



SITE PLAN DATA

OWNER:
KEVIN MILLER
2145 AVOCADO AVE.
MELBOURNE, FL 32935

ENGINEER:
ROBB & TAYLOR
ENGINEERING SOLUTIONS, INC.
4685 WOODEN LAKES PL.
MELBOURNE, FL 32934
TEL: (321) 302-2313
E-MAIL: info@rtai.com

APPLICANT:
KEVIN MILLER
2145 AVOCADO AVE.
MELBOURNE, FL 32935

SURVEYOR:
KANE SURVEYING, INC.
260 DISTRIBUTION DR.
MELBOURNE, FL 32904
(321) 676-0427
SURVEY DATE: 4/1/17

SITE ADDRESS: 2145 AVOCADO AVE., MELBOURNE, FL
TAX ID#: 2717960
PARCEL: 68-27-27-18-28-5-10
SEC-TOWNSHIP-RANGE: Section 18, Township 27 S, Range 37E

GENERAL STATEMENT:
THE LAND IS USED AS A PRIVATE INDIVIDUALS HOBBY AREA FOR RESTORING BOATS AND REPAIRING ICE REFRIGERATORS AND BOYS BOATS. IN ADDITION, THE OWNER STORES WORK VEHICLES ON THE PROPERTY. THE APPLICANT IS BEING DIRECTED BY THE CODE ENFORCEMENT BOARD TO CONSTRUCT A 16'1\"/>

TOTAL APPLICANT OWNED AREA: 30,152 SF = 0.69 AC
FUTURE LAND USE: INDUSTRIAL
ZONING: M-2
EXISTING BUILDING AREA: 1,828 SF
NUMBER OF BUILDINGS PROPOSED: 0
REQUIRED PARKING: 1/1000SF = 2 SPACES
PARKING PROVIDED: 2 SPACES PLUS 1 HC

AREA CALCULATIONS
PHASE 2 SITE AREA = 30,152 SF = 0.69 AC = 100%

	IMPERVIOUS(SF)	(AC)	(%)
EXIST. BUILDINGS	1,828	0.041	0.4
EXIST. DRIVEWAYS	7,778	0.178	2.9
PROPOSED BUILDINGS	0	0.00	0
PROPOSED DRIVE	9,578	0.219	3.1

EXISTING IMPERVIOUS: 9,606 SF 0.21 AC 30.4%
TOTAL NEW IMPERVIOUS: 11,506 SF 0.264 AC 38.3%

NO WATER OR SEWER IMPROVEMENTS
NO BUILDING IMPROVEMENTS

SITE PLAN

Scale: 1" = 20'

Sheet: 1 of 3

Project: KEVIN MILLER PROPERTY
MELBOURNE, FLORIDA

Date: _____
Drawn: _____
Checked: _____
Reviewed: _____

Engineer of Record: Robert F. Robb
P.E. # 58645
Date: 8/22/21

ROBB & TAYLOR
Engineering Solutions, Inc.
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PHONE: (321) 302-2313