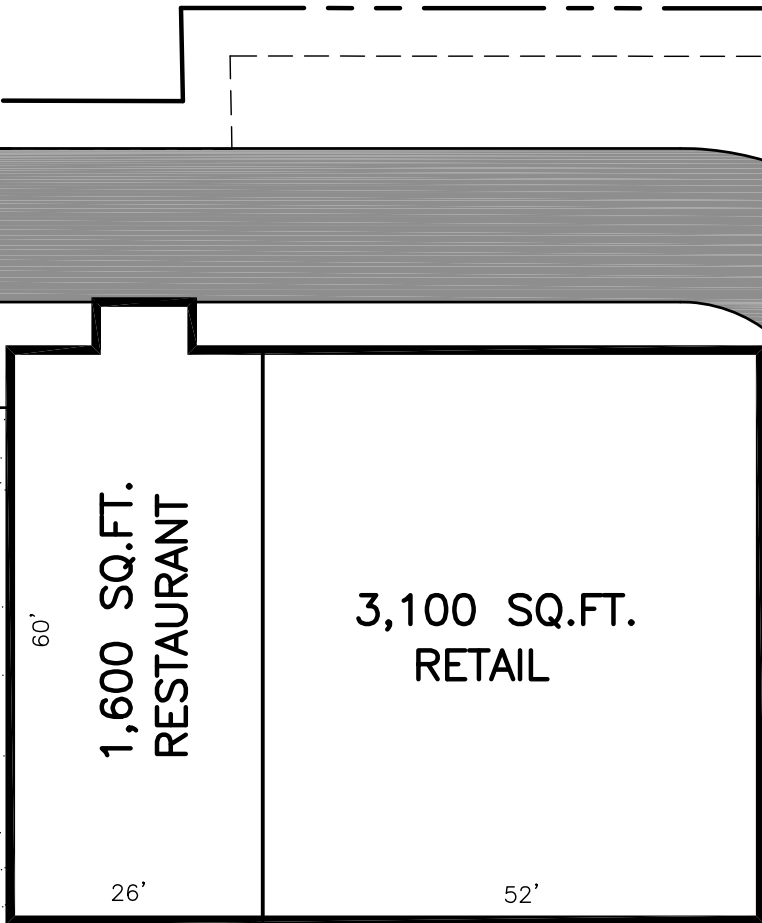


ROSE STREET

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	

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED	SCALE
16-1056	BAM	AR	JULY 2016	BAM	JULY 2016	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

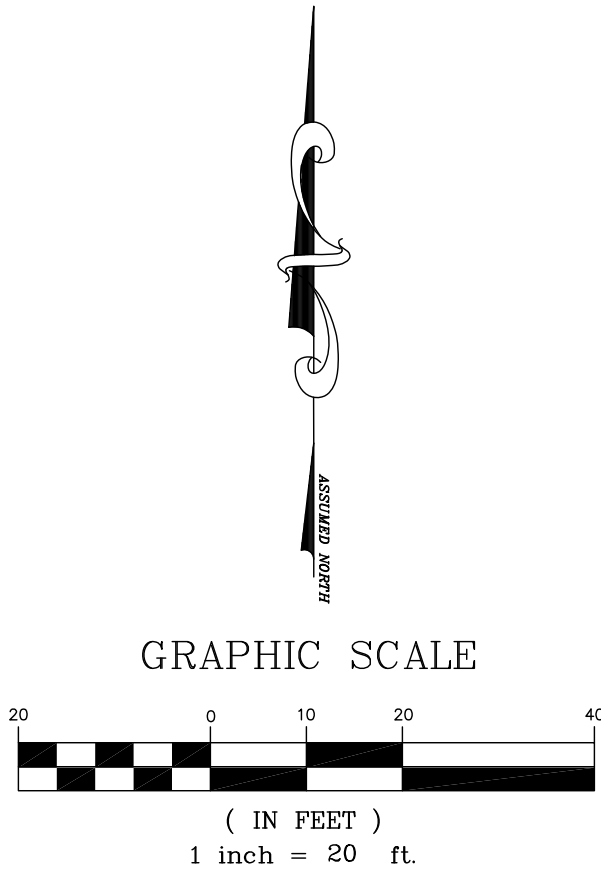
FLORIDA

BREVARD COUNTY

BRUCE A. MOIA
FL. P.E.#47529

DATE:

SHEET
CP1
OF 1
16-1056



72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
KNOW WHAT'S BELOW