



PROJECT INFORMATION
SITE ADDRESS
 855 7TH ROAD SW
 VERO BEACH, FLORIDA 32962
OWNER/ APPLICANT
 PARCHAMI AZAR
 600 SW 1ST STREET
 BOCA RATON, FLORIDA 33486
 PHONE
ENGINEER
 MBV ENGINEERING, INC.
 1835 20TH STREET
 VERO BEACH, FLORIDA 32960
 PHONE (772) 569-0035

TAX PARCEL I.D NUMBER(S)
 33-39-25-0000-01000-00010.4
ZONING CG
LAND USE C1
OVERLAY DISTRICT OSLO ROAD EAST OF I-95
LATITUDE 27°35'08.41" N
LONGITUDE 80°23'19.64" W

PROJECT DESCRIPTION
 THE PROPOSED PROJECT INCLUDES (2) MIXED USE BUILDINGS, WHICH WILL FEATURE A TOTAL OF 30,000 SF COMMERCIAL SPACE AND (48) MULTI-FAMILY UNITS, AND REQUIRED SITE IMPROVEMENTS.

SITE DATA

EXISTING SITE DATA	SF	AC	%
SITE AREA	267,694 SF	6.15 AC	100%
IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
EXISTING BUILDING	0 SF	0.00 AC	0.00%
EXISTING CONCRETE	0 SF	0.00 AC	0.00%
EXISTING PAVEMENT	0 SF	0.00 AC	0.00%
PERVIOUS AREA	267,694 SF	6.15 AC	100.00%

PROPOSED SITE DATA

SITE DATA	SF	AC	%
SITE AREA	267,694 SF	6.15 AC	100%
IMPERVIOUS AREA	135,093 SF	3.10 AC	50.47%
PROPOSED BUILDING	30,000 SF	0.69 AC	11.21%
PROPOSED CONCRETE	8,770 SF	0.20 AC	3.28%
PROPOSED ASPHALT	96,323 SF	2.21 AC	35.98%
PERVIOUS AREA	132,602 SF	3.04 AC	49.53%
DRY POND AREA	46,501 SF	1.07 AC	17.37%
OPEN SPACE	86,101 SF	1.98 AC	32.16%
NET NEW IMPERVIOUS	+ 135,093 SF	3.10 AC	

ZONING DATA

CG CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	---	267,694 SF
LOT WIDTH	100-FT	---	368-FT
BUILDING SETBACKS			
FRONT	25-FT	---	158-FT
SIDE	10-FT	---	120-FT
REAR	10-FT	---	71-FT
REAR	10-FT	---	141-FT
BUILDING COVERAGE	40%	---	11.21%
OPEN SPACE	25%	---	49.53%
BUILDING HEIGHT	35-FT	---	35-FT

PARKING DATA

GENERAL COMMERCIAL	SPACES REQUIRED
1 SP/ 200 SF 30,000 SF =	150 SPACES REQUIRED
MULTIPLE-FAMILY DWELLINGS	SPACES REQUIRED
2 SP/ UNIT 24 UNITS =	48 SPACES REQUIRED
	198 SPACES REQUIRED

TRAFFIC STATEMENT
 PER ITE, 11TH EDITION.
 (230) (MULTI-FAMILY-LOW-RISE) = 6.74 ADT PER DU (DWELLING UNIT)
 6.74 ADT x 48 DU = 323.5 ADT
 (822) (STRIP RETAIL PLAZA) = 54.45 ADT PER 1,000 SF GFA
 54.45 ADT x 30 KSF = 1634 ADT
 PROJECT TOTAL = 1957 ADT

DRAINAGE STATEMENT
 STORMWATER TO BE COLLECTED VIA SURFICIAL GRADING AND UNDERGROUND CONVEYANCE TO AN ON-SITE DRY RETENTION POND PRIOR TO ULTIMATE DISCHARGE TO IRFWD LATERAL J

PERMITS REQUIRED
 INDIAN RIVER COUNTY MAJOR SITE PLAN APPROVAL
 INDIAN RIVER COUNTY LAND CLEARING PERMIT
 INDIAN RIVER COUNTY TREE REMOVAL PERMIT
 INDIAN RIVER COUNTY STORMWATER TYPE "A" PERMIT
 INDIAN RIVER COUNTY UTILITY PERMIT (UCP)
 INDIAN RIVER COUNTY CONDITIONAL CONCURRENCY (INITIAL/ FINAL)
 INDIAN RIVER COUNTY RIGHT-OF-WAY PERMIT
 INDIAN RIVER COUNTY FIRE DEPT. REVIEW
 FDEP WATER DISTRIBUTION PERMIT
 FDEP WASTEWATER COLLECTION PERMIT
 INDIAN RIVER FARMS WCD CONNECTION PERMIT
 SFWMD ENVIRONMENTAL RESOURCES PERMIT
 FDEP NPDES NOI PERMIT

FLOOD ZONE
 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0189 K, DATED FEB 19, 2020.

WASTEWATER SOURCE
 INDIAN RIVER COUNTY UTILITIES
POTABLE WATER SOURCE
 INDIAN RIVER COUNTY UTILITIES

CONSTRUCTION SCHEDULE
 START: JUNE 2023
 FINISH: AUG. 2024

SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	R1-1 "STOP" SIGN
②	24"	SOLID WHITE STOP BAR (FOOT COMPLIANT PAINT OR THERMO.)
③	12"	FTP-20-06 HC PARKING SIGN (#500 FINE PER COFELLS CRITERIA)
④		PAVEMENT MARKINGS PER FDOT INDEX #711-001
⑤	6"	25 LF DBL YELLOW STRIPING (FOOT COMPLIANT PAINT OR THERMO.)



 MOJA BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728 1835 20TH STREET VERO BEACH, FLORIDA 32960 PHONE (772) 569-0035 FAX (772) 569-0035	JOB NO. 22-0482 DESIGNED GWR DRAWN GWR DATE NOVEMBER 2022 CHECKED AIB DATE ISSUED 1/5/2023	REVISIONS 1 2 3 4 5 6 7 8	DATE
	CONCEPTUAL SITE PLAN		
	OSLO GARDENS		
	FLORIDA INDIAN RIVER COUNTY		
NOT FOR CONSTRUCTION PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.			
SHEET CSP1			
22-0482			