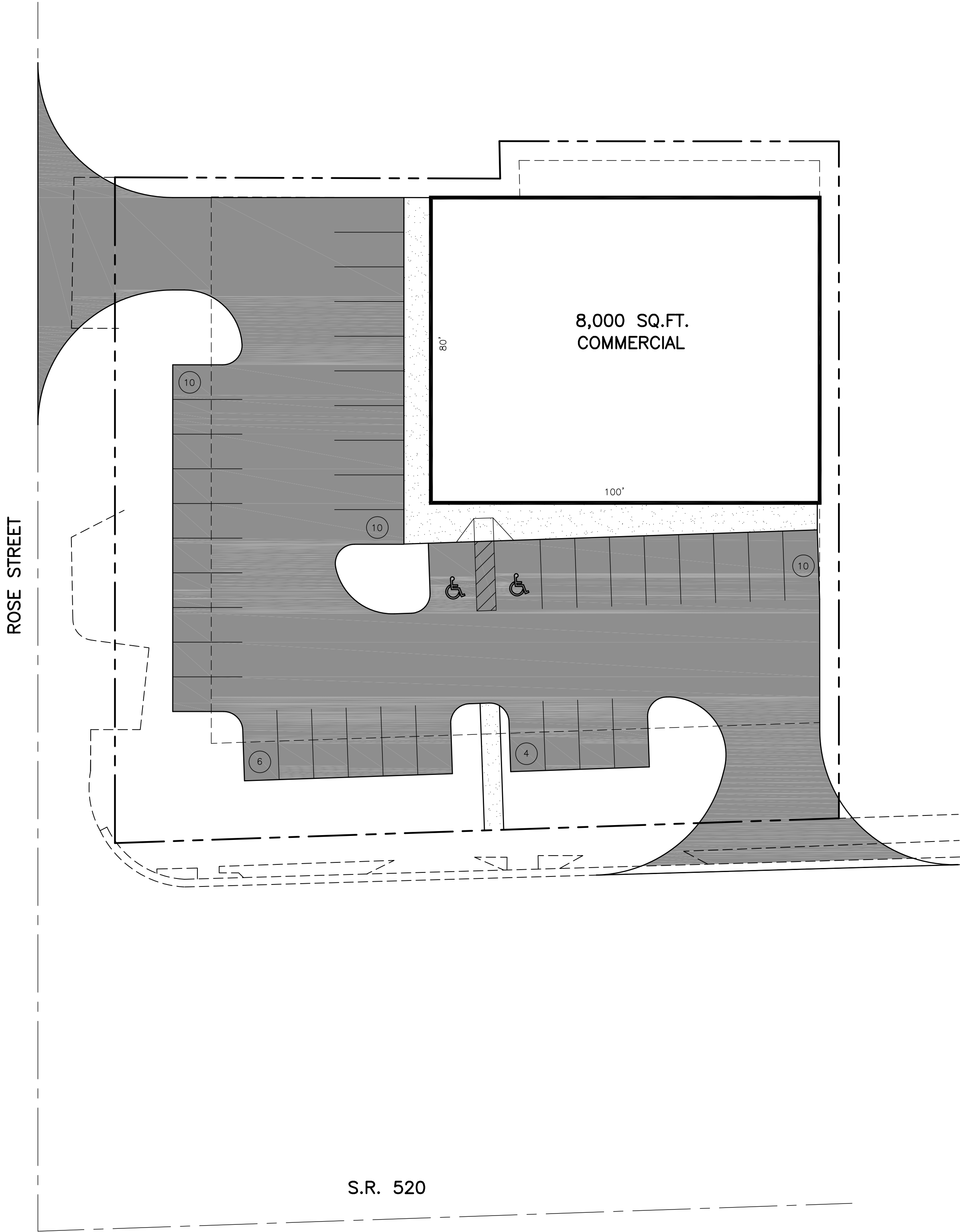
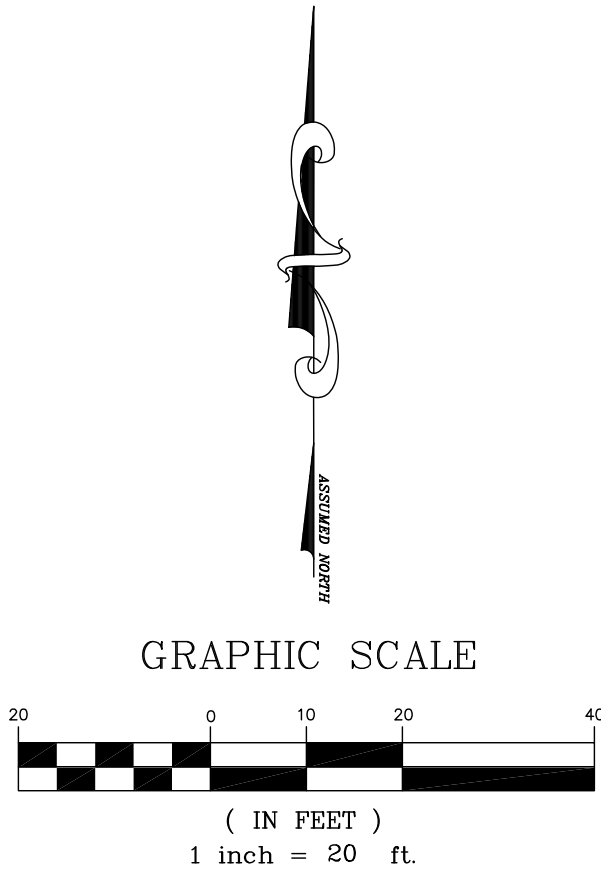




SITE CONCEPT PLAN

SCALE : 1" = 20'



SITE INFORMATION

GENERAL STATEMENT

SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A COMMERCIAL BUILDING WITH RELATED PARKING AND SITE IMPROVEMENTS.

OWNER

MERRITT ISLAND CAUSEWAY, LLC
440 W. MERRITT ISLAND CSWY.
MERRITT ISLAND, FL 32952

ENGINEER

MBV ENGINEERING, INC
1250 EAU GALLIE BLVD - UNIT L
MELBOURNE, FL 32935
(321) 253-1510

LAND USE

CC

ZONING

BU-2

TAX PARCEL I.D. NUMBER(S)

24-36-35-30-2-54

TAX ACCOUNT NO.

2426937

SITE DATA

SITE AREA = 32,671 SF = 0.75 Ac = 100.00 %

MAXIMUM FLOOR AREA RATIO 1.0 0.24

MINIMUM OPEN SPACE N/A 23.8 %

FRONT BLDG SETBACK 25 FEET 82 FEET

SIDE BLDG SETBACK 5 FEET 5 FEET

REAR BLDG SETBACK 15 FEET N/A

PARKING - REQUIRED = 1/SPACE/250 SF x 8,000 SF = 32 SPACES

PROVIDED = 40 SPACES

REVISIONS		DATE
1		
2		
3		
4		
5		
6		
7		
16-1056	DESIGNED	BAM
	DRAWN	AR
	DATE	JULY 2016
	CHECKED	BAM
	DATE ISSUED	JULY 2016
	SCALE	1" = 20'
1250 - W. EAU GALLIE BLVD		
MELBOURNE, FL 32935		
PH. (321) 253-1510		
FX. (321) 253-0911		
MOIA BOWLES VILLAMIZAR & ASSOCIATES VERO BEACH, FL - PH (772) 569-8884		
CONSULTING ENGINEERING CA #3728 FT. PIERCE, FL - PH (772) 468-9055		
MBV ENGINEERING, INC.		
MOIA BOWLES VILLAMIZAR & ASSOCIATES		
CONSULTING ENGINEERING CA #3728		
SITE CONCEPT PLAN		
SR 520 COMMERCIAL		
BREVARD COUNTY		
FLORIDA		
BRUCE A. MOIA		
FL. P.E.#47529		
DATE:		
SHEET		
CP1		
OF 1		
16-1056		