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

ZONING
CG

LAND USE
C/I

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	= 205,301 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.

PARKING DATA
PARKING REQUIRED
RETAIL = 1 SPACE/200 SF(XX,XXX SF)= XX SPACES
APARTMENT = 2 SPACES/UNIT(3 UNITS) = XX SPACES
TOTAL REQUIRED = XX SPACES

PARKING PROVIDED = XX SPACES (XX STANDARD, XX COMPACT AND 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

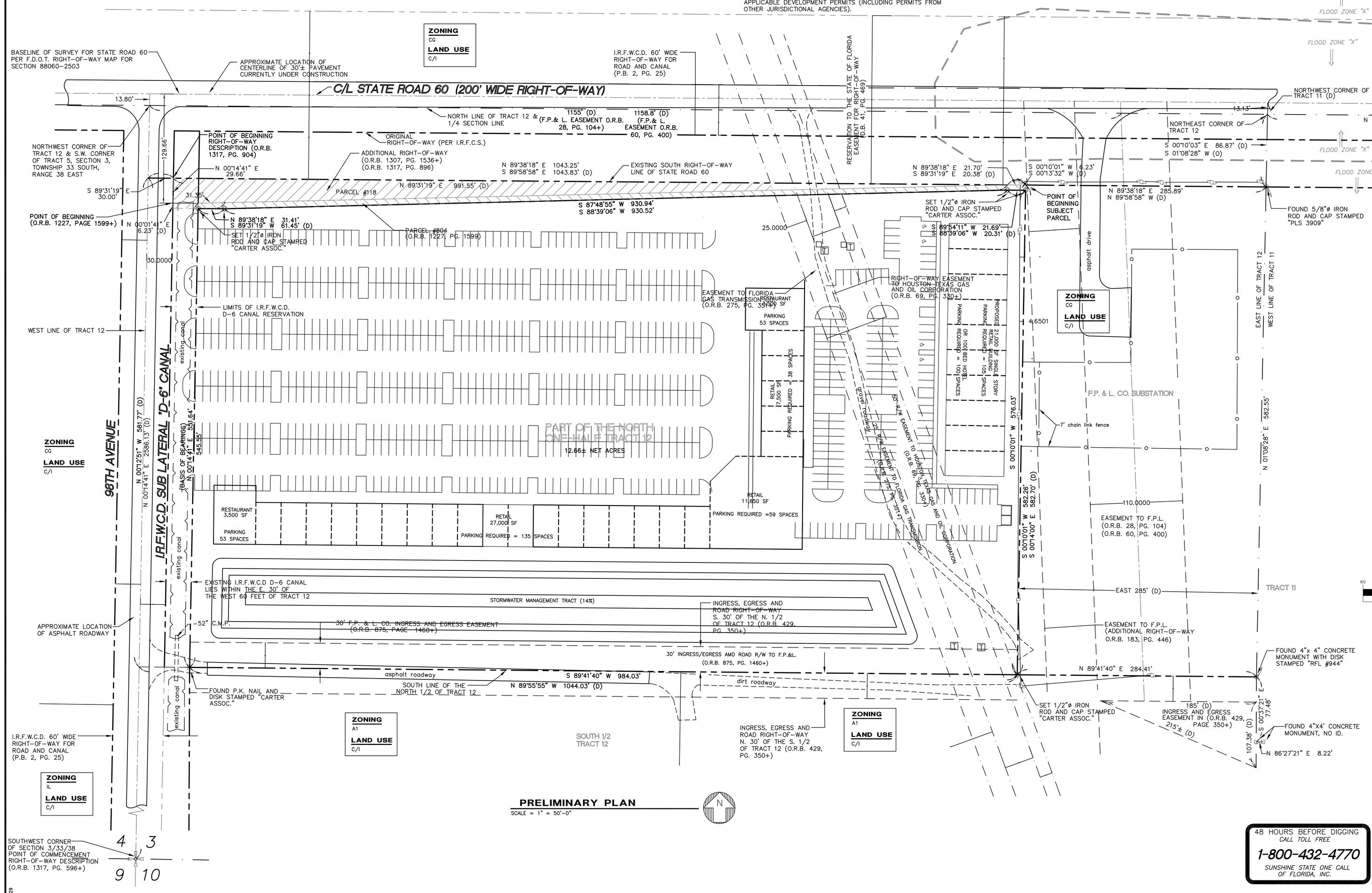
FIRE DEPARTMENT
THE FIRE INSPECTOR FOR THIS PROJECT IS XXXXX XXXXX
XXXXXXXXXX 772-567-3160 x XXX

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

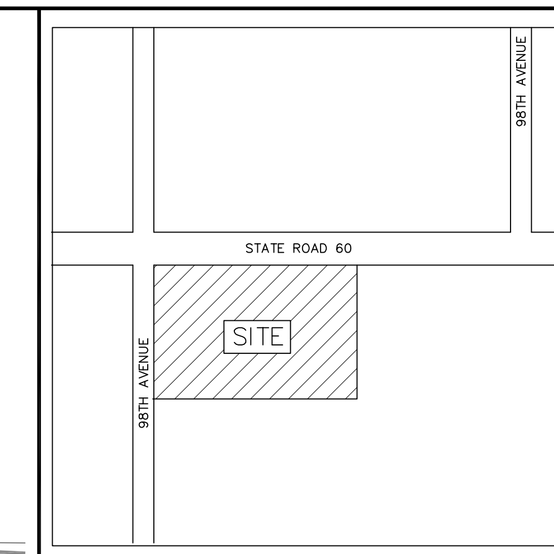
TRANSFER STATEMENT
A TRANSFEREE DEVELOPER MUST ALSO ASSUME IN WRITING ON A FORM ACCEPTABLE TO THE COUNTY ATTORNEY ALL COMMITMENTS, RESPONSIBILITIES AND OBLIGATIONS OF THE PRIOR DEVELOPER, INCLUDING ALL CONDITIONS OF SITE PLAN APPROVAL AND ALL OBLIGATIONS, CONDITIONS AND REQUIREMENTS OF ALL APPLICABLE 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."



PRELIMINARY PLAN
SCALE = 1" = 50'-0"



LOCATION MAP

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
= WOOD UTILITY POLE
E.O.P. = EDGE OF PAVEMENT
C/L = CENTERLINE
= TELEPHONE RISER
3/33/38 = SECTION 3, TOWNSHIP 33 SOUTH, RANGE 38 EAST
C.M.P. = CORRIGATED 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
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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

REVISIONS	DATE
1	
2	
3	
4	
5	
6	

JOB NO.	07-329
DESIGNED	AJB/REL
DRAWN	JNS
CHECKED	AJB/REL
DATE	SEPT. 2007
SCALE	1"=50'-0"

MBV ENGINEERING, INC.
CONSULTING ENGINEERING
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERS - CA #3728
2455 - 14TH AVENUE VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035
FAX (772) 778-3617

PRELIMINARY #3
SITE PLAN

KLEIN RETAIL
INDIAN RIVER COUNTY, FLORIDA

AARON J BOWLES
FL PE #55313
ROBERT E LEON
FL PE #64745

SHEET
C1
OF 1
07-329