

SITE INFORMATION

OWNER

ALVIN & JACQUELINE ROSE (20.1%)  
ALAN DRECKSLER (7.35%)  
JOHN & DIANA FLEEMAN (2.45%)  
GEORGE KLEIN (25%)  
JEFFREY & PATRICIA KLEIN (25%)  
ALVIN ROSE (20.1%)  
12525 ROSELAND ROAD  
SEBASTIAN, FLORIDA 32958

SURVEYOR

CARTER ASSOCIATES, INC.  
1708 21ST STREET  
VERO BEACH, FLORIDA 32960  
772-562-4191

PARKING DATA

PARKING REQUIRED  
RETAIL = 1 SPACE/200 SF (XX,XXX SF) = XX SPACES  
APARTMENT = 2 SPACES/UNIT (1 UNITS) = XX SPACES  
TOTAL REQUIRED = XX SPACES  
PARKING PROVIDED = XX SPACES (XX STANDARD, XX COMPACT AND XX HANDICAPPED SPACE)

CONSTRUCTION SCHEDULE

START CONSTRUCTION JANUARY 2008  
END CONSTRUCTION JANUARY 2009

PERMITS REQUIRED

INDIAN RIVER COUNTY SITE PLAN APPROVAL  
INDIAN RIVER COUNTY CONCURRENCY PERMIT  
INDIAN RIVER COUNTY TREE REMOVAL PERMIT  
INDIAN RIVER COUNTY LAND CLEARING PERMIT  
INDIAN RIVER COUNTY RIGHT-OF-WAY PERMIT  
INDIAN RIVER COUNTY TYPE 'C' STORMWATER PERMIT  
INDIAN RIVER COUNTY UTILITY PERMIT  
INDIAN RIVER COUNTY FIRE REVIEW PERMIT  
S.J.R.W.M.D. 40C-42 DISCHARGE PERMIT  
F.D.O.T. GENERAL USE PERMIT  
F.D.O.T. UTILITY PERMIT  
F.D.O.T. DRAINAGE PERMIT  
F.D.E.P. N.O.I. PERMIT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'a'  
PER F.I.R.M. PANEL No. 12061C0150 E, DATED MAY 4, 1989.

SURVEY BENCHMARK

NO TOPOGRAPHIC SURVEY HAS BEEN COMPLETED AT THIS TIME.

WASTEWATER SOURCE

INDIAN RIVER COUNTY UTILITIES FORCEMAIN

WATER SOURCE

INDIAN RIVER COUNTY UTILITIES WATERMAIN

TAX PARCEL I.D. NUMBER(S)

33-38-03-00001-0120-00001.1

SITE ADDRESS

20TH STREET  
VERO BEACH, FLORIDA 32966

BUILDING SETBACKS

|                       | REQUIRED | PROVIDED           |
|-----------------------|----------|--------------------|
| FRONT:                | 25 FEET  | XX.XX FEET         |
| SIDE:                 | 10 FEET  | XX.XX FEET MINIMUM |
| REAR:                 | 10 FEET  | XX.XX FEET         |
| MIN. OPEN SPACE:      | 25%      | XX.X%              |
| MAX. BUILDING HEIGHT: | 35 FEET  | XX.XX FEET         |

FIRE DEPARTMENT

THE FIRE INSPECTOR FOR THIS PROJECT IS XXXXX XXXXX  
XXXXXXXXXXXX 772-567-3160 x XXXX

TRAFFIC STATEMENT

EXISTING ADT (RESTAURANT) = 622.0 TRIPS/1,000 SF (2,530 SF) = XXXX.X TRIPS  
PROPOSED ADT (RETAIL) = 94.7 TRIPS/1,000 SF (6,790 SF) = XXXX.X TRIPS  
TOTAL DECREASE IN ADT = XXXX.X TRIPS

TRANSFER STATEMENT

A TRANSFEE DEVELOPER MUST ALSO ASSUME IN WRITING ON A FORM ACCEPTABLE TO THE COUNTY ATTORNEY ALL COMMITMENTS, RESPONSIBILITIES AND OBLIGATIONS OF THE PRIOR DEVELOPER, INCLUDING ALL CONDITIONS OF SITE PLAN APPROVAL AND ALL OBLIGATIONS, CONDITIONS AND REQUIREMENTS OF ALL APPLICABLE DEVELOPMENT PERMITS (INCLUDING PERMITS FROM OTHER JURISDICTIONAL AGENCIES).

LEGAL DESCRIPTION

"A PARCEL OF LAND LYING, SITUATE AND BEING IN TRACT 12, SECTION 3, TOWNSHIP 33 SOUTH, RANGE 38 EAST ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

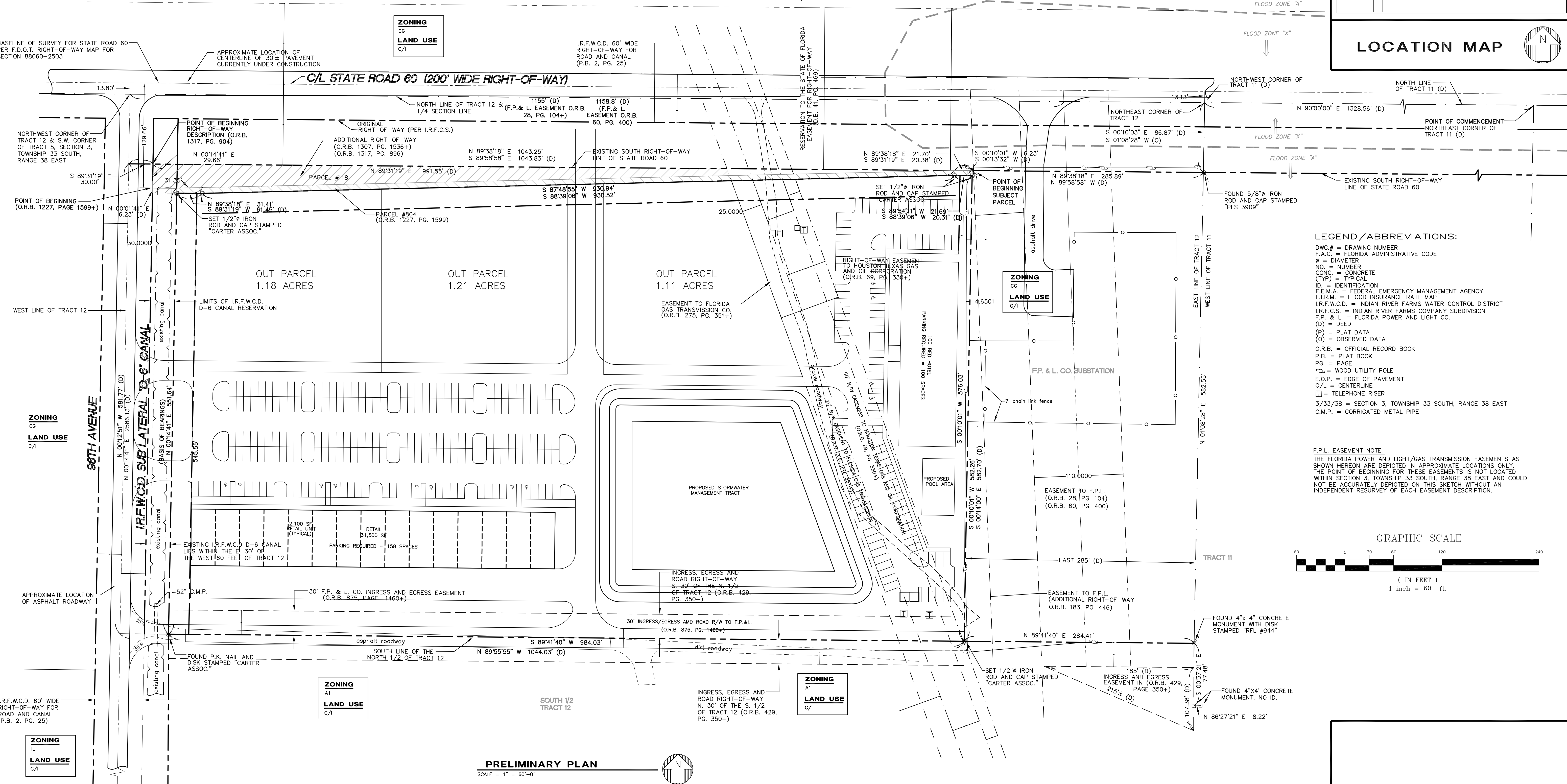
"COMMENCE AT THE NORTHEAST CORNER OF TRACT 11, SECTION 3, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE PROCEED WEST (NORTH 90°00'00" WEST) ALONG THE NORTH LINE OF TRACT 11 A DISTANCE OF 1328.56 FEET TO THE NORTHEAST CORNER OF TRACT 12; THENCE PROCEED SOUTH 00°10'03" EAST ALONG THE EAST LINE OF TRACT 12 A DISTANCE OF 86.87 FEET TO THE SOUTH RIGHT-OF-WAY OF S.R. 60 (200 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 89°58'58" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 285.89 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE PROCEED SOUTH 00°14'00" EAST A DISTANCE OF 582.70 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF TRACT 12; THENCE PROCEED NORTH 89°55'55" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF TRACT 12 A DISTANCE OF 1044.03 FEET TO THE WEST LINE OF TRACT 12; THENCE PROCEED NORTH 00°12'51" WEST ALONG THE WEST LINE OF TRACT 12 A DISTANCE OF 581.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. 60; THENCE PROCEED SOUTH 89°58'58" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1043.83 FEET TO THE POINT OF BEGINNING."

SITE DATA

| SITE AREA             | = 551,498 SF | = 12.66 Ac | = 100.0% |
|-----------------------|--------------|------------|----------|
| CONCRETE AREA         | = 14,714 SF  | = 0.34 Ac  | = 2.7%   |
| BUILDING AREA         | = 87,500 SF  | = 2.01 Ac  | = 15.9%  |
| PAVEMENT AREA         | = 205,307 SF | = 4.71 Ac  | = 37.2%  |
| TOTAL IMPERVIOUS AREA | = 307,515 SF | = 7.06 Ac  | = 55.8%  |
| TOTAL OPEN AREA       | = 243,983 SF | = 5.60 Ac  | = 44.2%  |

BUILDING HEIGHT

BUILDING HEIGHT = 35'-0" MAX.



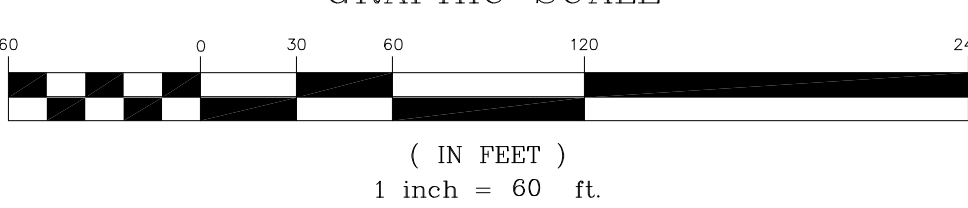
LEGEND/ABBREVIATIONS:

DWG.# = DRAWING NUMBER  
F.A.C. = FLORIDA ADMINISTRATIVE CODE  
Ø = DIAMETER  
NO. = NUMBER  
CONC. = CONCRETE  
(TYP) = TYPICAL  
ID. = IDENTIFICATION  
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT  
I.R.F.C.S. = INDIAN RIVER FARMS COMPANY SUBDIVISION  
F.P. & L. = FLORIDA POWER AND LIGHT CO.  
(D) = DEED  
(P) = PLAT DATA  
(O) = OBSERVED DATA  
O.R.B. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
PG. = PAGE  
TOL = WOOD UTILITY POLE  
E.O.P. = EDGE OF PAVEMENT  
C/L = CENTERLINE  
T = TELEPHONE RISER  
3/33/38 = SECTION 3, TOWNSHIP 33 SOUTH, RANGE 38 EAST  
C.M.P. = CORRUGATED METAL PIPE

F.P.L. EASEMENT NOTE:

THE FLORIDA POWER AND LIGHT/GAS TRANSMISSION EASEMENTS AS SHOWN HEREON ARE DEPICTED IN APPROXIMATE LOCATIONS ONLY. THE POINT OF BEGINNING FOR THESE EASEMENTS IS NOT LOCATED WITHIN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 38 EAST AND COULD NOT BE ACCURATELY DEPICTED ON THIS SKETCH WITHOUT AN INDEPENDENT RESURVEY OF EACH EASEMENT DESCRIPTION.

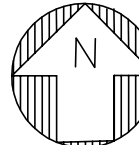
GRAPHIC SCALE



PRELIMINARY PLAN

SCALE = 1" = 60'-0"

LOCATION MAP



| DATE      |  |
|-----------|--|
| REVISIONS |  |
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

JOB NO. 07-329  
DESIGNED AIB/REL  
DRAWN JMS  
CHECKED AIB/REL  
DATE SEPT. 2007  
SCALE 1"=60'-0"

**MBV ENGINEERING, INC.**  
CONSULTING ENGINEERING  
**MOIA BOWLES VILLAMIZAR & ASSOCIATES**  
CONSULTING ENGINEERS  
2455 - 14TH AVENUE VERO BEACH, FLORIDA 32960  
PHONE (772) 668-0035 FAX (772) 775-5071

PRELIMINARY #4  
SITE PLAN

S.R. 60  
98TH AVENUE  
PROPERTY

FLORIDA  
INDIAN RIVER COUNTY.

☐ AARON J. BOWLES  
FL. PE. #65302  
☐ ROBERT E. LEON  
FL. PE. #64745

SHEET  
**C1**  
OF 1  
07-329

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**1-800-432-4770**  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.