

GRAPHIC SCALE



SCALE: (1 Inch = 60 Feet)



North

PROPERTY LINE CURVE TABLE

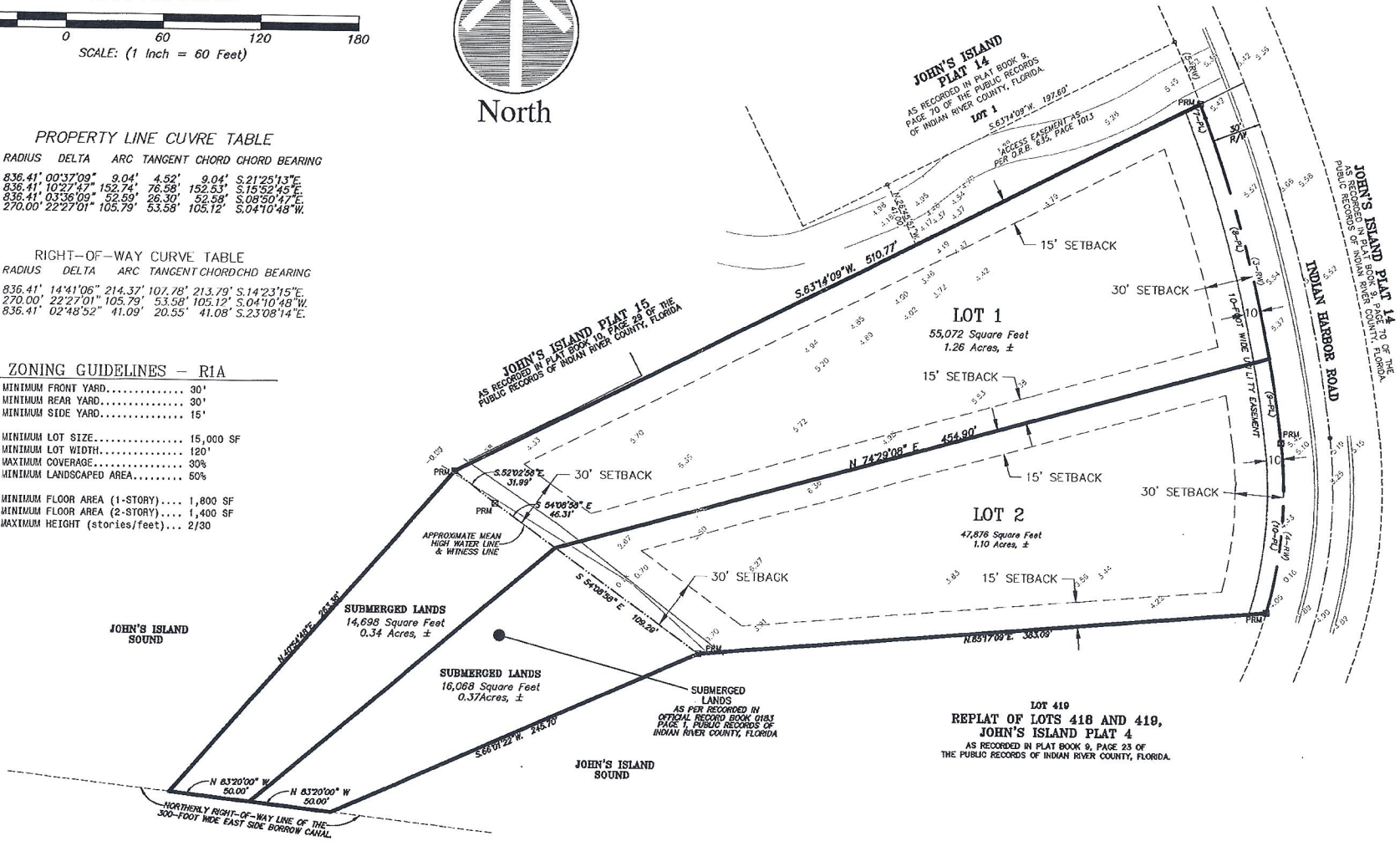
NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING
7	836.41'	00°37'09"	9.04'	4.52'	9.04' S.21°25'13"E
8	836.41'	10°27'47"	152.74'	76.58'	152.53' S.15°52'45"E
9	836.41'	03°36'09"	52.59'	26.30'	52.58' S.08°50'47"E
10	270.00'	22°27'01"	103.79'	53.58'	105.12' S.04°10'48"W

RIGHT-OF-WAY CURVE TABLE

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING
3	836.41'	14°41'06"	214.37'	107.78'	213.79' S.14°23'15"E
4	270.00'	22°27'01"	103.79'	53.58'	105.12' S.04°10'48"W
5	836.41'	02°48'52"	41.09'	20.55'	41.08' S.23°08'14"E

ZONING GUIDELINES - RIA

MINIMUM FRONT YARD.....	30'
MINIMUM REAR YARD.....	30'
MINIMUM SIDE YARD.....	15'
MINIMUM LOT SIZE.....	15,000 SF
MINIMUM LOT WIDTH.....	120'
MAXIMUM COVERAGE.....	30%
MINIMUM LANDSCAPED AREA.....	50%
MINIMUM FLOOR AREA (1-STORY).....	1,800 SF
MINIMUM FLOOR AREA (2-STORY).....	1,400 SF
MAXIMUM HEIGHT (stories/feet).....	2/30



DESIGN BY	SBM
DRAWN BY	PMP
SCALE	1" = 60'
DATE	03-13-2017

BERGHORST PROPERTY
INDIAN RIVER SHORES, FLORIDA

LOT SPLIT PLAN

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KNIGHT, McGUIRE & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
80 ROYAL PALM POINTE, SUITE 401 VERO BEACH, FL 32960
PHONE: (772) 569-5505 FAX: (772) 569-1455 E-MAIL: Civil@KnightMcGuire.com
CERTIFICATE OF AUTHORIZATION NUMBER - 00006335

