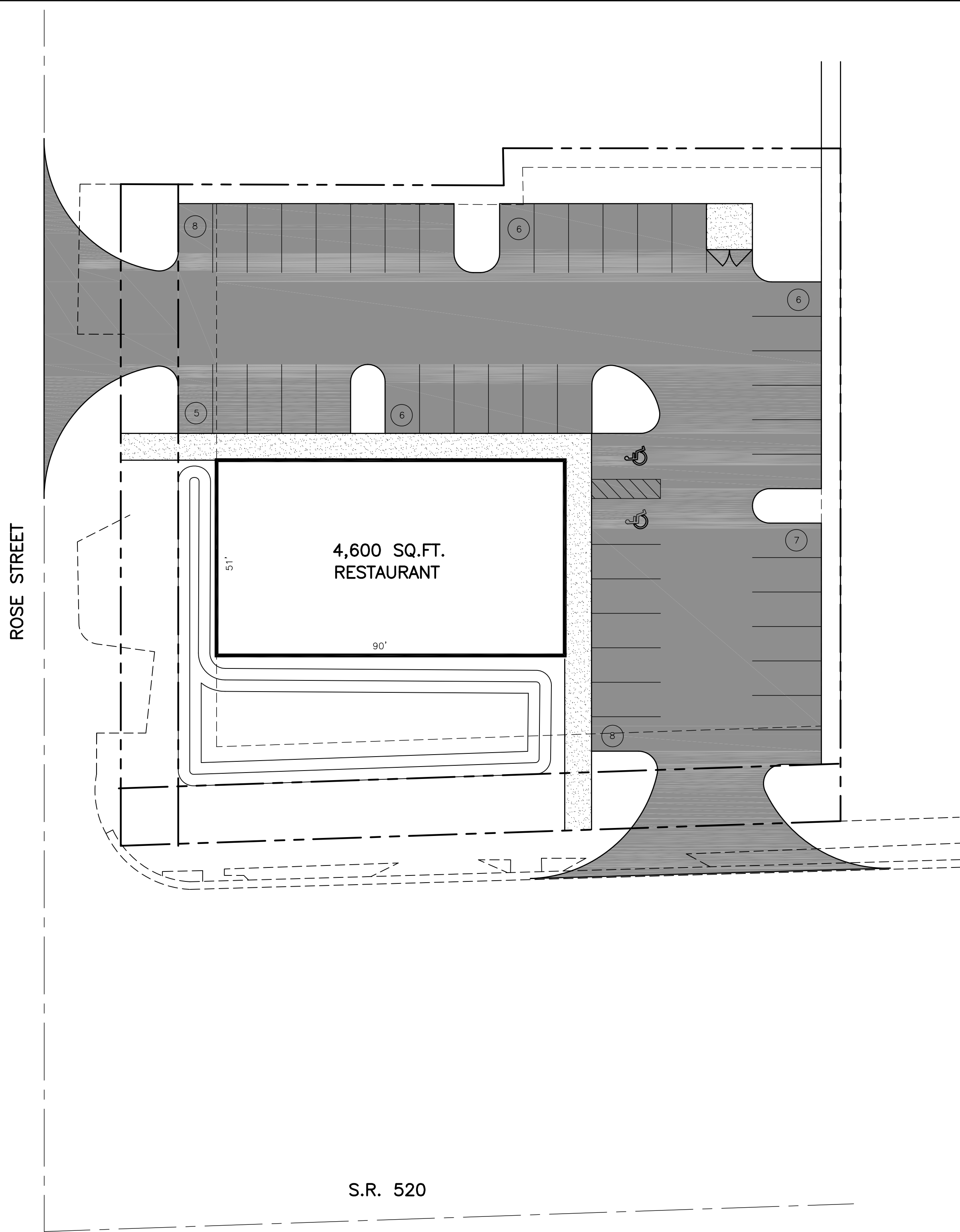
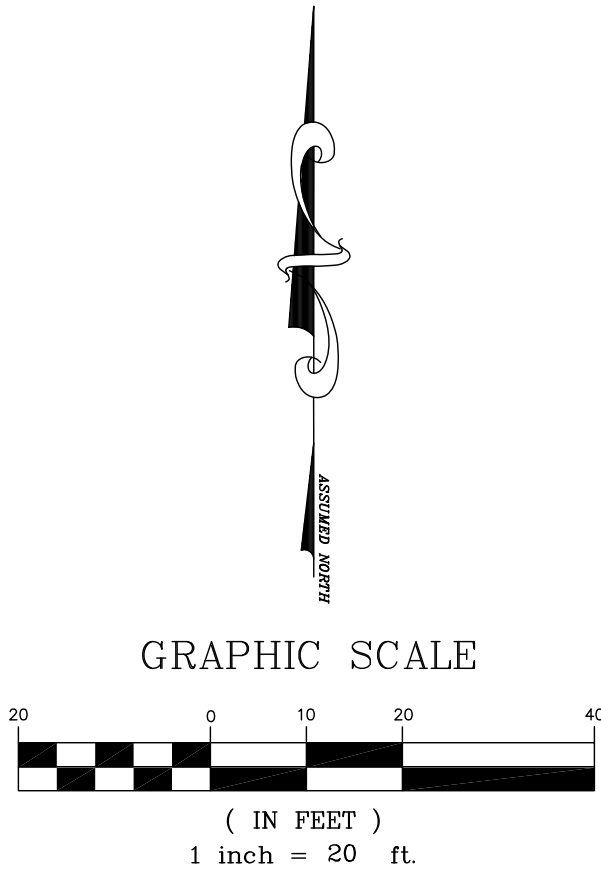




SITE CONCEPT PLAN

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	25 FEET
SIDE BLDG SETBACK	5 FEET	71 FEET
REAR BLDG SETBACK	15 FEET	N/A

PARKING - REQUIRED = 1 SPACE/100 SF x 4,700 SF = 46 SPACES
PROVIDED = 46 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'	CONSULTING ENGINEERING CA #3728 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