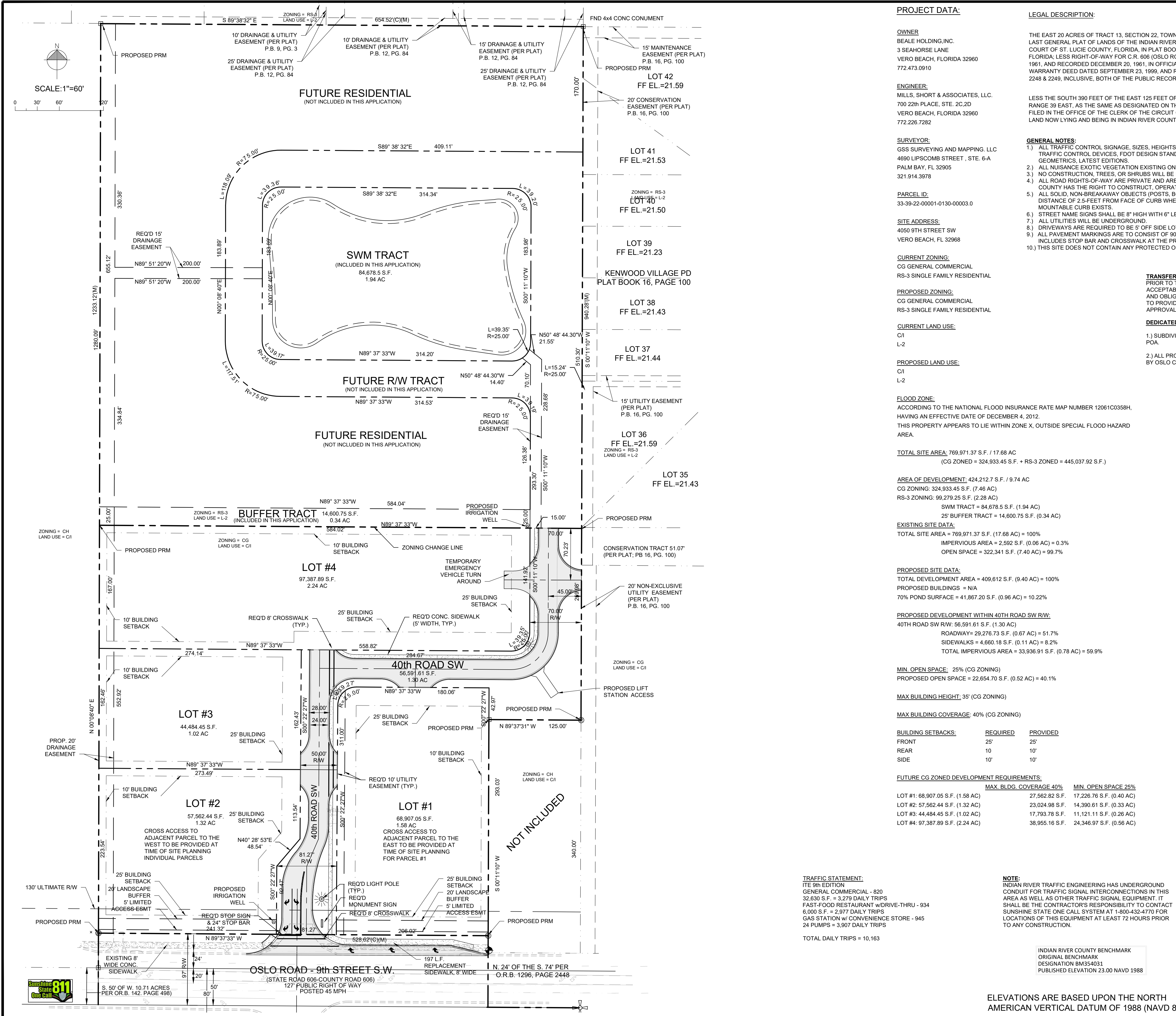


DATE: 1/16/2018

TIME: 1:24:53 PM

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PROJECT DATA:

OWNER: BEALE HOLDING, INC. 3 SEAHORSE LANE VERO BEACH, FLORIDA 32960 772.473.0910

ENGINEER: MILLS, SHORT & ASSOCIATES, LLC. 700 22ND PLACE, STE. 2C.2D VERO BEACH, FLORIDA 32960 772.226.7282

SURVEYOR: GSS SURVEYING AND MAPPING, LLC 4690 LIPSCOMB STREET, STE. 6-A PALM BAY, FL 32905 321.914.3978

PARCEL ID: 33-39-22-00001-0130-00003.0

SITE ADDRESS: 4050 9TH STREET SW VERO BEACH, FL 32968

CURRENT ZONING: CG GENERAL COMMERCIAL RS-3 SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: CG GENERAL COMMERCIAL RS-3 SINGLE FAMILY RESIDENTIAL

CURRENT LAND USE: C1 L-2

PROPOSED LAND USE: C1 L-2

FLOOD ZONE: ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C0358H, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

TOTAL SITE AREA: 769,971.37 S.F. / 17.68 AC (CG ZONED = 324,933.45 S.F. + RS-3 ZONED = 445,037.92 S.F.)

AREA OF DEVELOPMENT: 424,212.7 S.F. / 9.74 AC CG ZONING: 324,933.45 S.F. (7.46 AC) RS-3 ZONING: 99,279.25 S.F. (2.28 AC)

SWM TRACT = 84,678.5 S.F. (1.94 AC) 25' BUFFER TRACT = 14,600.75 S.F. (0.34 AC)

EXISTING SITE DATA: TOTAL SITE AREA = 769,971.37 S.F. (17.68 AC) = 100% IMPERVIOUS AREA = 2,592 S.F. (0.06 AC) = 0.3% OPEN SPACE = 322,341 S.F. (7.40 AC) = 99.7%

PROPOSED SITE DATA: TOTAL DEVELOPMENT AREA = 409,612 S.F. (9.40 AC) = 100% PROPOSED BUILDINGS = N/A 70% POND SURFACE = 41,867.20 S.F. (0.96 AC) = 10.22%

PROPOSED DEVELOPMENT WITHIN 40TH ROAD SW RW: 40TH ROAD SW RW: 56,591.61 S.F. (1.30 AC) ROADWAY = 29,276.73 S.F. (0.67 AC) = 51.7% SIDEWALKS = 4,660.18 S.F. (0.11 AC) = 8.2% TOTAL IMPERVIOUS AREA = 33,936.91 S.F. (0.78 AC) = 59.9%

MIN. OPEN SPACE: 25% (CG ZONING) PROPOSED OPEN SPACE = 22,654.70 S.F. (0.52 AC) = 40.1%

MAX BUILDING HEIGHT: 35' (CG ZONING)

MAX BUILDING COVERAGE: 40% (CG ZONING)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	25'	25'
REAR	10'	10'
SIDE	10'	10'

FUTURE CG ZONED DEVELOPMENT REQUIREMENTS:	MAX. BLDG. COVERAGE 40%	MIN. OPEN SPACE 25%
LOT #1: 68,907.05 S.F. (1.58 AC)	27,562.82 S.F. (0.62 AC)	17,226.76 S.F. (0.40 AC)
LOT #2: 57,562.44 S.F. (1.32 AC)	23,024.98 S.F. (0.53 AC)	14,390.61 S.F. (0.33 AC)
LOT #3: 44,484.45 S.F. (1.02 AC)	17,793.78 S.F. (0.40 AC)	11,121.11 S.F. (0.26 AC)
LOT #4: 97,387.89 S.F. (2.24 AC)	38,955.16 S.F. (0.89 AC)	24,346.97 S.F. (0.56 AC)

TRAFFIC STATEMENT: ITE 9th EDITION GENERAL COMMERCIAL - 820 32,630 S.F. = 3,279 DAILY TRIPS FAST-FOOD RESTAURANT w/DRIVE-THRU - 934 6,000 S.F. = 2,977 DAILY TRIPS GAS STATION w/ CONVENIENCE STORE - 945 24 PUMPS = 3,907 DAILY TRIPS TOTAL DAILY TRIPS = 10,163

NOTE: INDIAN RIVER COUNTY BENCHMARK ORIGINAL BENCHMARK DESIGNATION BM354031 PUBLISHED ELEVATION 23.00 NAVD 1988

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION:

THE EAST 20 ACRES OF TRACT 13, SECTION 22, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS THE SAME IS DESIGNATED ON 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 LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR C.R. 606 (OSLO ROAD), AS DESCRIBED IN SPECIAL WARRANTY DEED DATED DECEMBER 19, 1961, AND RECORDED DECEMBER 20, 1961, IN OFFICIAL RECORDS BOOK 138, PAGES 371 & 372, INCLUSIVE, AND AS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 23, 1999, AND RECORDED SEPTEMBER 29, 1999, IN OFFICIAL RECORDS BOOK 1296, PAGES 2248 & 2249, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

LESS THE SOUTH 390 FEET OF THE EAST 125 FEET OF THE EAST 20 ACRES OF TRACT 13, SECTION 22, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS THE SAME AS DESIGNATED ON 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.

- GENERAL NOTES:
- 1.) ALL TRAFFIC CONTROL SIGNAGE, SIZES, HEIGHTS AND PLACEMENTS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOOT DESIGN STANDARDS, AND THE I.R.C. TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING & GEOMETRICS, LATEST EDITIONS.
 - 2.) ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
 - 3.) NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY AND CITY APPROVAL.
 - 4.) ALL ROAD RIGHTS-OF-WAY ARE PRIVATE AND ARE DEDICATED TO INDIAN RIVER COUNTY AS UTILITY EASEMENTS. INDIAN RIVER COUNTY HAS THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER UTILITIES WITHIN SAID RIGHTS-OF-WAY.
 - 5.) ALL SOLID, NON-BREAKAWAY OBJECTS (POSTS, BOLLARDS, STREET SUPPORTS) SHALL BE LOCATED A MINIMUM DISTANCE OF 2.5 FEET FROM FACE OF CURB WHERE A TYPE 'D' CURB EXISTS OR 6 FEET FROM THE EDGE OF TRAVEL LANE WHERE MOUNTABLE CURB EXISTS.
 - 6.) STREET NAME SIGNS SHALL BE 8" HIGH WITH 6" LETTERS.
 - 7.) ALL UTILITIES WILL BE UNDERGROUND.
 - 8.) DRIVEWAYS ARE REQUIRED TO BE 5' OFF SIDE LOT LINES.
 - 9.) ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC WITHIN THE COUNTY AND STATE R/W AND INCLUDES STOP BAR AND CROSSWALK AT THE PROJECT ENTRANCE ON S.R. 60.
 - 10.) THIS SITE DOES NOT CONTAIN ANY PROTECTED OR SPECIMEN TREES

TRANSFER OF APPROVAL NOTE: PRIOR TO TRANSFER, THE TRANSFEREE MUST ASSUME IN WRITING ON A FORM, ACCEPTABLE TO THE COUNTY ATTORNEY, ALL COMMITMENTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PRIOR DEVELOPER. FAILURE TO GIVE TIMELY NOTICE OR TO PROVIDE THE ASSUMPTION OF FULFILLMENT VOIDS THE PRELIMINARY APPROVAL.

DEDICATED EASEMENTS:

- 1.) SUBDIVISION RIGHT-OF-WAY TO BE DEDICATED TO THE OSLO COMMERCIAL PARK POA.
- 2.) ALL PROPOSED EASEMENTS TO REMAIN PRIVATE. OWNERSHIP WILL BE MAINTAINED BY OSLO COMMERCIAL PARK POA.

EXISTING CONDITIONS STATEMENT: THE EXISTING SITE CONSIST OF AN ACTIVE CITRUS GROVE WITH MAJORITY OF THE SITE SOILS MAPPED AS WINDER FINE SAND OF THE NORTH PROPERTY LINE AT OR AROUND 22.5 TO THE EAST PROPERTY LINE AT OR AROUND 19.5 NAVD 88. THE SEASONAL HIGH WATER ELEVATION IS APPROXIMATELY 16.5 NAVD 88.

PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF DEVELOPING THE 7.46 ACRES OF THE GENERAL COMMERCIAL ZONED PROPERTY AND 2.28 AC OF THE RS-3 ZONED PROPERTY. THE REMAINING 7.94 ACRES, ZONED RESIDENTIAL WILL BE DEVELOPED AT A FUTURE DATE. HOWEVER, THE STORMWATER MANAGEMENT TRACT AND THE 25' BUFFER TRACT WILL BE DEVELOPED WITH THE GENERAL COMMERCIAL ZONED PROPERTY (PHASE 1).

CONSTRUCTION SCHEDULE: COMMENCEMENT OF PROJECT IS PROJECTED FOR AUGUST 2018 COMPLETION OF PROJECT IS PROJECTED FOR AUGUST 2019

Specification Sheet YAL Series HOWARD

LED Area Lighting Type IV pattern; Slim Design

Applications: Parking Lots, Street Light, Wall Light, Flood Light

Features: Standard: Multi-watt (110 - 277V) input with dimming 7 pin photo reactance ANSI C136-61, Built-in 10kV surge protection, Ultra-durable powder coat paint, Standard color finish, 6' long mounting arm pre-installed for square pole mounting, An anemometer is included for round pole installations, 5-year warranty

Model Number	CCT	Lumens	LED Watts	Beam Angle	Distribution	H x W	Depth	Dimmable	Compatible to HID
YAL-110-LED-MV-4000K	4000K	11,500	100	110	Type IV	66	120-277V	Yes	300
YAL-110-LED-MV-4000K	4000K	16,500	150	110	Type IV	66	120-277V	Yes	400
YAL-4000-LED-MV-4000K	4000K	22,000	200	110	Type IV	66	120-277V	Yes	750
YAL-4300-LED-MV-4000K	4000K	30,000	300	110	Type IV	66	120-277V	Yes	1000

Light Distribution: [Diagrams showing beam spread and footcandle distribution]

LIGHT FIXTURE SPECIFICATION

STREET LIGHT NOTES: 1. POLE HEIGHT 10' 2. LIGHT FIXTURES AND POLES TO BE BLACK OR DARK BRONZE IN COLOR.

Mills, Short & Associates WEBSITE: www.MillsShortAssociates.com PHONE: 772.226.7282 C.A. #: 30699 700 22nd Place, Suite 2C2D Vero Beach, Florida 32960 100 Federal Highway, Suite B Lake Park, Florida 33403

REV. NO.	DATE

OSLO COMMERCIAL PARK COMMERCIAL SUBDIVISION THIS SHEET PRELIMINARY PLAT APPROVED BY: JWM CHECKED BY: JWM DRAWN BY: SCS SCALE: 1"=60' PROJECT NO. 17-2560 DATE 12.6.2017 SHEET NO. C-2 OF 5 SHEETS 11