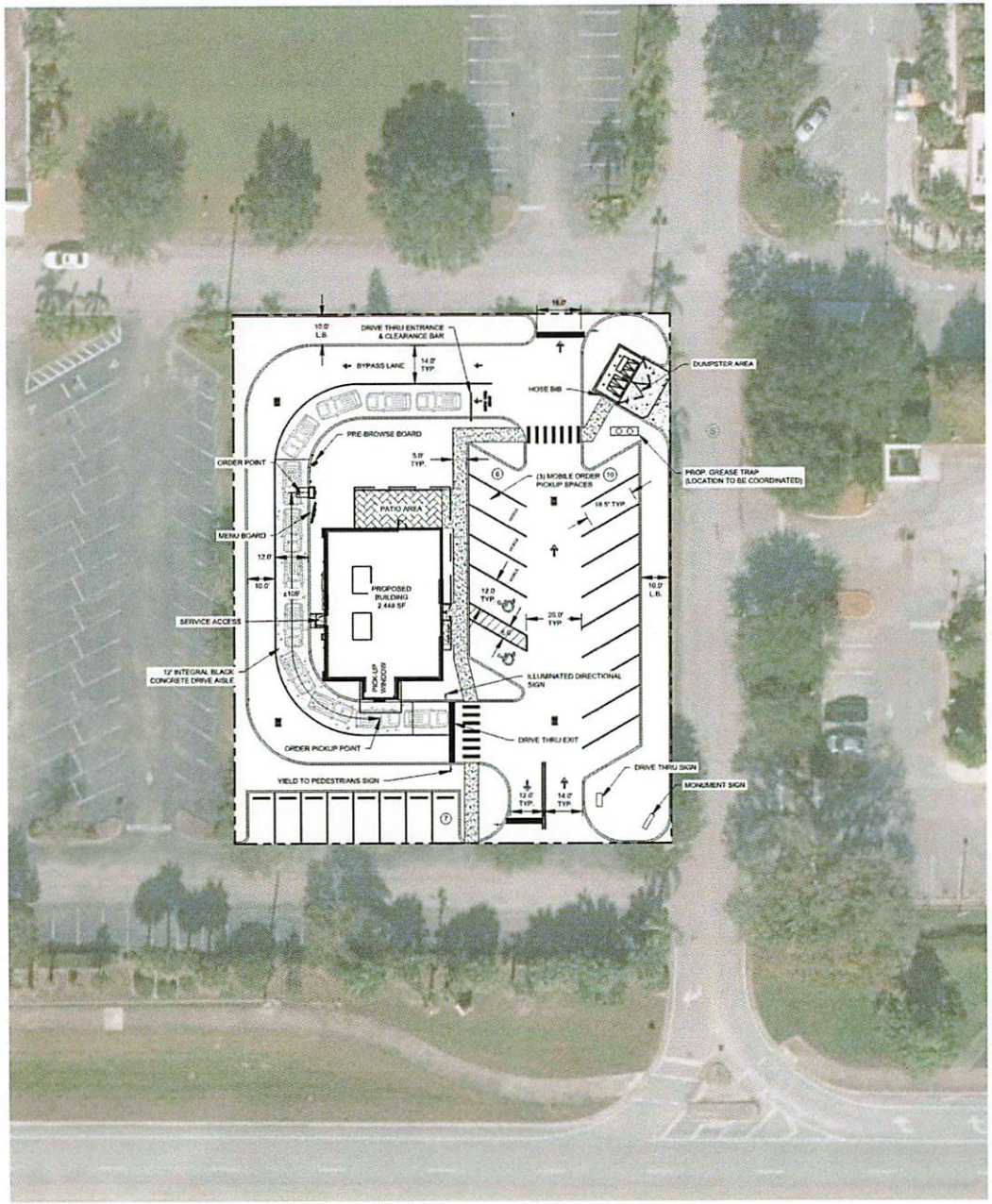


SITE LAYOUT:

SCALE = 1" = 20'

PROJECT DATA:

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE. 2C
VERO BEACH, FLORIDA 32960
PHONE: (772) 226-7262

PARCEL ID:
33392200001016000008.0

SITE ADDRESS:
2950 9TH ST SW
VERO BEACH, FL 32968

ZONING:
CG

FUTURE LAND USE:
CI

CURRENT LAND USE:
VACANT

SITE DATA:
*** SITE DATA ESTIMATED BASED ON DESKTOP AERIAL*

GROSS SITE AREA = 30,337 S.F. (0.696 AC)

BUILDING COVERAGE = ±2,448 S.F. (8.2%)

FEMA:
THIS SITE IS LOCATED IN FEMA FLOOD ZONE "X" PER FEMA FIRM PANEL NO. 12061C0358H, EFFECTIVE DECEMBER 4, 2012

TRAFFIC:
BASED ON THE ITE TRIP GENERATION MANUAL (11TH EDITION), LAND USE CODE 937, THIS PROJECT WILL GENERATE 1,190 DAILY WEEKDAY TRIPS.

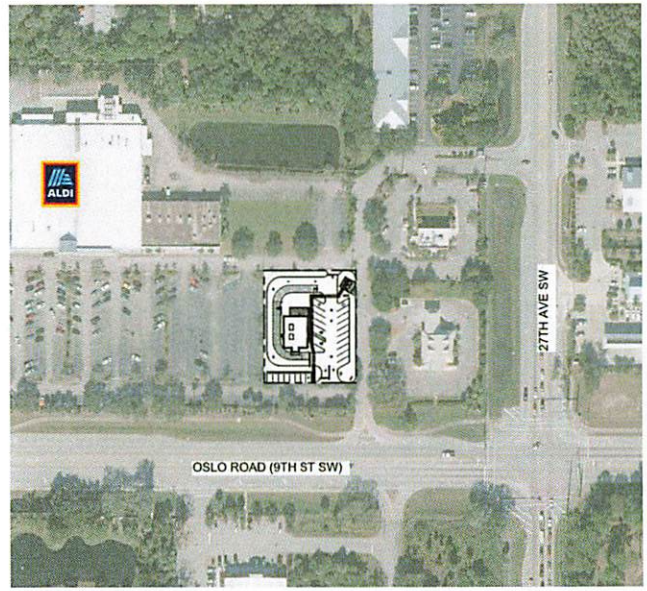
PARKING CALCULATIONS:

REQUIRED PARKING:

FAST FOOD RESTAURANT	1 SP/75 GSF
GROSS SQUARE FOOTAGE	2,448 GSF
1 SP / 75 GSF @ 2,448 GSF =	33 SPACES REQUIRED

PROVIDED PARKING: 23 SPACES*

*SHARED PARKING AS PART OF WINN DIXIE PLAZA IS ASSUMED BASED ON MASTER SITE PLAN BY JEFF H. IRAVANI, INC. DATED 01-30-1997



PROJECT LOCATION:

SCALE = 1" = 100'

Mills, Short & Associates
PHONE: 772.226.7262
C.A. # 30868
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

OSLO PLAZA OUTPARCEL

2950 9TH STREET SW
VERO BEACH FL 32968

THIS SHEET: CONCEPTUAL SITE LAYOUT

DRAWN BY: KKR | CHECKED BY: JVM | APPROVED BY: JVM | SCALE: SEE SHEET

PROJ. NO. 24-340
DATE 2025.03.10
SHEET NO. C-1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-340 Oslo Plaza\Shared\ACAD\Off Sheets\C-1 SITE PLAN.dwg
DATE: 6/19/2025
TIME: 11:00 AM