

MPM SEVEN, LP COMMERCIAL CENTER

7685 US HIGHWAY #1
VERO BEACH, FL 32967

INDIAN RIVER COUNTY, FLORIDA
AUGUST 2019

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LOCATION MAP
SCALE: N.T.S.



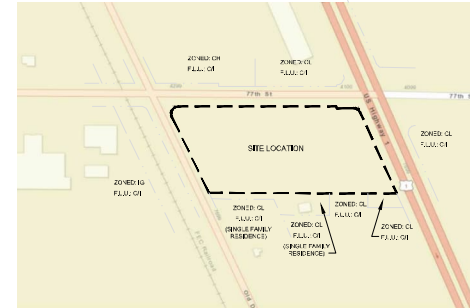
ENGINEER

Mills, Short & Associates

700 22ND PLACE, SUITE 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282

JURISDICTIONAL PERMITS:

- INDIAN RIVER COUNTY MAJOR SITE PLAN
- INDIAN RIVER COUNTY LAND CLEARING PERMIT
- INDIAN RIVER COUNTY TREE REMOVAL PERMIT
- INDIAN RIVER COUNTY CONCURRENCY APPROVAL
- INDIAN RIVER COUNTY TYPE "A" STORMWATER PERMIT
- INDIAN RIVER COUNTY UTILITY CONNECTION PERMIT
- INDIAN RIVER COUNTY RIGHT-OF-WAY PERMIT
- FDOT DRIVEWAY CONNECTION PERMIT
- FDOT DRAINAGE CONNECTION PERMIT
- ST. JOHNS RIVER WATER MANAGEMENT
- IRPCWD DRAINAGE CONNECTION PERMIT
- FDPEP WASTEWATER COLLECTION PERMIT
- FDPEP WATERMAIN EXTENSION PERMIT
- FDPEP NOTICE OF INTENT (BY CONTRACTOR)
- FDOT TEMPORARY DRIVEWAY CONNECTION PERMIT
- FDOT PERMANENT DRIVEWAY CONNECTION PERMIT
- FDOT DRAINAGE CONNECTION PERMIT



VICINITY MAP
SCALE: N.T.S.



OWNER / APPLICANT

MPM SEVEN LP
3900 GALT OCEAN DR #2617
FT LAUDERDALE, FL 33308
772.770.1446

SURVEYOR

GSS SURVEYING & MAPPING, LLC
4620 LIPSCOMB STREET NE, STE. 2
PALM BAY, FL 32905
PHONE 321.914.3978

Mills, Short & Associates
WEBSITE: www.MS&A.com
PHONE: 772.226.7282
C.A. # 30068

4620 Lipscomb Street NE, Suite 2
Palm Bay, Florida 32909
100 South 2nd Street, Unit 209
Ft. Pierce, Florida 34950

SEAL

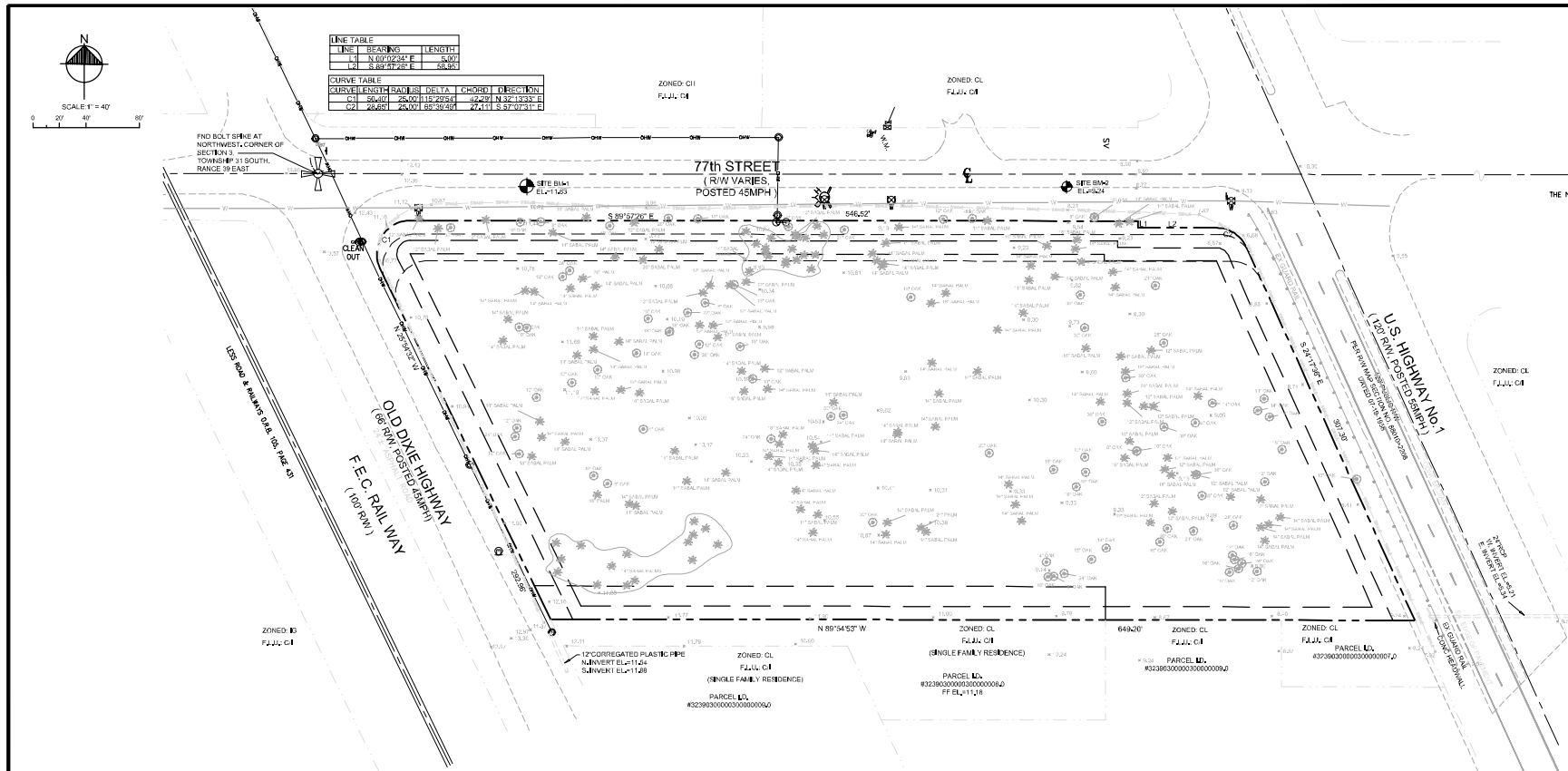
ISSUE DATE COMMENTS

MPM SEVEN COMMERCIAL CENTER
7685 US HIGHWAY 1, Vero Beach,
Indian River County, FL 32967

PROJECT NO. JMM
DATE 08/21/2019
SHEET NO.

G-1





SURVEYORS NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT; ADJACERS SHOW HAVE NOT BEEN SURVEYED.**
- 2. THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL; THE MAXIMUM RELATIVE DISTANCE ACCURACY FOR THE BOUNDARY SURVEY IS 1 FOOT TO 7.938 FEET.**
- 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS.**
- 4. SETBACK LINES AND WALLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION; UNDERGROUND UTILITIES OR FOOTINGS HAVE NOT BEEN LOCATED.**
- 5. THE EASTERN RIGHT-OF-WAY LIKE OF OLD GULF HIGHWAY IS ASSUMED TO BEAR N 25° 02' 00" E 60.00 FT TO THE CENTERLINE THEREAFTER.**
- 6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.**
- 7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 120610231H, HAVING AN EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY APPEARS TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.**
- 8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL; GROUND DISTANCES AND ARE REFERENCED TO US SURVEY FEET.**
- 9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR AS TO NORMAL ADJACENT WALLS AND PANS PER THE LAND SURVEYING ACT AND INTENDED TO RATHER CONFER OR DETERMINE OWNERSHIP; THIS SURVEY DOES NOT INTEND TO RE-EVALUATE ANY AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.**
- 10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON AND NO OTHER PURPOSES STATED. CERTIFICATION OF THE SURVEY MAY APPLY ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPING ENGINEERS, INC., CHAPTER 46, PART I, ADMINISTRATIVE CODE, CONSISTENT TO SECTION 47.02(2), FLORIDA STATUTES; THE CERTIFICATION IN NO WAY GUARANTEES THE ACCURACY OR WARRANTY TO ANY OTHER INFORMATION CONTAINED HEREON NOR SHALL IT BE USED FOR ANY OTHER PURPOSES AND NO OTHERS ARE NOT PERMITTED AND THE SURVEY MAY NOT BE TRANSFERRED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THIS SURVEY, HOWEVER, THE SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.**
- 11. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).**

LEGAL DESCRIPTION:

NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39
EAST, LYING WEST OF US HIGHWAY 1 AS PLATTED, ALL OF THE
AFORSAID LAND LYING AND BEING IN INDIAN RIVER COUNTY,
FLORIDA, LESS AND EXCEPT ROAD AND RAILROAD RIGHTS OF WAY,
AS IN OFFICIAL RECORDS BOOK 105, PAGE 431 AND OFFICIAL
RECORDS BOOK 124, PAGE 542 (OFFICIAL RECORDS BOOK 437, PAGE
594)
(Contains 4.48 acres)

CONTROLLING BENCHMARK
INDIAN RIVER COUNTY BM442018
PUBLISHED ELEVATION 15.83 NAVD 1988

[illegible]

ENTER	
APPROVED BY: JWM	SCALE: 1"=40'

MPM SEVEN COMMERCIAL C 7685 US HIGHWAY 1, Vero Beach, Indian River County, FL 32907	THE BEEFI EXISTING CONDITIONS / DEMOLITION PLAN DRAWN BY JWM CHECKED BY JWM SGS
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PROJECT NO.	18-060
DATE	03.01.2019
SHEET NO.	

C-1

Mills, Short & Associates

700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
100 South 2nd Street, Unit 209
Ft. Pierce, Florida 34950
4620 L'Esperance Street NE, Suite 2
Palm Bay, Florida 32909

SEAL

MPM SEVEN COMMERCIAL CENTER

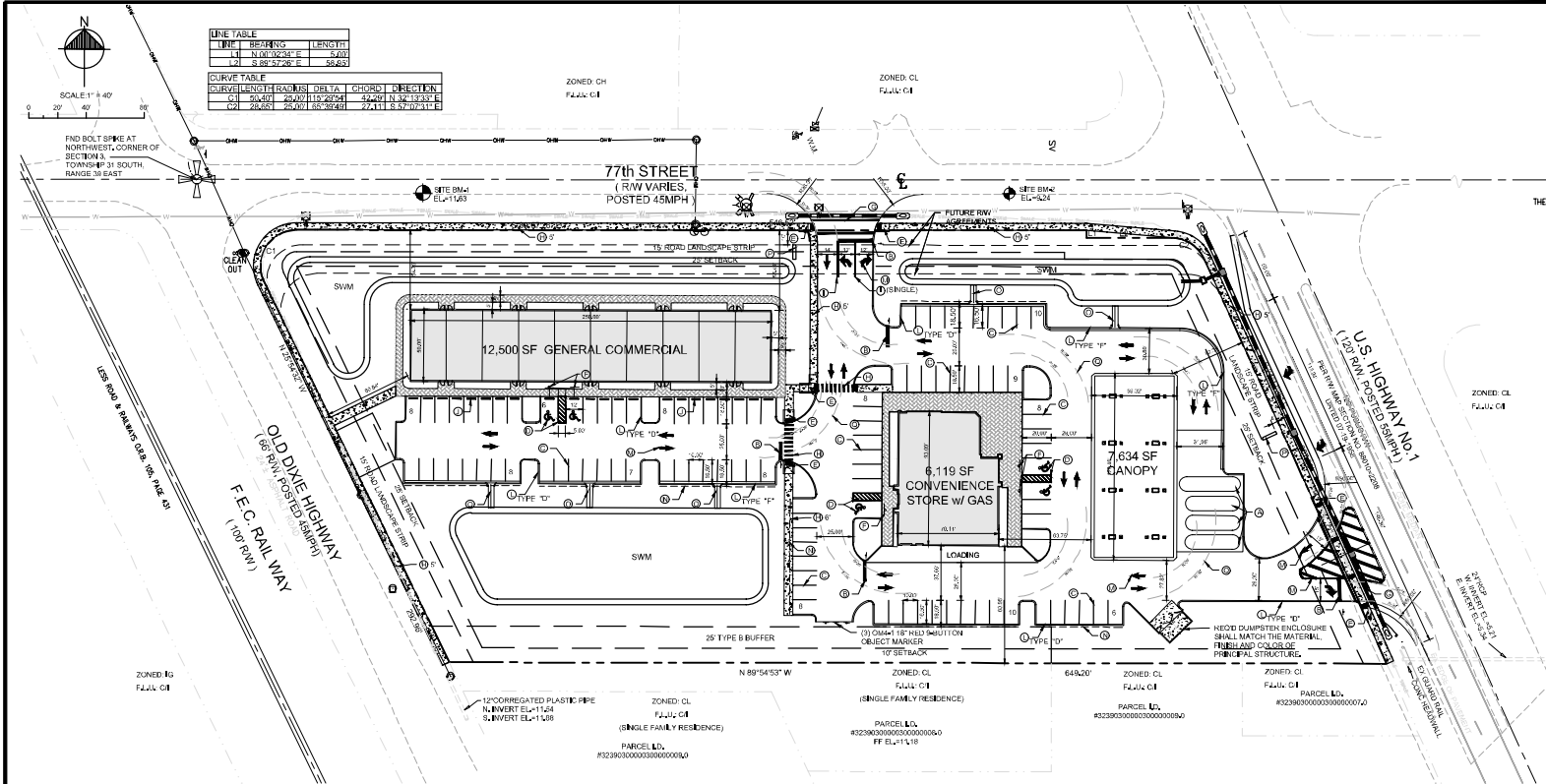
C-1

IRG PROJECT # 201804042

TIME: 2:45:00 PM

DATE: 12/10/2019

FILE: S:\CADD\1946014 Ac Site 77th\CH\194601 Site.dwg



SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT, ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 500 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
- THE EASTERLY RIGHT OF WAY LINE OF OLD DIKE HIGHWAY IS ASSUMED TO BEAR N 25°54'32" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C0231H, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2015, THIS PROPERTY APPEARS TO BE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
- THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPLES AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES INTENDED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 347, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON, AND NO DELINQUENCY OR NEGLIGENCE TO THE DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
- EXISTING ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PROJECT LEGEND:

- UNDERGROUND FUEL STORAGE TANKS, DESIGNED AND PERMITTED BY OTHERS.
- REDD 24" W SOLID WHITE THERMOPLASTIC STOP BAR, AND 30" R/W STOP SIGN.
- REDD 2" WHITE PAINTED STRIKE PER FOOT INDEX # 711401, CURRENT DESIGN STANDARDS.
- REDD THERMOPLASTIC HANDICAP ACCESSIBLE PAVEMENT MARKINGS PER FOOT INDEX # 711401, CURRENT DESIGN STANDARDS.
- REDD H/L ACCESS RAMP MAY, SLOPE 1:12, FOOT INDEX #504002 W RED COLORED TRUNCATED DOMES, CURRENT DESIGN STANDARDS.
- REDD H/L PARKING SIGNAL PER FOOT INDEX # 704102, CURRENT DESIGN STANDARDS.
- REDD 8" W STANDARD CROSSWALK (2) 12" W WHITE, THERMOPLASTIC LINES PER FOOT INDEX # 711401, CURRENT DESIGN STANDARDS.
- REDD 6" W SPECIAL CURB/PAVEMENT CROSSWALK, WHITE THERMOPLASTIC LINES PER FOOT INDEX # 711401, CURRENT DESIGN STANDARDS.
- REDD 24" W SOLID YELLOW THERMOPLASTIC STRIKE PER FOOT INDEX # 711401, CURRENT DESIGN STANDARDS.
- REDD CONCRETE WHEEL STOP OR APPROVED EQUAL.
- REDD CONCRETE SIDEWALK PER FOOT INDEX # 822401, CURRENT DESIGN STANDARDS, AND MC STANDARDS. SEE DETAIL, SHEET 045.
- REDD CURB PER FOOT INDEX #504001, CURRENT DESIGN STANDARDS.
- REDD PAVEMENT MARKINGS PER FOOT INDEX # 711401, CURRENT DESIGN STANDARDS.
- REDD 2" VEHICLE OVERHANG.
- REDD 2" WIDE MOUNTABLE CONCRETE FLUME.
- GROUND MOUNTED MONUMENT SIGN TO BE DESIGNED AND PROVIDED BY OTHERS.
- FIRE TRUCK TURNING MOVEMENT RADIUS 30', 50'

GENERAL NOTES:

- ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPPED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION, SECTION 710.5.
- ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711401, CURRENT EDITION.
- INDIAN RIVER TRAFFIC ENGINEERING HAS UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THE AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-444-7473 FOR LOCATIONS OF THE EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
- ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
- ALL 60 INCH DIAMETER HIGHWAY OBJECTS (RATE POSTS, BOLLARDS, STREET POLES, ETC.) ALLOWED INTERIOR STREETS AND DRIVING ABLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 25 FEET FROM THE FACE OF THE CURB (TYPE D OR F), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE, BOTH PUBLIC AND PRIVATE.
- BUILDINGS USING VERTICAL OR HORIZONTAL LIGHTER THAN CONSTRUCTION R/W ANY PORTION OF THE STRUCTURE SHALL BE MARKED WITH A SIGN AS REQUIRED BY FLORIDA STATE STATUTE 630.027 AND THE SIGN SHALL BE REQUIRED TO COMPLY WITH THE FLORIDA ADMINISTRATIVE CODE 69A-2.012 AND/OR 69A-2.021. SIGNS MUST BE 8 INCHES BY 8 INCHES.
- COMMERCIAL/INDUSTRIAL BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS, COMMERCIAL COMPLEXES WITH MULTIPLE SUITES/UNITS SHALL POST A MIN 4 INCH NUMERICAL ADDRESS ON OR ADJACENT TO THE FRONT AND REAR ENTRY DOORS.
- A MINIMUM OF 15 FEET OF VERTICAL CLEARANCE SHALL BE PROVIDED FOR PIPE LINES.
- ALL LANDS REQUIRE A KEY ACCESS BOX (KX).

LEGAL DESCRIPTION:

NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 38 EAST, LYING WEST OF U.S. HIGHWAY 1 AS PLATTED ALL OF THE AFORESAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT ROAD AND RAILROAD RIGHTS OF WAY, AS IN OFFICIAL RECORDS BOOK 105, PAGE 431 AND OFFICIAL RECORDS BOOK 124, PAGE 542 (OFFICIAL RECORDS BOOK 437, PAGE 584) (Contains 4.48 acres)

PROJECT DATA:

OWNER/APPLICANT:

MPM SEVEN, LP
3800 CALI OCEAN DR #2017
FORT LAUDERDALE, FL 33308
772-775-1446

ENGINEER:

MILLS, SHORT & ASSOCIATES, LLC
770 22ND PLACE, STE. 2020
VERO BEACH, FLORIDA 32960
772-225-7282

SURVEYOR:

GSS SURVEYING & MAPPING, LLC
4620 UPSHOM STREET NE, STE. 2
PALM BAY, FL 32909
321-614-3878

PARCEL ID:

3A3363400000000000000012

SITE ADDRESS:

7855 US HIGHWAY 1
VERO BEACH, FL 32987

ZONING:

CL - LIMITED COMMERCIAL DISTRICT

LAND USE:

CL COMM. INDUSTRI.

CONSTRUCTION START DATE:

JANUARY 2020

CONSTRUCTION END DATE:

JANUARY 2021

THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

SITE AREA:

DEVELOPMENT AREA 195,149 S.F. (4.48 AC) (100%)

BUILDING COVERAGE (MAX. 40%) 15,819 S.F. (10%)

PAVEMENT CONCRETE 81,870 S.F. (42%)

POND SURFACE 27,773 S.F. (14%)

OPEN GREEN SPACE (MIN. 25%) 66,887 S.F. (34%)

NOTES/REMARKS:

BUILDING COVERAGE = 15,819 S.F. or 5.43 AC

PAVEMENT: CONCRETE = 81,870 S.F. or 4.68 AC

POND SURFACE w/ OPEN SPACE CALC. = 13,137 S.F. or 0.30 AC

TOTAL IMPERVIOUS = 113,626 S.F. or 2.61 AC (58%)

OPEN SPACE:

POND SURFACE (MAX. 30% OF REQUIRED) = 14,636 S.F. or 0.34 AC

(195,149 x 0.25 = 48,787 x 0.30 = 14,636 S.F.)

OPEN GREEN SPACE = 66,887 S.F. or 1.54 AC

TOTAL OPEN SPACE (PERVIOUS AREA) = 81,523 S.F. or 1.87 AC (42%)

PARKING SUMMARY:

CONVENIENCE STORE:

ONE SPACE PER 160 SF GROSS FLOOR AREA

8 PUMPS / 16 STATIONS = 16 SPACES

6,119 SF / 150 = 40.8 or 41 SPACES

GENERAL COMMERCIAL:

ONE SPACE PER 200 SF GROSS FLOOR AREA

12,500 SF

12,500 / 200 = 62.5 or 63 SPACES

TOTAL SPACES REQUIRED = 120

TOTAL PROVIDED: 105

FURNISH STATIONS = 16

CONVENIENCE STORE = 63

INCLUDED 3 1/2 AC

GENERAL COMMERCIAL = 41

INCLUDED 2 1/2 AC

CONTROLLING BENCHMARK
INDIAN RIVER COUNTY BM42018
PUBLISHED ELEVATION 142.0 NAVD 1988

Mills, Short & Associates
www.mills-short.com
4620 UPSHOM STREET NE, SUITE 2
PALM BAY, FLORIDA 32909
772-225-7282

REAL

REVISION	DATE	COMMENTS

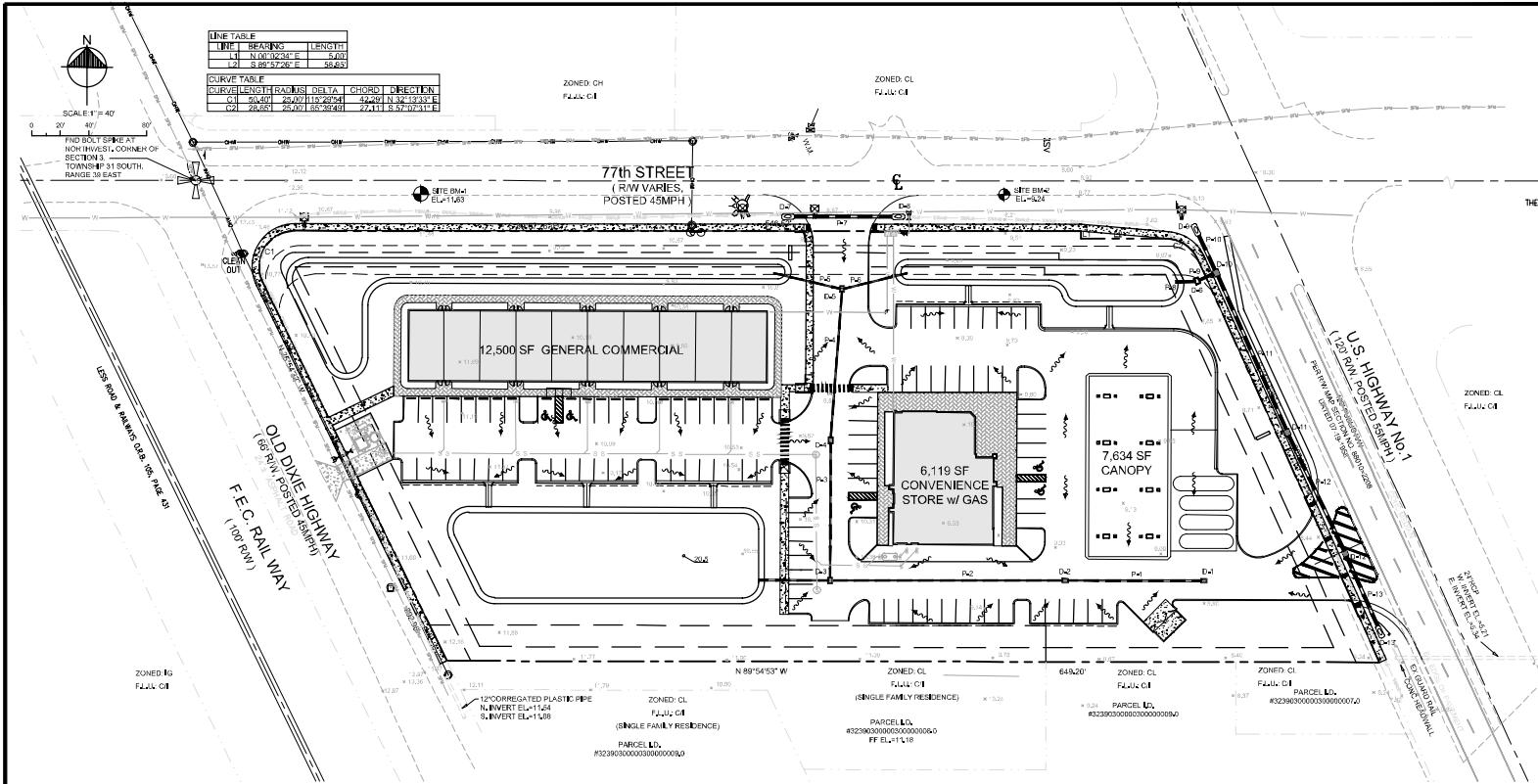
APPROVED BY:
JMM

CHECKED BY:
JMM

DATE: 09/12/2019
8 EET NO.

C-3

PROJECT # 20180402



LINE TABLE		
LINE	BEAKINGS	LENGTH
L-1	10.00	10.00
L-2	5.86	5.86

CURVE TABLE				
LINE	LENGTH	RADIUS	DELTA	CHORD
C-1	10.00	25.00	110.2541	10.00
C-2	20.00	25.00	110.2541	20.00

PIPE SCHEDULE			
PIPE NO.	TYPE	DIAMETER	LENGTH
P-1	ASB N-12	12"	49
P-2	ASB N-12	12"	15
P-3	ASB N-12	12"	105
P-4	ASB N-12	12"	149
P-5	ASB N-12	12"	128
P-6	ASB N-12	12"	133
P-7	RCF	12"	52
P-8	ASB N-12	12"	241
P-9	RCF	12"	52
P-10	RCF	12"	377
P-11	RCF	12"	73
P-12	RCF	12"	41
P-13	RCF	12"	41

DRAINAGE STRUCTURE SCHEDULE			
STR. NO.	TYPE	GRATE E.L.	INVERT E.L.
D-1	TYPE C	15.50	15.30
D-2	TYPE C	15.50	15.30
D-3	TYPE C	15.50	15.30
D-4	TYPE C	15.50	15.30
D-5	TYPE C	15.50	15.30
D-6	TYPE C	15.50	15.30
D-7	CONTROL STRUCTURE	15.50	15.30
D-8	TYPE C	15.50	15.30
D-9	TYPE C	15.50	15.30
D-10	TYPE C	15.50	15.30
D-11	TYPE C	15.50	15.30
D-12	TYPE C	15.50	15.30
D-13	TYPE C	15.50	15.30

- GRADING LEGEND**
- EXISTING GRADE
 - PROPOSED STORM INLET
 - PROPOSED SPOT ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED EDGE OF PAVEMENT ELEVATION
 - PROPOSED DRAINAGE PATTERN
 - PROPOSED STORM DRAIN PIPE

CONTROLLING SURVEYOR
INDIAN RIVER COUNTY (BM44218)
PUBLISHED ELEVATION ON 1/2" = 1' HORIZ. SCALE

LEGAL DESCRIPTION:
NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 38 EAST, LYING WEST OF U.S. HIGHWAY 1 AS PLATTED ALL OF THE AFORESAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT ROAD AND RAILROAD RIGHTS OF WAY, AS IN OFFICIAL RECORDS BOOK 105, PAGE 431 AND OFFICIAL RECORDS BOOK 124, PAGE 542 (OFFICIAL RECORDS BOOK 437, PAGE 584) (Contains 4.48 acres)

Mills, Short & Associates
www.mills-short.com
4500 University Blvd., Suite 200
Vero Beach, Florida 33562
Tel: 888-333-3333
Fax: 888-333-3333

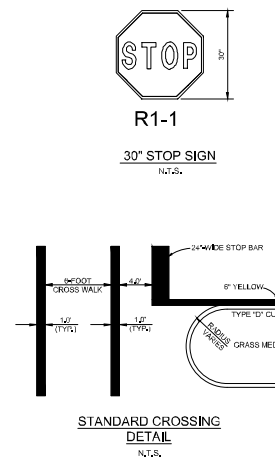
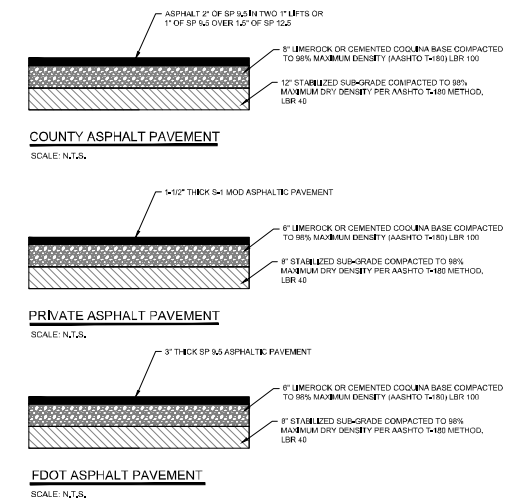
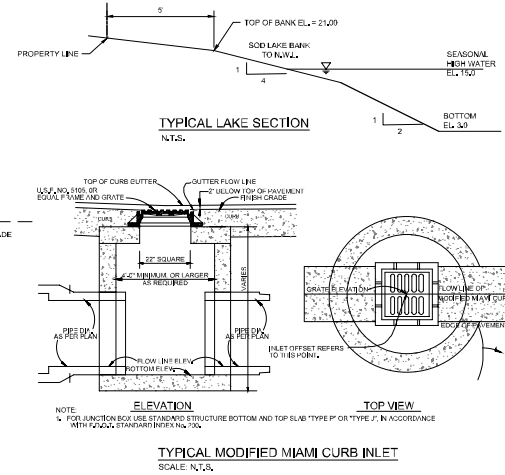
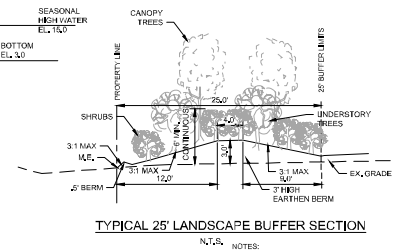
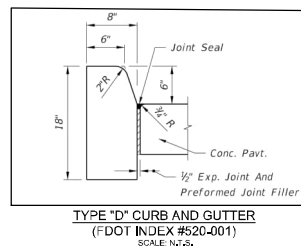
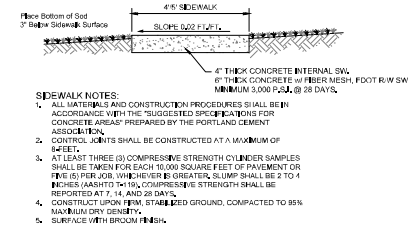
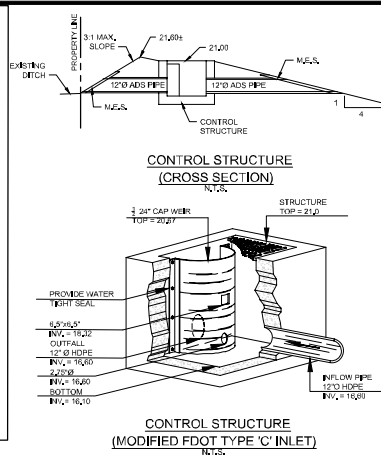
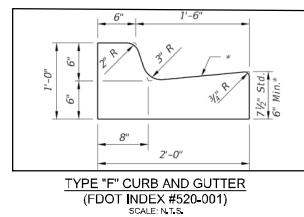
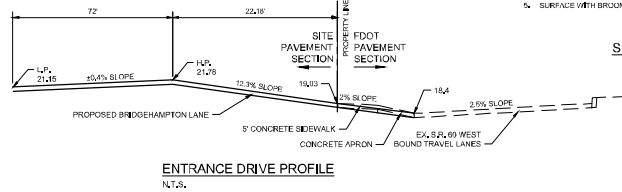
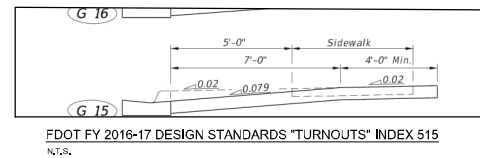
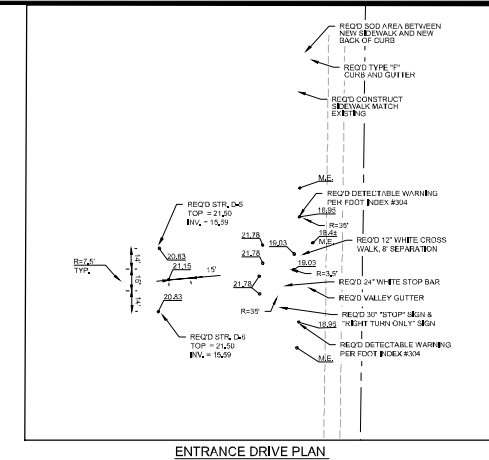
REVISION	DATE	COMMENTS

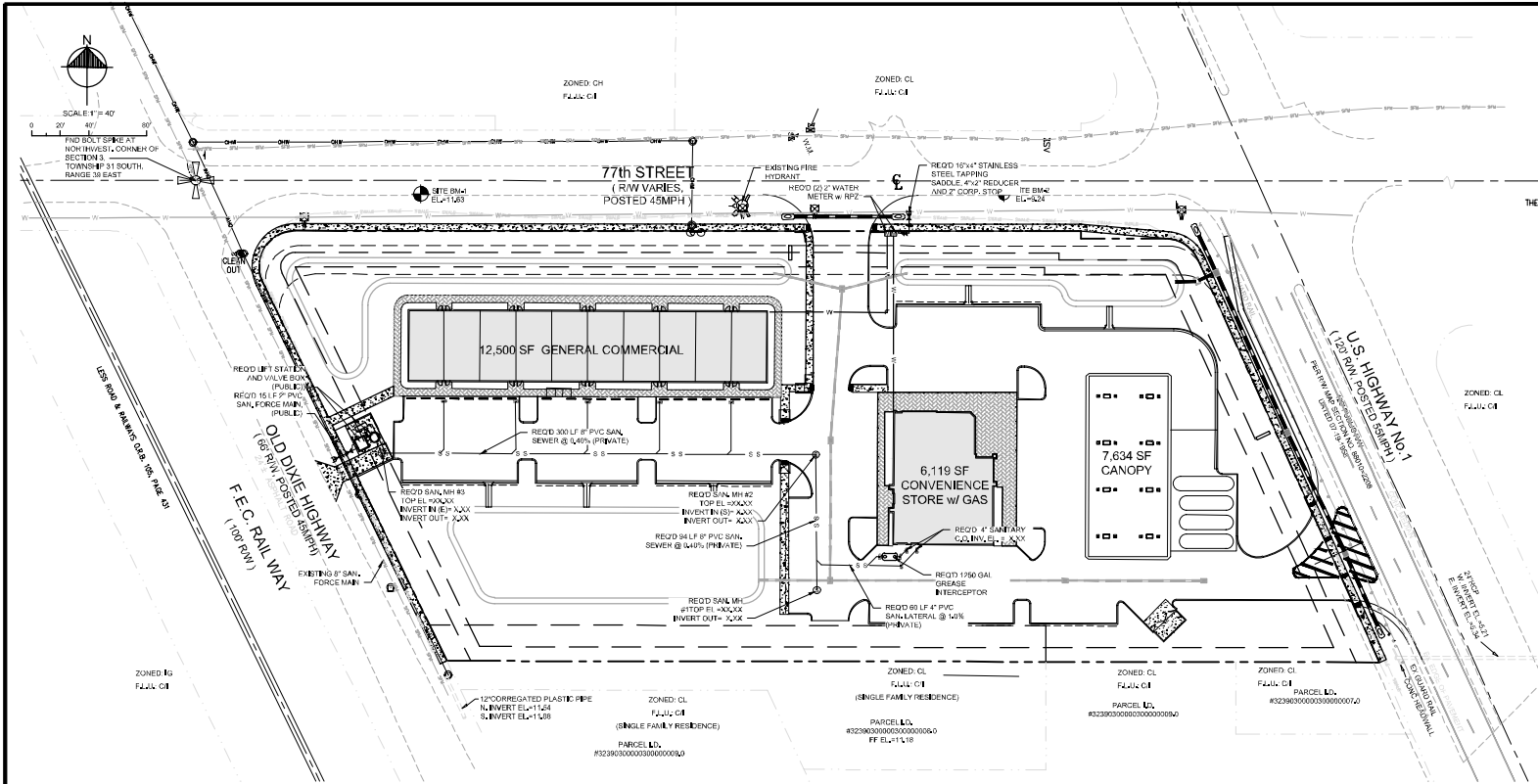
MPM SEVEN COMMERCIAL CENTER
7855 US HIGHWAY 1, Vero Beach,
Indian River County, FL 32967

APPROVED BY: JMM
CHECKED BY: JMM
SCALE: 1"=40'

DATE: 09/12/2019
SHEET NO. 8

C-4





LEGAL DESCRIPTION:

NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 38 EAST, LYING WEST OF U.S. HIGHWAY 1 AS PLATTED ALL OF THE AFORESAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT ROAD AND RAILROAD RIGHTS OF WAY, AS IN OFFICIAL RECORDS BOOK 105, PAGE 431 AND OFFICIAL RECORDS BOOK 124, PAGE 542 (OFFICIAL RECORDS BOOK 437, PAGE 584) (Contains 4.48 acres)

CONTROLLING SURVEY
INDIAN RIVER COUNTY BM442618
PUBLISHED ELEVATION 114.0 NAVD 1988

MPM SEVEN COMMERCIAL CENTER

7855 US HIGHWAY 1, Vero Beach,
Indian River County, FL 32967

THE SHEET
23/000000
UTILITY PLAN
SGS

APPROVED BY
JMM
CHECKED BY
JMM
SCALE
1"=40'

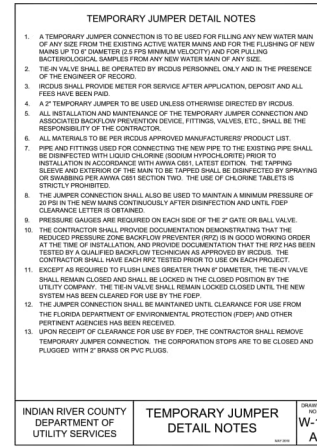
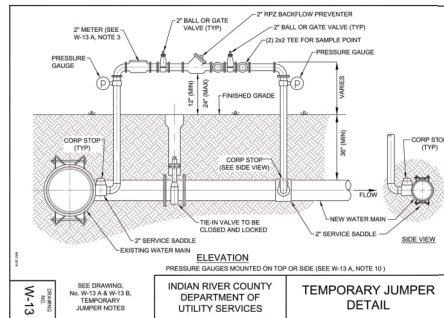
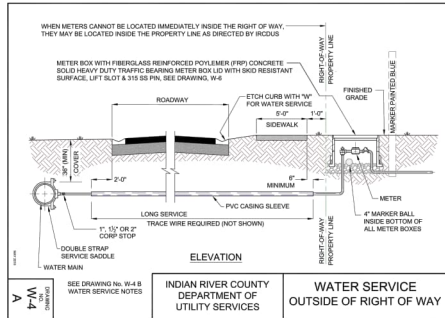
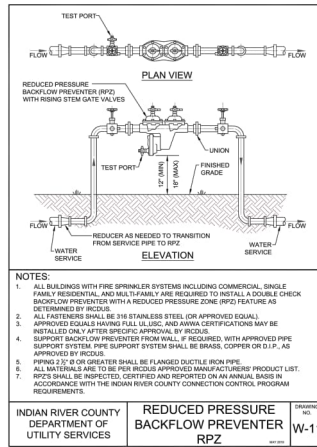
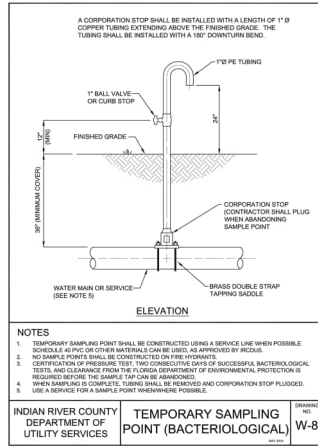
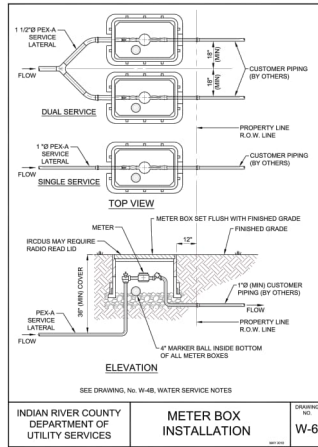
ISSUE	DATE	COMMENTS

SEAL

Mills, Short & Associates
www.mills-short.com
100 South 2nd Street, Unit 209
Vero Beach, Florida 32960
P: 888.395.5050

PROJECT NO. 19480
SHEET NO. 23/000000
DATE: 12/10/2019
DRAWN BY: JMM
CHECKED BY: JMM
APPROVED BY: JMM
SCALE: 1"=40'

C-6



Mills, Short & Associates
WEBSITE: www.mshortassociates.com
PHONE: 772.276.7262
C.A. # 3006
4920 US Highway 1, Vero Beach, FL 32980
100 South 2nd Street, Unit 200
Ft. Pierce, Florida 34950

BCAL

ISSUE	DATE	COMMENTS

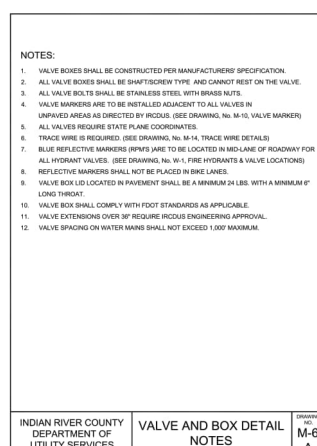
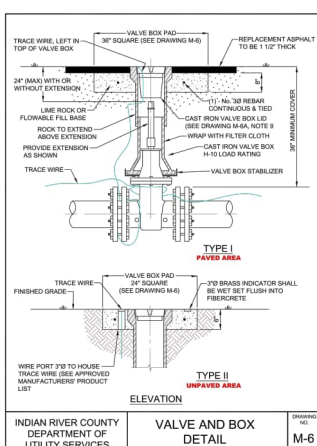
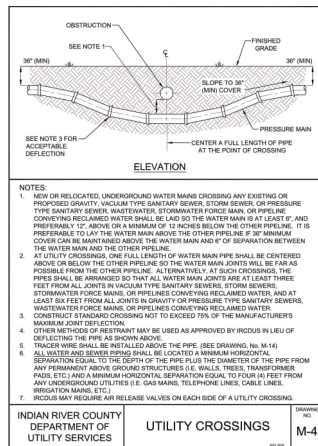
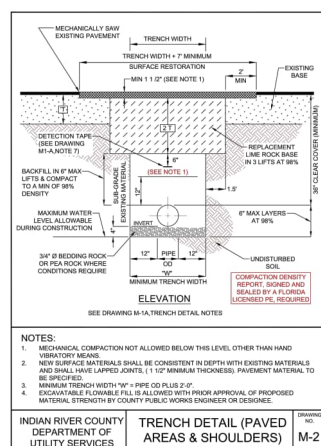
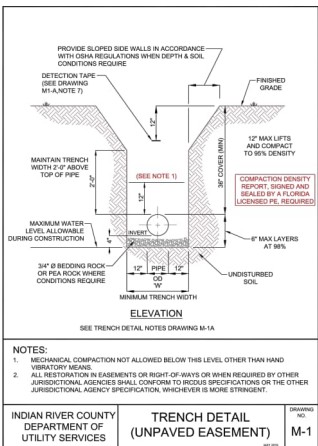
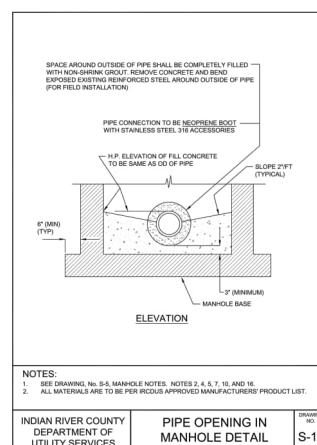
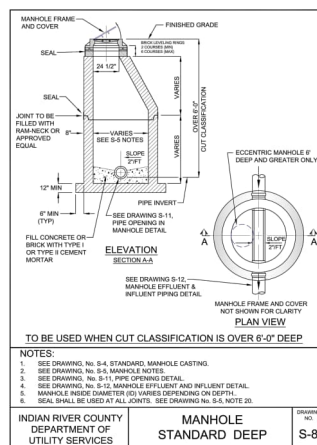
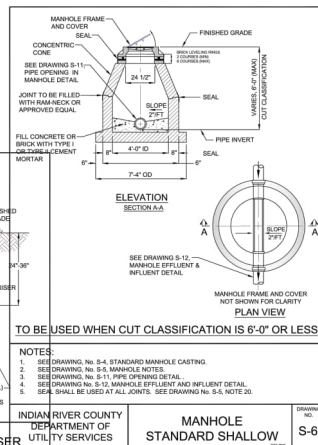
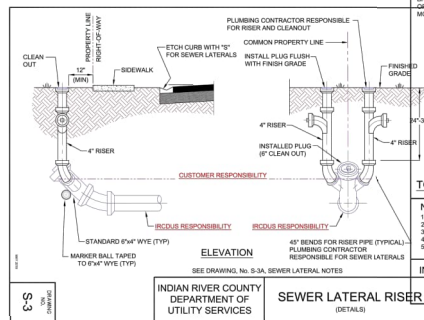
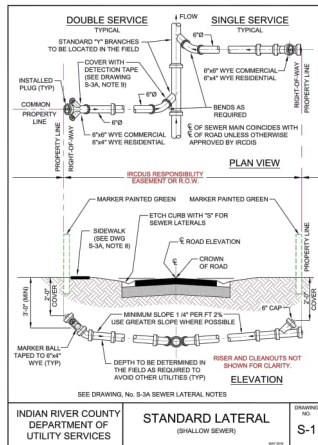
MPM SEVEN COMMERCIAL CENTER
7665 US HIGHWAY 1, Vero Beach,
Indian River County, FL 32987

DESIGNED BY	JVM
CHECKED BY	JVM
DATE	08/21/2019
BY	MD

REV.	VS	18-000
DATE	08/21/2019	

C-7

BC PROJECT # 20180402

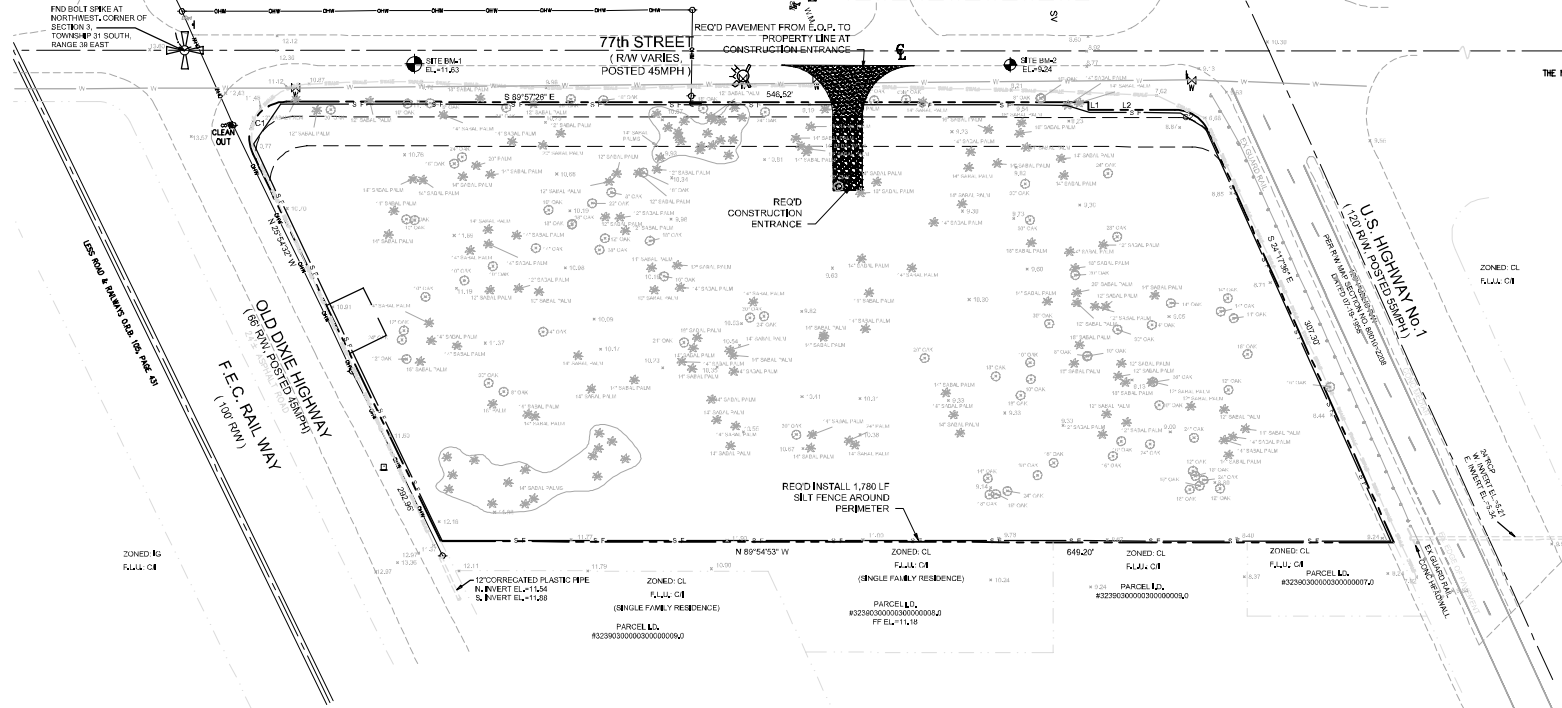




SCALE: 1" = 40'

LINE TABLE			
LINE	BEARING	LENGTH	
1	N 00° 00' 34" E	3.000	
2	S 89° 57' 26" E	26.650	

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	50.407	25.000	115.2854	50.267
C2	26.451	25.000	103.2549	27.111



Mills, Short & Associates
WEBSITE: www.mills-short.com
PHONE: 772.252.7292
CELL: 813.368.8888
193 South Palm Street, Suite 208
Palm Bay, Florida 32909

SEAL

ISSUE	DATE	COMMENTS

MPM SEVEN COMMERCIAL CENTER
18-460-4 Ac. Site 77TH.Civil
Indian River County, FL 32907

STORMWATER POLLUTION PREVENTION PLAN
DRAWN BY: JWM
CHECKED BY: JWM
SCALE: 1"=60'

DATE: 09/25/2019

SHEET NO.

C-10

