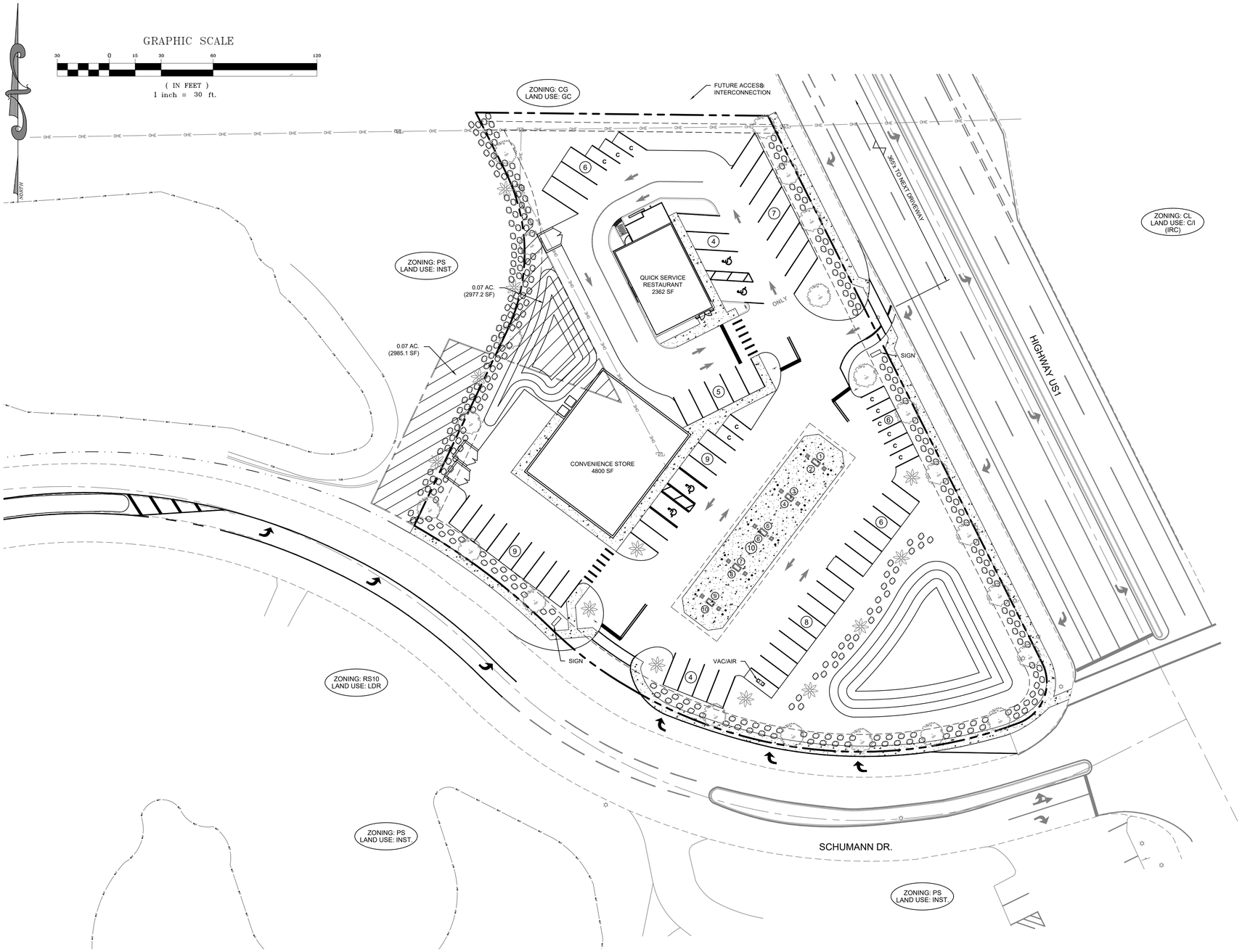


SITE DATA

OWNER/APPLICANT:
TODD MAXWELL

ENGINEER:
SCHULKE, BITTLE & STODDARD, LLC
1717 INDIAN RIVER BLVD SUITE 201
VERO BEACH, FL 32960
TEL: (772) 770 - 9622
FAX: (772) 770 - 9496

SITE ADDRESS: 600 SCHUMANN DRIVE, SEBASTIAN, FLORIDA 32958

TAX I.D. NO:
31391700002406000004.0
31391700002406000001.0
31391700002000100000.0
31391700002406000007.0

ZONING: CG

LAND USE: GENERAL COMMERCIAL

STATEMENT OF USE: 4800 SF CONVENIENCE STORE AND 7700 RETAIL
FLOOD ZONE: THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP #12061C0243 H, DATED 12/04/2012

OVERALL SITE AREA: 1.96 AC

EXISTING SITE CONDITIONS
- EXISTING 1 STORY BUILDING AND PARKING LOT

PARKING CALCULATIONS

CONVENIENCE STORE:
- REQUIRED: 1 PARKING STALL PER 150 SF COMMERCIAL - 4800 SF / 150 SF = 32 STALLS REQUIRED

QUICK SERVICE RESTAURANT:
- REQUIRED: 1 1/2 PARKING STALL PER 100 SF COMMERCIAL - 2362 SF / 100 SF x 1.5 = 35.5 OR 36 STALLS REQUIRED
- TOTAL REQUIRED: 32 STALLS + 36 STALLS = 68 STALLS
- PROPOSED: 4 - HANDICAPPED
11 - COMPACT
49 - STANDARD
10 - AT FUEL PUMPS
74 - STALLS PROPOSED

MIN. SETBACKS

- FRONT: 0 FT
- SIDE: 5 FT
- REAR: 10 FT

MAX. FAR - .60

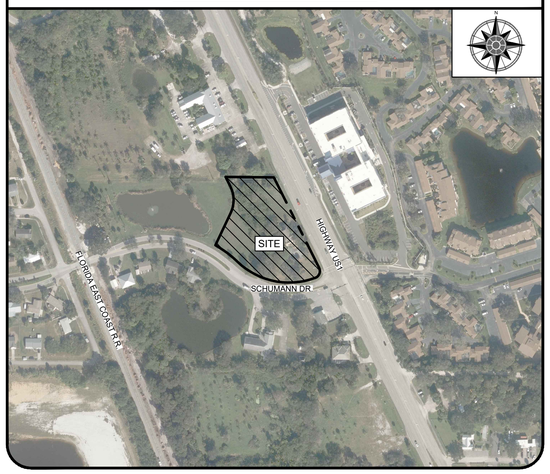
MAX. HEIGHT - 35 FT

OPEN SPACE - 20% MIN.

TRAFFIC CALCULATIONS

	DAILY TRIPS	PM PEAK HOUR
CONVENIENCE STORE (ITE 853);	542.6x8x.5=2174	19.07x8= 153
TOTAL	2174	153

LOCATION MAP



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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

CONCEPTUAL PLAN
WITH CONVENIENCE
STORE AND RETAIL

SEBASTIAN HIGHLANDS
INDIAN RIVER COUNTY

ENGINEER CERTIFICATION
☐ JOSEPH R. SCHULKE
P.E. REG. NO. 47847
☐ JOHN H. BITTLE
P.E. REG. NO. 57336
☐ WILLIAM P. STODDARD
P.E. REG. NO. 57605

DATE:

SHEET
CSP-4

PROJECT NO.
22-031