NORTH RELIEF CANAL

ADJ. ZONING AG-1
LAND USE L-1

USA BOUNDRY

SINGLE FAMILY ← → MIXED USE

NORTH RELIEF CANAL

ADJ. ZONING RS-3
LAND USE L-1

NORTH RELIEF CANAL

N 89°47'35" E
664.38

1328.75
S 89°47'35" W

1288.66
S 89°47'35" W

ACTIVITY AREA
OPEN SPACE

ACTIVITY AREA
OPEN SPACE

Walk Dist. < 0.5 Miles (2,619 L.F.)

SINGLE FAMILY
ESTATES

ACTIVITY AREA

ACTIVITY AREA

Walk Dist. < 0.5 Miles (2,570 LF)

TRI-
PLEX

TRI-
PLEX

TRI-
PLEX

ACTIVITY AREA

Walk Dist. < 0.25 Miles (1,311 L.F.)

SINGLE FAMILY
COTTAGES

TRI-
PLEX

TRI-
PLEX

TRI-
PLEX

ACTIVITY AREA

TRI-
PLEX

TRI-
PLEX

M.F.
18U. CONDO

RECREATION

ACTIVITY AREA

M.F.
12U. CONDO

YOGA/
SPA
YOGA/MED.

MIXED USE AREA

WELLNESS
CENTER
WELLNESS CNTR.

M.F.

OFFICE/
STUDIO APTS.
OFFICE/APT.

HOTEL
100 ROOMS

SPORTS

LAGOON/
POOL

GROCERY,
POST OFFICE,
CAFE

MIXED USE AREA

RETAIL
52x52
RETAIL

52x52
RETAIL

53rd. STREET

58th AVENUE

WEST LIMIT OF 58TH AVE.
TOTAL ULTIMATE RW

1051.27
S 00°09'03" W

1120.00
S 00°09'03" W

1993.65
S 89°45'49" W

1993.71
S 89°45'49" W

SINGLE FAMILY

MIXED USE

DIRT ROAD

EXISTING 30' DIRT ROAD

EXISTING 30' CANAL IRFWCD SUB-LATERAL A-9

ADJ. ZONING PDTND
LAND USE L-1

2-LANE TO 4-LANE ROAD TRANSITION
STARTING AT STATION 21+80
DESIGN SPEED 30MPH

THIS SECTION OF 53RD STREET IMPROVEMENTS TO BE CONSTRUCTED IN CONJUNCTION WITH THE 58TH AVENUE IMPROVEMENT WHICH HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED BY PULTE HOMES IN CONJUNCTION WITH INDIAN RIVER COUNTY, FL BEGINNING IN DECEMBER OF 2018

North

Walk Dist. < 0.25 Miles

Walk Dist. < 0.50 Miles

Center of Activity / Locus Point

RESERVED FOR INDIAN RIVER COUNTY

Drawing name: J:\16-041 Mandala Village 53rd Street bet. 58th and 66 Aves Ederer Biolosky\Drawings\Civil\Conceptual\16-041 Mandala Village siteplan(211.5.dwg by ScottBernard on Nov 27, 2019 - 1:45pm

MARK	REVISION	DATE	BY
2	REVISED PER STAFF COMMENTS	9/25/19	SCB
3	REVISED NOTES PER STAFF COMMENTS	11/13/19	SCB

DESIGNED	DSK
DRAWN	SCB
CHECKED	DSK
SCALE	AS NOTED
DATE	04/18/2018

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITEN CONTRACT WITH THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

KMA VERO BEACH

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

Mandala Village

TND CRITERIA

KMA

DATE:
Scott B. McGuire, P.E.
Fl. Reg No. 39573

DATE:
David S. Knight, P.E.
Fl. Reg No. 41060

PROJECT NO.
16-041

SHEET
CP-1

Attachment 5