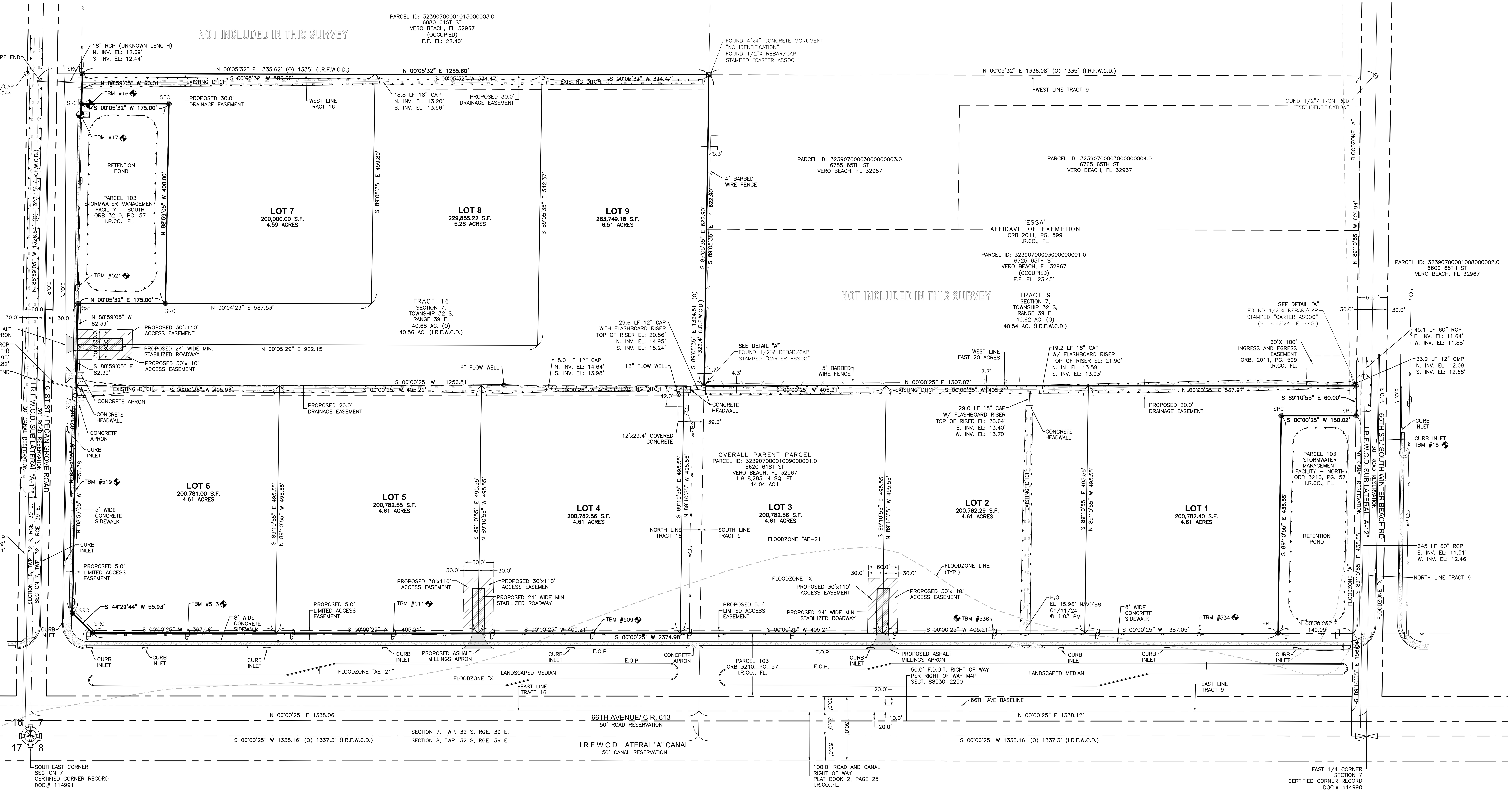
CENTRAL GROVES AFFIDAVIT OF EXCEPTION
OVERALL LAYOUT PLAN

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING WITHIN TRACTS 9, AND 16, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2 PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.



DESCRIPTION:

THE EAST 20 ACRES OF TRACT 9 AND ALL OF TRACT 16, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL. PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. (O.R.B. 853, PG. 2988)

PARCEL IDENTIFICATION: 32390700001009000001.0

MUNICIPAL ADDRESS: 6620 61ST ST. VERO BEACH, FL 32967

CONTAINING 1,918,283.14 SQUARE FEET, OR 44.04 ACRES MORE OR LESS

SITE DATA

OWNER/APPLICANT:	BEN BAILEY C/O CENTRAL GROVES CORP.
OWNER ADDRESS:	-P.O. BOX 643426, VERO BEACH, FLORIDA 32964
ENGINEER/SURVEYOR:	CARTER ASSOCIATES, INC. 1708 21ST STREET VERO BEACH, FLORIDA 32960
INTENDED USE:	SINGLE-FAMILY RESIDENTIAL
APPROVAL REQUESTED:	AFFIDAVIT OF EXEMPTION
TAX I.D. NO.	- 32390700001009000001.0
SITE ADDRESS:	- 6620 61ST ST. VERO BEACH, FL 32967
COMMENCEMENT DATE:	- FALL 2024
COMPLETION DATE:	- SUMMER 2025
EXISTING ZONING:	- A-1
CURRENT LAND USE:	- AG-1, 1 DU/ 5 AC
SETBACKS REQUIRED:	FRONT - 30 FT. SIDE - 30 FT. REAR - 30 FT.
TOTAL ACREAGE (GROSS):	- 44.04 ACRES
MINIMUM LOT SIZE:	- 200,000 S.F. (REQUIRED) - 200,000 S.F. (PROPOSED)
MINIMUM LOT WIDTH:	- 150 FT. [913.06(1)(c)1 (REQUIRED) - 334.47 FT. (PROPOSED)
MAX. BUILDING HEIGHT:	- 35 FT.
100 YEAR FLOOD PLAIN:	ZONE - "X" AND "AE-21" PANEL NUMBER - 12061C0229 J, DATED: JANUARY 26TH, 2023 MAP EFFECTIVE DATE: JANUARY 26TH, 2023 INDIAN RIVER COUNTY - 120119
MINIMUM OPEN SPACE:	- 60%
PROPOSED PARCELS:	- NINE (9)
DENSITY:	- 0.204 LOTS/ACRE
TRAFFIC IMPACT (DAILY):	- 9 SINGLE FAMILY UNITS x 9.43 TRIPS PER DAY = 84.87 TRIPS TOTAL. PER (ITE) TRIP GENERATION MANUAL, 11TH EDITION.
STORM WATER:	- TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL PERMIT (AS REQUIRED)
WATER:	- PRIVATE WELLS - INDIVIDUAL PERMITS REQUIRED (DEPT. OF HEALTH)
SEWER:	- ON-SITE SEPTIC TANK AND DRAIN FIELDS - INDIVIDUAL PERMITS REQUIRED (DEPT. OF HEALTH)
ELECTRICAL:	- FLORIDA POWER & LIGHT SERVICE AREA
PERMITS REQUIRED:	- INDIAN RIVER COUNTY AFFIDAVIT OF EXEMPTION - IRFWCD REVIEW PERMIT - IRFWCD CONNECTION/USE PERMIT - INDIAN RIVER COUNTY LAND CLEARING - INDIAN RIVER COUNTY TREE REMOVAL PERMIT

NOTES:

1. ALL IMPACTS TO THE RIGHT-OF-WAY SHALL BE SODDED WITHIN (3) DAYS OF FINAL GRADING

LEGEND

WATER METER	ELECTRICAL METER
ANCHOR & GUY WIRE	DIA. DIAMETER
SIGN	EOP EDGE OF PAVEMENT
DRAINAGE CATCH BASIN	R.O.W. RIGHT OF WAY
SANITARY SEWER MANHOLE	CONC. CONCRETE
DRAINAGE MANHOLE	L.P. LIQUID PROPANE
OVERHEAD ELECTRIC	SWL SWALE
WATER VALVE	I.R.C., FL. INDIAN RIVER COUNTY, FLORIDA
FIRE HYDRANT	SRC SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
UTILITY POLE	SRWC SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "WIT.COR. LB.205"
(O) OBSERVED DATA	P.O.B. POINT OF BEGINNING
(P) PLAT DATA	P.O.C. POINT OF COMMENCEMENT
(C) CALCULATED DATA	ORB OFFICIAL RECORD BOOK
(D) DEED DATA	PG PAGE
EXISTING WELL	I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
TELEPHONE\CATV RISER	I.R.F.C.SD. INDIAN RIVER FARMS COMPANY SUBDIVISION
SANITARY CLEAN-OUT	S.L.CO., FL ST. LUCIE COUNTY, FLORIDA
YARD LIGHT	C.B.S. CONCRETE BLOCK STRUCTURE
ELECTRICAL RISER	MAIL RECEPTACLE

GRID NORTH

GRAPHIC SCALE

100 0 100 200 300

SCALE: (1 Inch = 100 Feet)

CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
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ANDREW RUSSELL
CENTRAL GROVES CORP.
P.O. BOX 643426
VERO BEACH, FLORIDA 32964
TEL:
EMAIL:

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

CENTRAL GROVES AFFIDAVIT OF EXEMPTION
OVERALL LAYOUT PLAN
EAST 20 ACRES OF TR. 9 AND ALL OF TR. 16
SECTION 7, TWP. 32 S., RGE. 39 E.
INDIAN RIVER COUNTY, FLORIDA

DATE

David E. Luethje License Number 5728 STATE OF FLORIDA Professional Surveyor and Mapper

DAVID E. LUETHJE, P.S.M.
FL. LIC. NO. 5728
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : February 1, 2024
PROJ. # : 23-399S
DRAWN BY: EJH
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : 969WP/25+

SHEET TITLE:
PROPOSED LOT LAYOUT PRELIMINARY MAP

SHEET
LP-1

DWG. NO: 22665-C

Feb. 1, 24, 5:04 PM S:\CAI\Projects\23-399 TP Kennedy-Bailey\dwg\23-399S.dwg, LAYOUT PLAN, Eric Hargreaves