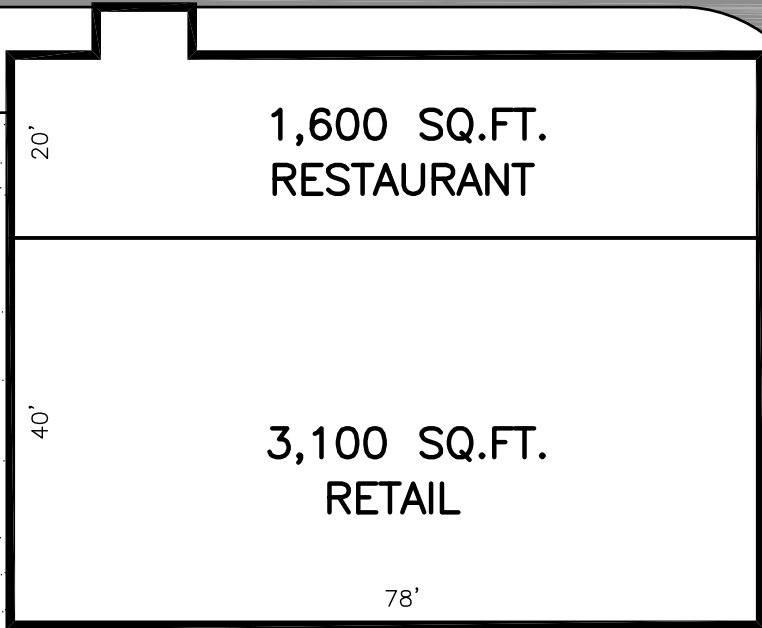


ROSE STREET

S.R. 520

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

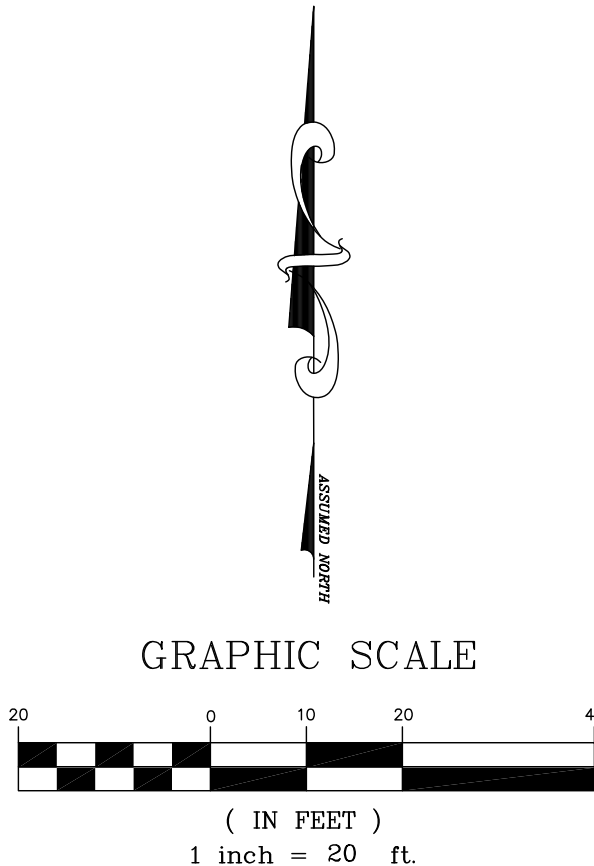
SITE AREA = 32,671 SF = 0.75 Ac = 100.00 %
MAXIMUM FLOOR AREA RATIO 1.0 0.14
MINIMUM OPEN SPACE N/A 23.8 %
FRONT BLDG SETBACK 25 FEET 82 FEET
SIDE BLDG SETBACK 5 FEET 5 FEET
REAR BLDG SETBACK 15 FEET N/A
PARKING - REQUIRED = 1 SPACE/100 SF x 1,600 SF = 16 SPACES
+ 1/SPACE/250 SF x 3,100 SF = 13 SPACES
PROVIDED = 30 SPACES

REVISIONS		DATE
1		
2		
3		
4		
5		
6		
7		

16-1056	DESIGNED	BAM	1250 - W. EAU GALLIE BLVD
	DRAWN	AR	MELBOURNE, FL 32935
	DATE	JULY 2016	PH. (321) 253-1510
	CHECKED	BAM	FX. (321) 253-0911
	DATE ISSUED	JULY 2016	MOIA BOWLES VILLAMIZAR & ASSOCIATES VERO BEACH, FL - PH (772) 569-8884
	SCALE	1" = 20'	FT. PIERCE, FL - PH (772) 468-9055

SITE CONCEPT PLAN	
SR 520 COMMERCIAL	FLORIDA
BREVARD COUNTY	

BRUCE A. MOIA FL. P.E.#47529
DATE:
SHEET CP1
OF 1
16-1056



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811
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