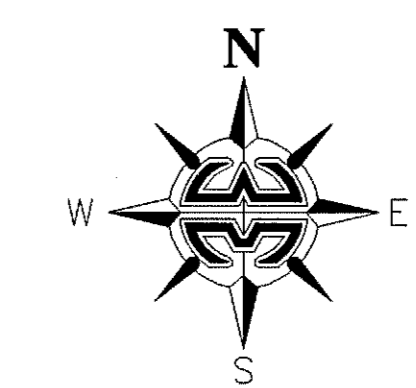


**20th STREET (S.R. 60)**  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
 POSTED SPEED LIMIT: 45 M.P.H.

**DEVELOPER:**  
 ABC LIQUORS, INC.  
 8989 S. ORANGE AVE.  
 ORLANDO, FLORIDA 32824  
 PH: 407-851-0000  
 FAX: 407-826-9861  
 CONTACT: REX W. WEEKS

**ENGINEER:**  
 DRMP INC.  
 941 LAKE BALDWIN LANE  
 ORLANDO, FLORIDA 32814  
 PH: 407-896-0594  
 FAX: 407-896-4836  
 CONTACT: JOHN C. KELLY, P.E.



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

LINE	LENGTH	BEARING
L1	20.02	S 00°32'10" W
L2	1.24	S 89°45'07" E

**SITE DATA:**

**SITE:** LOT 3 AT CENTURY TOWN CENTER  
**PARCEL I.D.:** part of #33390500001009000003.0  
**ADDRESS:** 5905 20th STREET (S.R. 60), ZIP: 32966  
**EXISTING ZONING:** CG (Commercial General)  
**PROPOSED ZONING:** CG (Commercial General)  
**FUTURE LAND USE:** C/I Comm./Indust.  
**EXISTING LAND USE:** VACANT  
**PROPOSED LAND USE:** COMMERCIAL RETAIL  
**SITE AREA:** 1.095 ACRES (47,711 SQ. FT.)  
**FLOOD ZONE:** AE  
**BUILDING AREA:** 9,600 SF  
**BUILDING HEIGHT:**  
 ALLOWED: 35' MAX.  
 PROPOSED: 24'  
**F.A.R. ALLOWED:** 0.400  
**F.A.R. PROVIDED:** 0.202  
**PERVIOUS AREA:** 25% MIN. ALLOWED (11,927.75 S.F.)  
 PROVIDED: 12,235 S.F. (25.6%)  
**IMPERVIOUS AREA PROVIDED:**  
 PAVING: 22,997 S.F. (48.3%)  
 SIDEWALK: 2,879 S.F. (6.0%)  
 BUILDING: 9,600 S.F. (20.1%)  
 TOTAL: 35,476 S.F. (74.4%)  
**WATER PROVIDER:** INDIAN RIVER COUNTY UTILITY SERVICES  
**SEWER PROVIDER:** INDIAN RIVER COUNTY UTILITY SERVICES  
**CONSTRUCTION SCHEDULE (TENTATIVE):**  
 COMMENCEMENT: FEBRUARY 2010  
 COMPLETION: JULY 2010

**BUILDING SETBACKS:**

**FRONT:** 75 FT. @ S.R. 60 (20th STREET)  
**SIDE:** 10 FT. EAST; 0' WEST  
**REAR:** 10 FT.

**PARKING DATA:**

**REQUIREMENTS:**  
 REQUIRED PARKING: 1 SPACE/200 S.F. GROSS FLOOR AREA  
**TOTAL REQ'D.:** 9,600 S.F. / 200 = 48 SPACES  
**PROPOSED:** 48 SPACES; 37 STANDARD  
 9 COMPACT (18.75%)  
 2 H/C  
**EXISTING:** 10 SPACES (NOT INCLUDED; THESE ARE CENTURY TOWN CENTER STALLS)

**PARKING LEGEND:**

- (S) STANDARD STALL (10'x18.5'; 9.0'x18.5')
- (C) COMPACT STALL (8'x17')
- (H) HANDICAP STALL (12'x19')
- (E) EXISTING STANDARD STALL (9'x18.5')

**NOTES:**

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PER ITE LAND USE 814 (SPECIALTY RETAIL), TOTAL DAILY TRANSPORTATION TRIPS FOR THIS PARCEL WILL BE 44.32 TRIPS PER 1000 S.F. x 9600 SF = 425 AVERAGE DAILY TRIPS (ADT).
3. SEE SHEET C7 FOR LIMITS OF EXISTING 20' UTILITY EASEMENT TO BE VACATED. 10' WIDE PORTION OF UTILITY EASEMENT WILL BE VACATED AT LIMITS OF SANITARY SYSTEM REMOVAL. 10' WIDE UTILITY EASEMENT OVER EXISTING WATER LINE WILL REMAIN.
4. SEE SHEET C4 FOR LIMITS OF LANDSCAPE BUFFER EASEMENT TO BE VACATED. LANDSCAPE BUFFER EASEMENT WILL BE VACATED AT PARKING STALLS.
5. MONUMENT SIGN REQUIRES SEPARATE SIGN PERMIT.

**ABBREVIATIONS:**

- ESMT. EASEMENT
- ELEC. ELECTRIC
- L.S.B. LANDSCAPE BUFFER EASEMENT
- PED. PEDESTRIAN
- MIN. MINIMUM
- TYP. TYPICAL

REVISIONS	BY
1. R.C. COMMENTS	CKS

**DRMP**  
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
 941 Lake Baldwin Lane - Orlando, Florida 32814  
 Phone: 407.896.0594 Fax: 407.896.4836  
 Florida Certificate of Authorization No. 2648

Dyer, Riddle, Mills, & Precourt, Inc.

WARNING  
 IF THIS BAR DOES NOT MEASURE 1" THIS DOCUMENT IS NOT TO SCALE

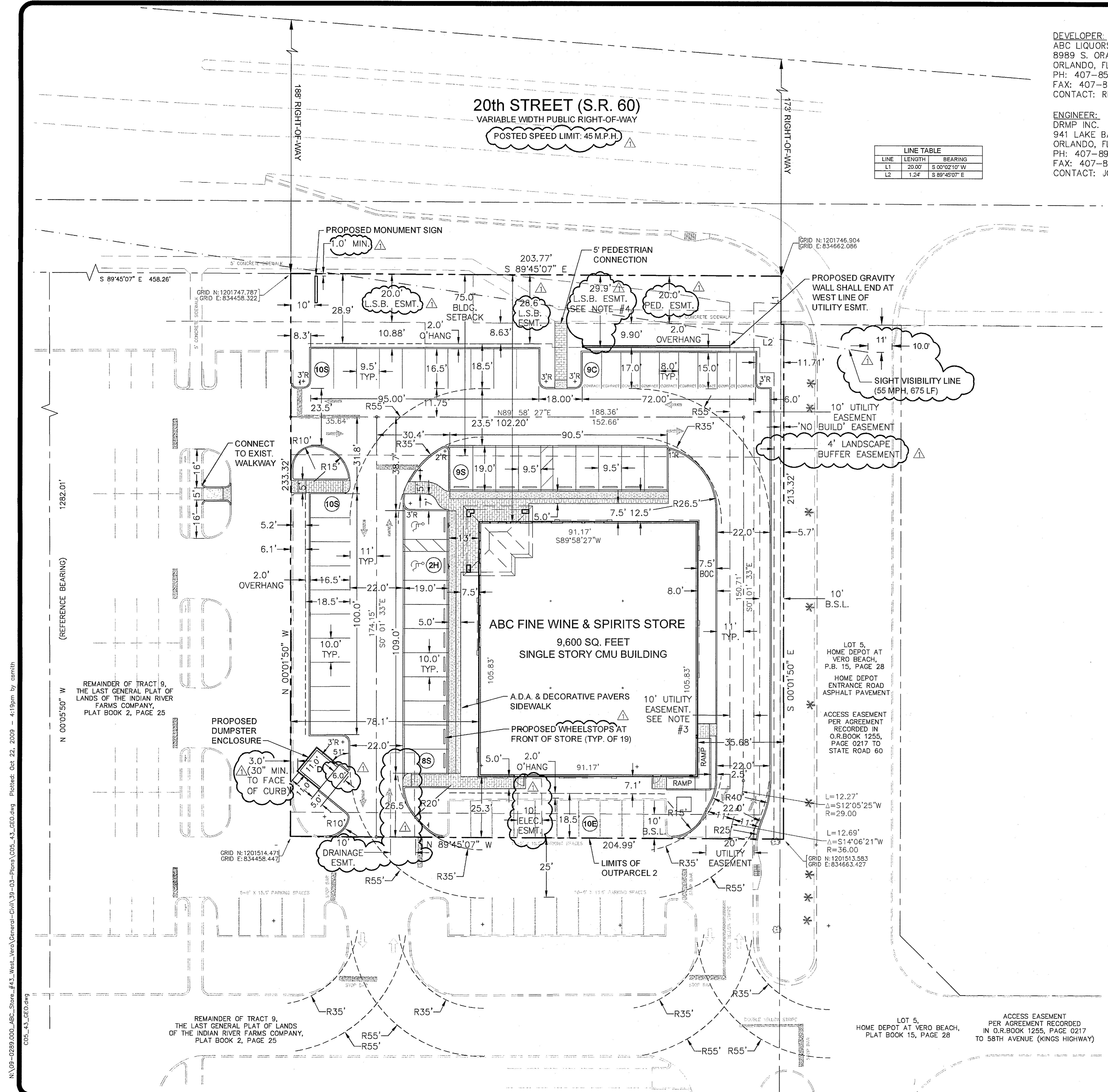
JOHN C. KELLY, P.E.  
 FLORIDA P.E. #44011

**ABC LIQUORS, INC.**  
 8889 S. ORANGE AVE. - ORLANDO, FLA. 32824  
**ABC FINE WINE & SPIRITS STORE NO. 43**  
 5905 20th STREET, VERO BEACH, FLORIDA, 32966

**GEOMETRY PLAN**

DRAWN:	CKS
CHECKED:	JCK
DATE:	AUGUST, 2009
SCALE:	1" = 20'
JOB No:	04-0284.000
SHEET:	5 OF 21

CS



N:\09-0289.000-ABC-Store-43-West-Vero\General-Civil\39-03-Plans\05-43-Geo.dwg  
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