTING PARKING	
STANDARD SPACES	46
ACCESSIBLE PARKING	2
TOTAL SPACES	48
TOTAL PARKING PROVIDED	
STANDARD SPACES	171
ACCESSIBLE PARKING	7
TOTAL SPACES	178

- GENERAL SITE NOTES:**
- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
 - BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
 - STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
 - NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
 - THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
 - THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.

PROPOSED LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	PARKING COUNT

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CONCEPTUAL DESIGN

PALM SHORES MIXED-USE

5120 N. US HIGHWAY 1
MELBOURNE, FLORIDA

Bowman

Certificate of Authorization License No. 30462

TEJ DSGN	TEJ DRAWN	KS CHKD
011587-02-001 PROJECT NUMBER		
SCALE 1" = 80'		
VERSION		1A