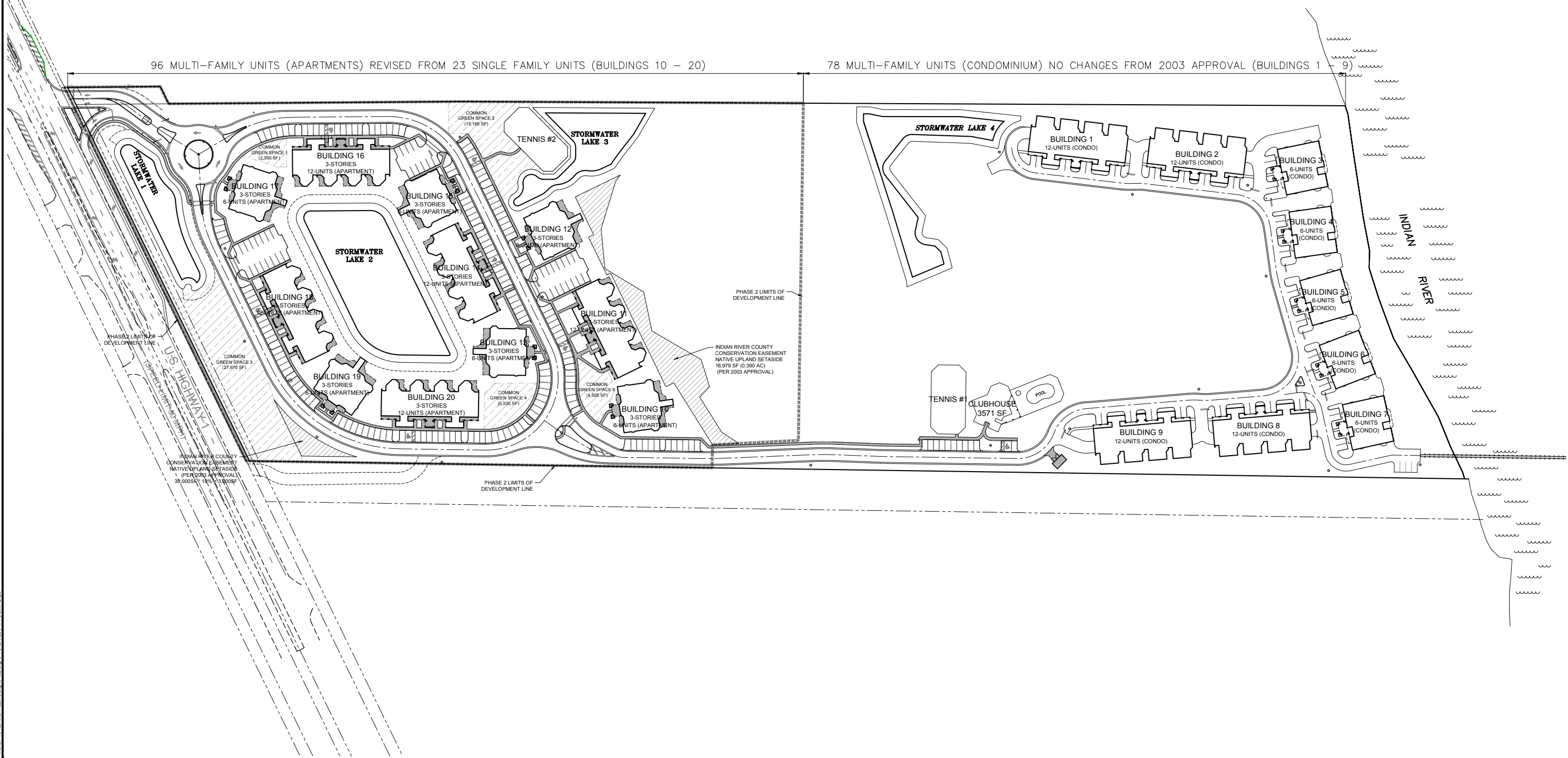


96 MULTI-FAMILY UNITS (APARTMENTS) REVISED FROM 23 SINGLE FAMILY UNITS (BUILDINGS 10 - 20)

78 MULTI-FAMILY UNITS (CONDOMINIUM) NO CHANGES FROM 2003 APPROVAL (BUILDINGS 1 - 9)



N:\LHB\164-38-River Preserve.dwg: Aug. 01 OVERALL (11x17) Chris Roberts

NO.	REVISION	BY	DATE

**INDIAN RIVER PRESERVE, LLC**  
 820 MORRIS TURNPIKE  
 SUITE 102  
 SHORT HILLS, N.J. 07078  
 TEL: 973-467-5000 FAX:  

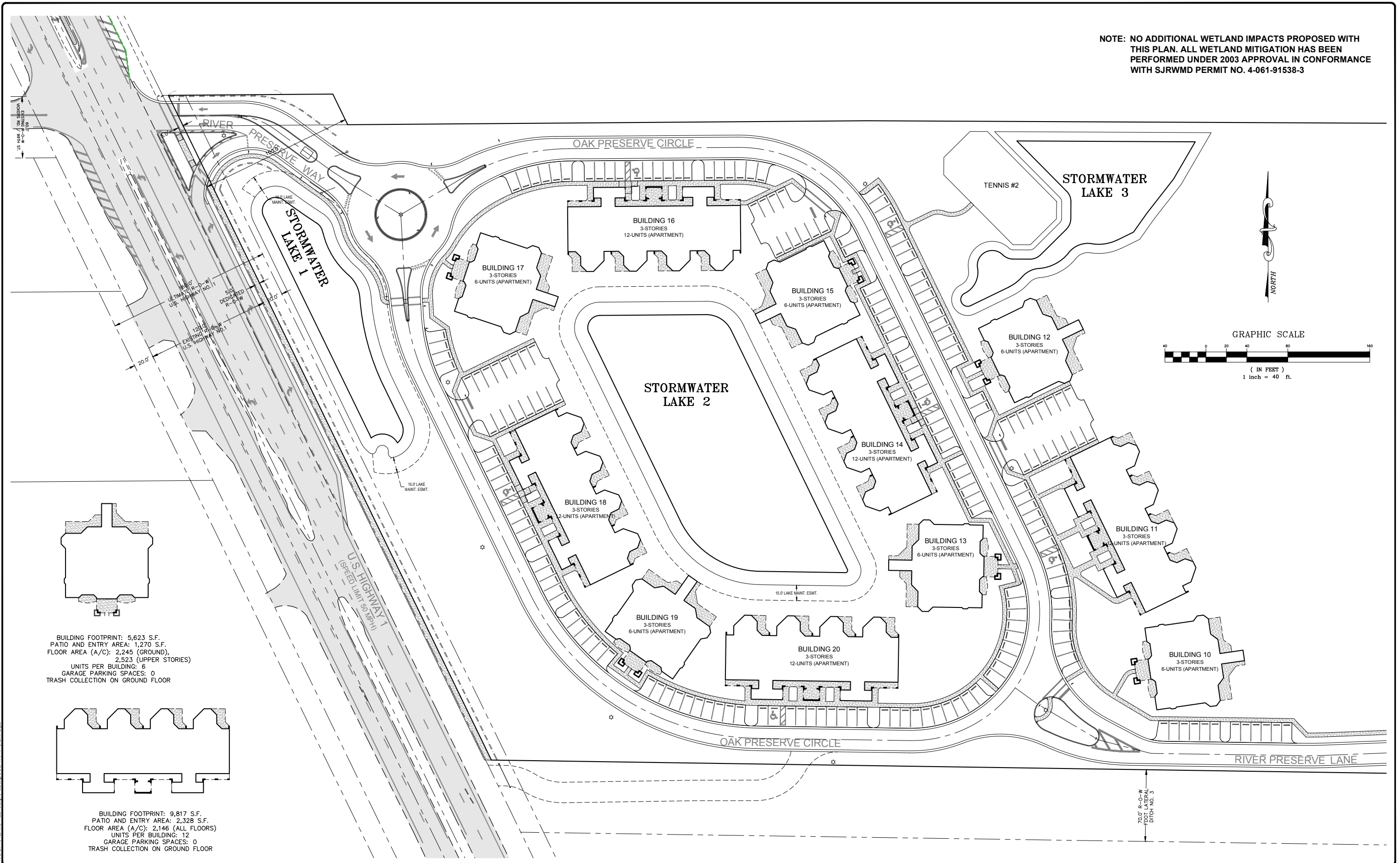
**CAI** Serving Florida Since 1911 **CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 21st STREET, VERO BEACH, FL 32960  
 TEL: (772) 562-4191 FAX: (772) 562-7180

JOHN H. BLUM, P.E.  
 FLORIDA LICENSE No. 45813  
 CARTER ASSOCIATES, INC.  
 SIGNATURE DATE  
 COA 205 / LB 205

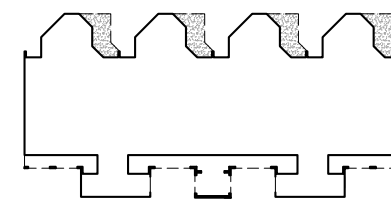
**THE RIVER PRESERVE**  
 OVERALL DEVELOPMENT SKETCH  
 INDIAN RIVER COUNTY, FLORIDA

SHEET  
**C-1**  
 Dwg. #:

NOTE: NO ADDITIONAL WETLAND IMPACTS PROPOSED WITH THIS PLAN. ALL WETLAND MITIGATION HAS BEEN PERFORMED UNDER 2003 APPROVAL IN CONFORMANCE WITH SJRWMD PERMIT NO. 4-061-91538-3



BUILDING FOOTPRINT: 5,623 S.F.  
 PATIO AND ENTRY AREA: 1,270 S.F.  
 FLOOR AREA (A/C): 2,245 (GROUND),  
 2,523 (UPPER STORIES)  
 UNITS PER BUILDING: 6  
 GARAGE PARKING SPACES: 0  
 TRASH COLLECTION ON GROUND FLOOR



BUILDING FOOTPRINT: 9,817 S.F.  
 PATIO AND ENTRY AREA: 2,328 S.F.  
 FLOOR AREA (A/C): 2,146 (ALL FLOORS)  
 UNITS PER BUILDING: 12  
 GARAGE PARKING SPACES: 0  
 TRASH COLLECTION ON GROUND FLOOR

NO.	REVISION	BY	DATE

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 820 MORRIS TURNPIKE  
 SUITE 102  
 SHORT HILLS, N.J. 07078  
 TEL: 973-467-5000

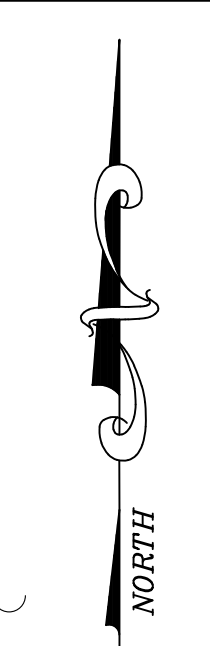
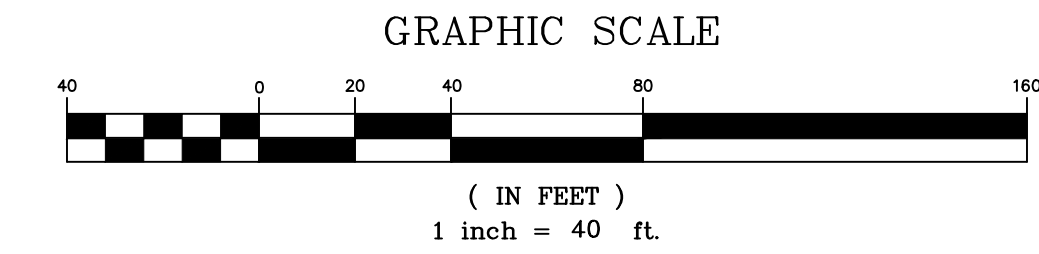
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**CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 21st STREET, VERO BEACH, FL 32960  
 TEL: (772) 562-4191 FAX: (772) 562-7180

DATE : 11/28/16  
 PROJ. # : 16-43E  
 DRAWN BY: SFP/KMG/CJR  
 APPD. BY : JHB  
 PLOT BY : Clint Rahjes  
 FILE NAME: 16-43E.dwg  
 REF. # :  
 F.B. & P.G. :

JOHN H. BLUM, P.E.  
 FLORIDA LICENSE No. 45813  
 CARTER ASSOCIATES, INC.  
 SIGNATURE DATE  
 COA 205 / LB 205

**THE RIVER PRESERVE**  
 SITE GEOMETRY PLAN  
 WESTERN AREA  
 INDIAN RIVER COUNTY, FLORIDA

SHEET  
**C-2**  
 Dwg. #:



**STORMWATER LAKE 4**

**BUILDING 1**  
12-UNITS (CONDO)

**BUILDING 2**  
12-UNITS (CONDO)

**BUILDING 3**  
6-UNITS (CONDO)

**BUILDING 4**  
6-UNITS (CONDO)

**BUILDING 5**  
6-UNITS (CONDO)

**BUILDING 6**  
6-UNITS (CONDO)

**BUILDING 7**  
6-UNITS (CONDO)

**BUILDING 9**  
12-UNITS (CONDO)

**BUILDING 8**  
12-UNITS (CONDO)

**TENNIS #1**

**CLUBHOUSE**  
3571 SF

**POOL**

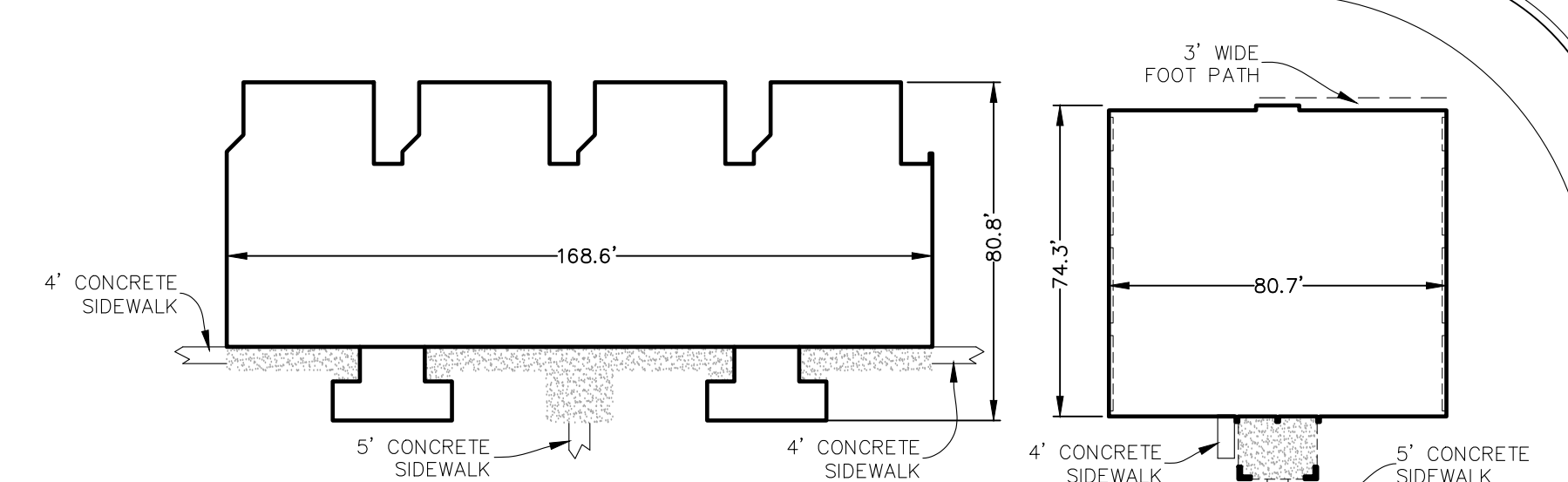
**1/2 E LANE**

**RIVER PRESERVE PLACE**

**RIVER PRESERVE LANE**

**RIVER PRESERVE DRIVE**

**INDIAN RIVER**



BUILDING FOOTPRINT: 10,532 S.F.  
UNITS PER BUILDING: 12  
GARAGE PARKING SPACES: 24  
TRASH COLLECTION ON GROUND FLOOR

BUILDING FOOTPRINT: 5,855 S.F.  
UNITS PER BUILDING: 6  
GARAGE PARKING SPACES: 14  
TRASH COLLECTION ON GROUND FLOOR

**TYPICAL BUILDING DETAILS**  
N.T.S.

N:\RIVERPRESERVE\16-43E-River Preserve\16-43E.dwg, C:\3 SP-E\11\1707\_01.dwg

NO.	REVISION	BY	DATE

**INDIAN RIVER PRESERVE, LLC**  
820 MORRIS TURNPIKE  
SUITE 102  
SHORT HILLS, N.J. 07078  
TEL: 973-467-5000 FAX:  

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**JOHN H. BLUM, P.E.** SIGNATURE DATE  
FLORIDA LICENSE No. 45813  
CARTER ASSOCIATES, INC. COA 205 / LB 205

DATE : 11/28/16  
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APPD BY : JHB  
PLOT BY : Clint Rahjes  
FILE NAME : 16-43E.dwg  
REF.# :  
F.B. & PG. :

**THE RIVER PRESERVE**  
SITE GEOMETRY PLAN  
EASTERN AREA  
INDIAN RIVER COUNTY, FLORIDA

SHEET  
**C-3**  
Dwg.#:

**ATTACHMENT 3**