

Plotted By: Keenan Hood, Ashley, Sheet: Site: kha - Layout: 60 - SC - April 09, 2024 - 06:46:23pm - k:\WEB_IDEVA\147968000 - Titusville Mixed-Use CAD Exhibits EKB-147968000 - Titusville.dwg
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SITE DATA		
LOCATION:	WEST OF U.S. 1 AND SOUTH OF CHENEY HIGHWAY	
ADDRESS:	4710 SOUTH WASHINGTON AVENUE	
ZONING:	URBAN VILLAGE (UV)	
LAND USE:	URBAN MIXED USE	
TOTAL MULTI-FAMILY UNITS:	300 UNITS	
SITE AREA:	±1,369,962 SF	±31.45 AC
PARCEL A (CAR WASH)		1.39 AC
PARCEL B (QSR-1)		0.81 AC
PARCEL C (BANK)		1.07 AC
PARCEL D (GAS STATION)		1.46 AC
PARCEL E (QSR-2)		0.88 AC
PARCEL F (QSR-3)		0.93 AC
PARCEL G (HOTEL)		3.75 AC
PARCEL H (MULTI-FAMILY)		20.13 AC
LOT COVERAGE	1,369,962 SF	100%
BUILDING AREA	131,892 SF	9.62%
IMPERVIOUS AREA	589,415 SF	43.03%
PERVIOUS AREA	648,655 SF	47.35%
BUILDING SETBACKS		
FRONT (E)	NONE	±32'
REAR (W)	NONE	±185'
SIDE (N/S)	NONE	±85'
MAXIMUM BUILDING HEIGHT		
	MAXIMUM	PROVIDED
	50'	TBD
	100'	(CONDITIONAL APPROVAL REQUIRED)
LANDSCAPE BUFFER		
FRONT (E)	REQUIRED	PROVIDED
REAR (W)	30'	±32'
SIDE (N/S)	20'	±78'
		20'
PARKING SUMMARY		
TOTAL PARKING	REQUIRED	PROVIDED
	831	845
PARKING RATIO		
MULTI-FAMILY (300 UNITS)	REQUIRED	PROVIDED
	650 (2.00)	521
GAS STATION (4,800 SF)		51
HOTEL (120 KEYS)		143
BANK (4,200 SF)		28
QSR-1 (2,800 SF)		24
QSR-2 (2,800 SF)		29
QSR-3 (2,800 SF)		30
CAR WASH (3,300 SF)		24
DENSITY:		
301 DU MAX (15 DU/AC)	PROVIDED:	300 DU TOTAL (15 DU/AC)
FLOOD ZONE		
THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12090C0229H FOR TITUSVILLE, FLORIDA, DATED JANUARY 29, 2021 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.		
WETLAND IMPACT		
TOTAL WETLAND AREA: ±7.64 AC		
PROPOSED WETLAND IMPACT AREA: ±3.00 AC		

PRELIMINARY CUT / FILL CALCULATIONS		
TOTAL DISTURBED AREA:	1,131,264 SF	25.97 AC
AVERAGE CUT DEPTH TO REMOVE MUCK:	2.95'	
AVERAGE MUCK THICKNESS:	0.95'	
AVERAGE EXISTING GRADE =	ELEV 2.0'	
PROPOSED MASS FINISHED GRADE =	ELEV 3.0'	
AVERAGE BOTTOM OF MUCK =	ELEV -0.95'	
TOTAL VOLUME EXCAVATED:	130,000 CY	
TOTAL VOLUME MUCK:	42,000 CY	
REMAINING STOCKPILE FROM MUCK REMOVAL	88,000 CY (UNADJUSTED)	
	53,000 CY (ADJUSTED 1.4% COMPACTION)	
MASS GRADE FILL (ELEV -0.95 TO ELEV 3.0)	242,000 CY	
TOTAL REQUIRED FILL		
MASS GRADE FILL - REMAINING STOCKPILE (ADJUSTED) (242,000 CY - 53,000 CY) =	189,000 CY FILL (DEFICIT)	