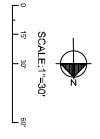
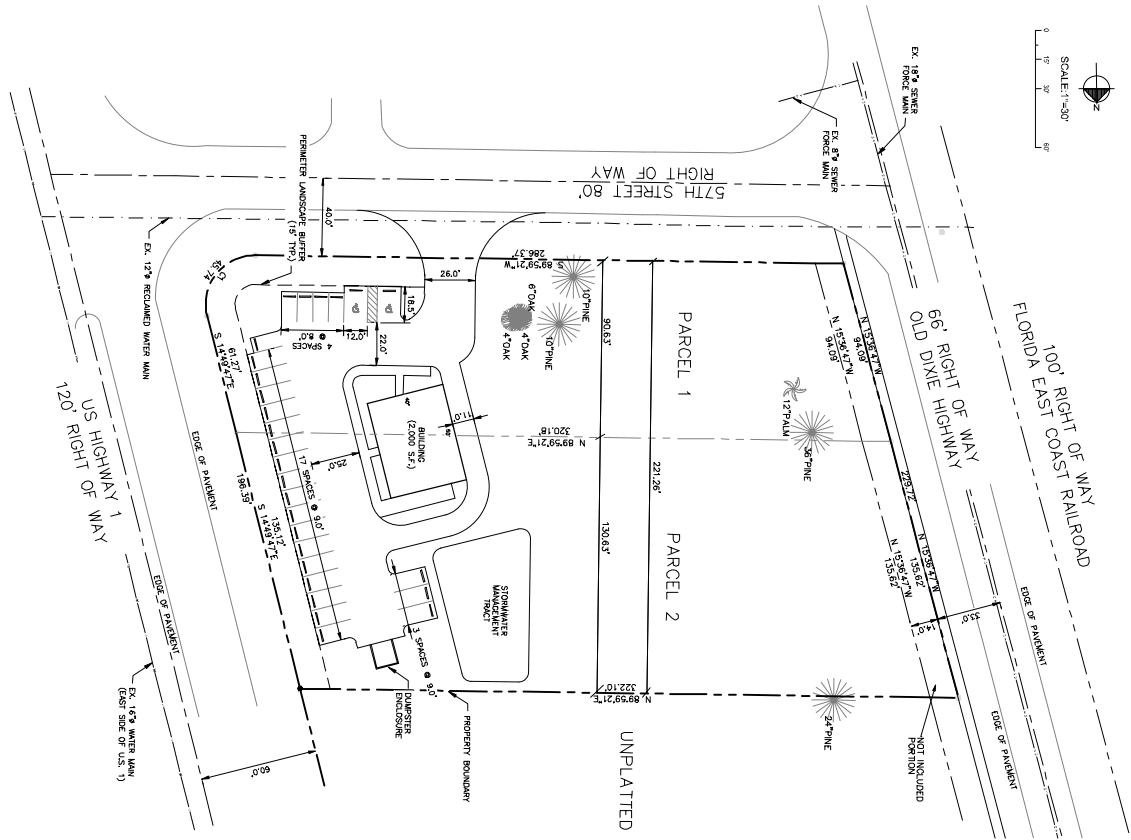


CONCEPTUAL SITE PLAN
SCALE: 1" = 30'



PROJECT DATA:

SITE ADDRESS:
5725 U.S. HIGHWAY 1
VERO BEACH, FLORIDA 32967

OWNER:
Richard Neal, BRD (MS)

4261 SHI PLACE SW
VERO BEACH, FLORIDA 32968

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC
VERO BEACH, FLORIDA 32962

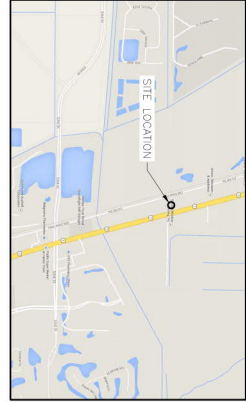
EXACT L.D.L.:
39'-38"-15"-000-0-0000000

ZONING:
GENERAL COMMERCIAL - GC

LAND USES:
COMMERCIAL/INDUSTRIAL - C/I

SITE DATA:

MINIMUM SETBACK:	REQUIRED	PROPOSED
FRONT	25 FT.	25 FT.
REAR	10 FT.	10 FT.
SIDE	10 FT.	10 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	
MAX. BUILDING COVERAGE:	40%	27%
MIN. OPEN SPACES:	25%	78%
SITE AREA:	73,841 S.F./1.69 AC	
BUILDING COVERAGE:	2,000 S.F.	2,000 S.F.
MIN. OPEN SPACES:	828 S.F.	828 S.F.
DRIVEWAY ENCLASURE:	156 S.F.	156 S.F.
TOTAL IMPERVIOUS SURFACE:	15,742 S.F.	
PARKING CALCULATIONS:		
RESTAURANT: GROSS FLOOR AREA 2,000 * (1 SPACES/75 S.F.) = 27 SPACES		
TOTAL SPACES REQUIRED/PROVIDED: 27 EA.		
HANDICAP SPACES REQUIRED/PROVIDED: 2 EA.		
COMPACT SPACES REQUIRED/PROVIDED: 5 EA.		
TRAFFIC STATISTICS:		
TRUCKS PER HOUR:	118U	
PM PEAK TRIPS = 992 EA.		
AM PEAK TRIPS = 53 EA.		
PM OFF-PEAK TRIPS = 42 EA.		



VICINITY LOCATION MAP
SCALE: N.T.S.



SITE LOCATION MAP
SCALE: N.T.S.

PRELIMINARY - FOR INFORMATIONAL PURPOSES ONLY.
THIS PLAN IS NOT TO BE USED FOR THE SUBMISSION OF A PERMIT.
DATE: 10/13/2014

DESIGNED BY: JMM, P.E.
DRAWN BY: JMM, P.E.
CHECKED BY: JMM, P.E.
APPROVED BY: JMM, P.E.
LICENSE NO. 7416

COHEN COMMERCIAL REALTY, INC.
5725 U.S. HIGHWAY 1, VERO BEACH, FLORIDA

CONCEPTUAL SITE PLAN
DRAWN BY: JMM
CHECKED BY: JMM
APPROVED BY: JMM
SCALE: 1"=30'

REV. NO.	DATE

Mills, Short & Associates

800 Eighth Street
Vero Beach, Florida 32962

PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
CA #: 30698

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