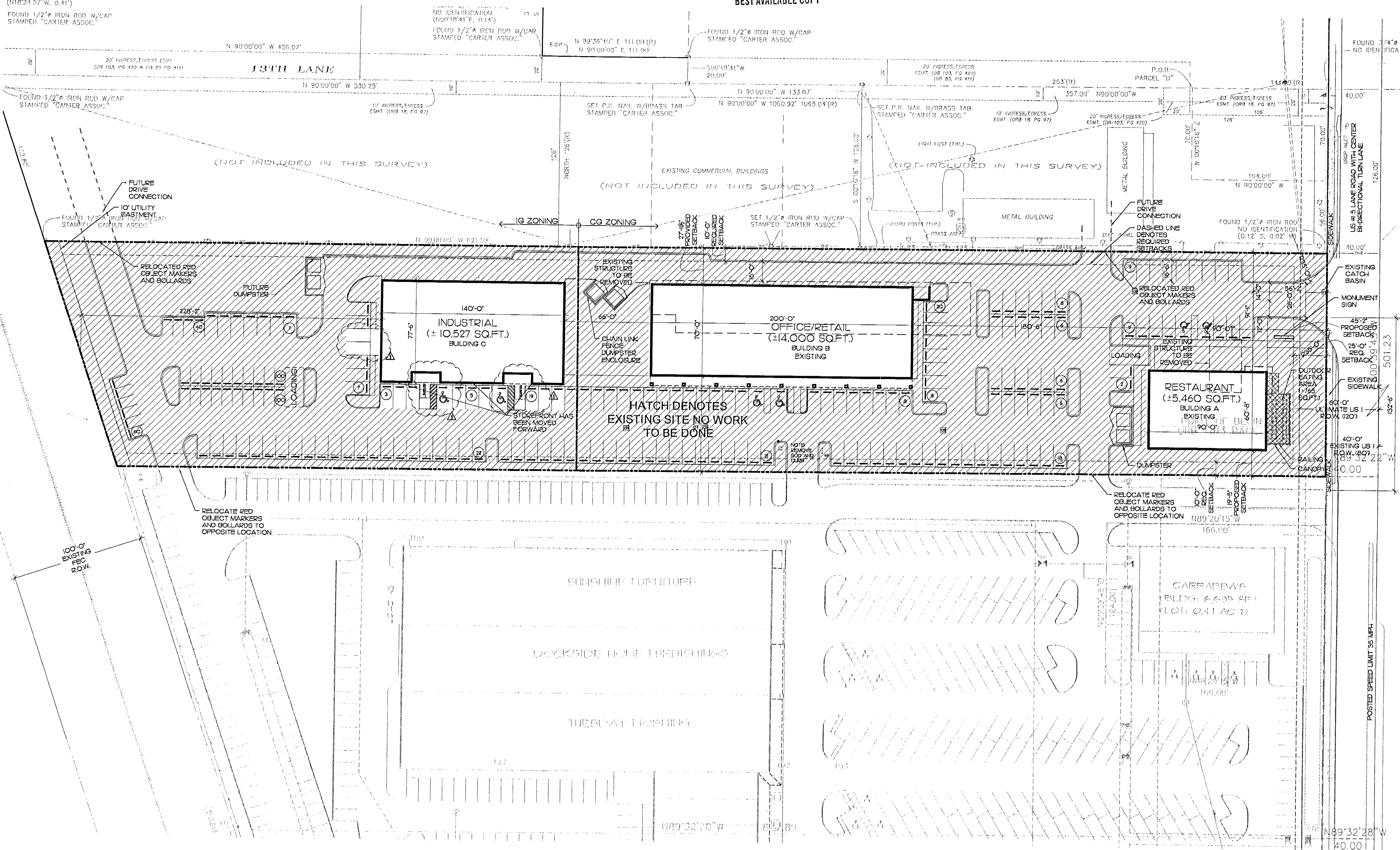


(N48°24'57"W, 0.41')

FOUND 1/2" IRON ROD W/CAP
STAMPED "CARTER ASSOC."

BEST AVAILABLE COPY



SITE DATA (PROJECT DATA)

PROJECT TEAM

ARCHITECTURE
OLIVER GLIDDEN SPINA & PARTNERS
1401 FORUM WAY, SUITE 100
WEST PALM BEACH, FL 33401
561.684.6841
ATTN: KEITH SPINA

CIVIL / LANDSCAPE
KIMBLE-HORN & ASSOCIATES, INC.
601 28TH STREET, SUITE 400
VERO BEACH, FL 32960
772.262.7981
ATTN: TOM YONGE

COMMENCEMENT DATE: NOVEMBER, 2004, COMPLETION DATE: MAY, 2005

PARCEL/TAX ID # 33-39-12-00000-3000-00044.0

FLOOD ZONE X
FLOOD ZONE INSURANCE RATE MAP NUMBER MAP # 1206100158 E
EFFECTIVE DATE: MAY 4TH, 1989

SEWER AND WATER
SEWER AND WATER WILL BE TIED INTO EXISTING AT STREET SEE CIVIL
SEWER AND WATER TO BE PROVIDED BY INDIAN RIVER COUNTY UTILITIES

PARKING DATA / PROPOSED USES

STANDARD 10'-0" X 18'-6"	REQUIRED	PROVIDED
RESTAURANT - 15 SPACE/100 SQ.FT.	94	94
COMMERCIAL - 1 SPACE/200 SQ.FT.	70	592 - 1100 COMPACT
MANUFACTURING, WHOLESALING & STORAGE BUSINESSES - 1 SPACE/500 SQ.FT.	21	21 COMPACT
HANDICAPPED - 12'-0" X 18'-6"	6	6
TOTAL PARKING SPACES	191	191
LOADING - 18'-0" X 30'-0"	2	2
COMPACT - 8'-0" X 15'-0" MIN - 20% OF TOTAL		40 COMPACT

DAILY TRIPS

1,580

SITE DATA

	CG	IG	REQUIRED	PROVIDED
MAX. COVERAGE (SQ.FT.)	40%	40%	CG 64,971	29,987 (18%)
MIN. OPEN SPACE (SQ.FT.)	25%	15%	40,617	24,370
IMPERVIOUS (SQ.FT.)			N/A	N/A

SITE AREA

TOTAL SITE 162,469 SQ.FT. (3.73 ACRES)

SITE SET-BACKS

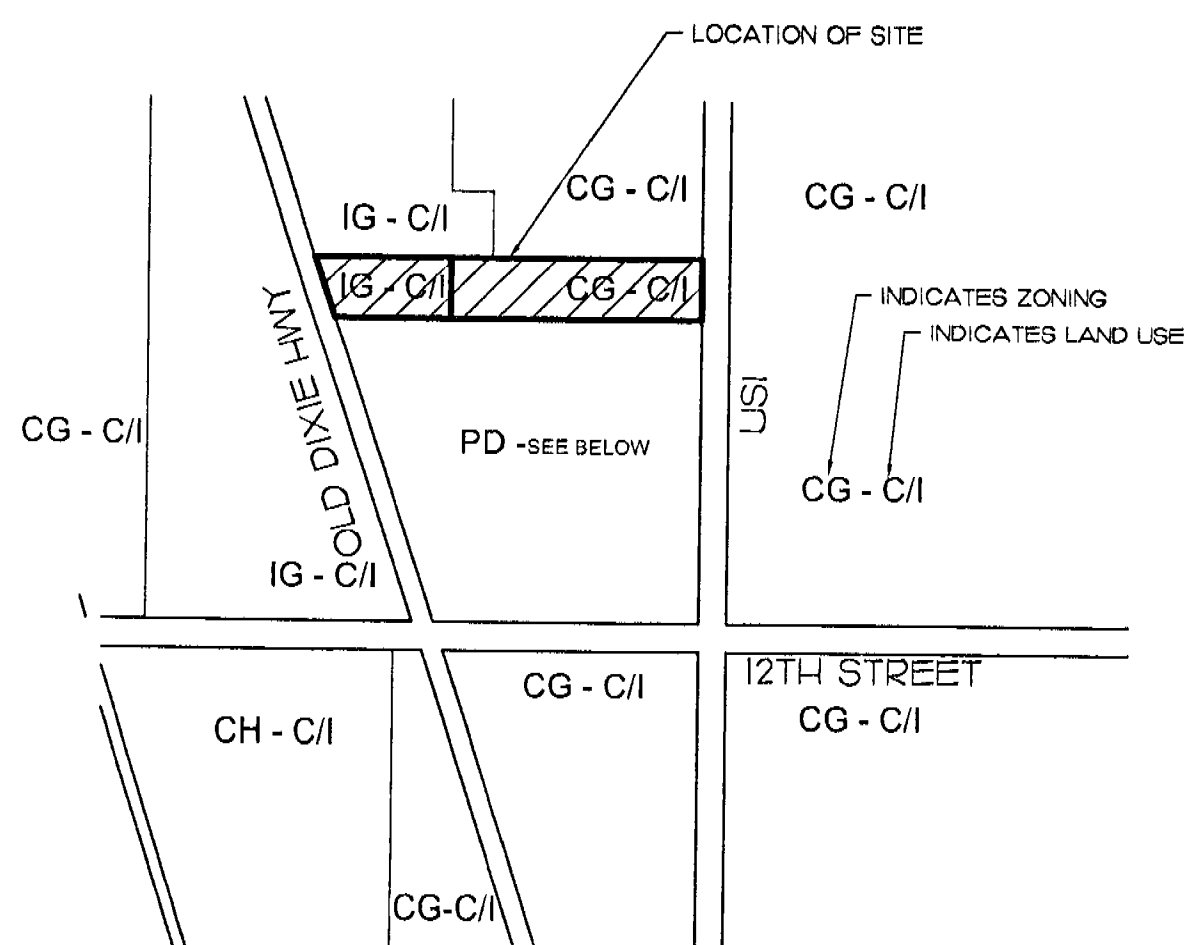
	REQUIRED	PROVIDED
FRONT	25'	25'
REAR	10'	229'-6"
SIDE	10'	23'-7"

LEGEND
(C) DESIGNATES NUMBER OF COMPACT SPACES
(R) DESIGNATES NUMBER OF REGULAR SPACES

GENERAL NOTES

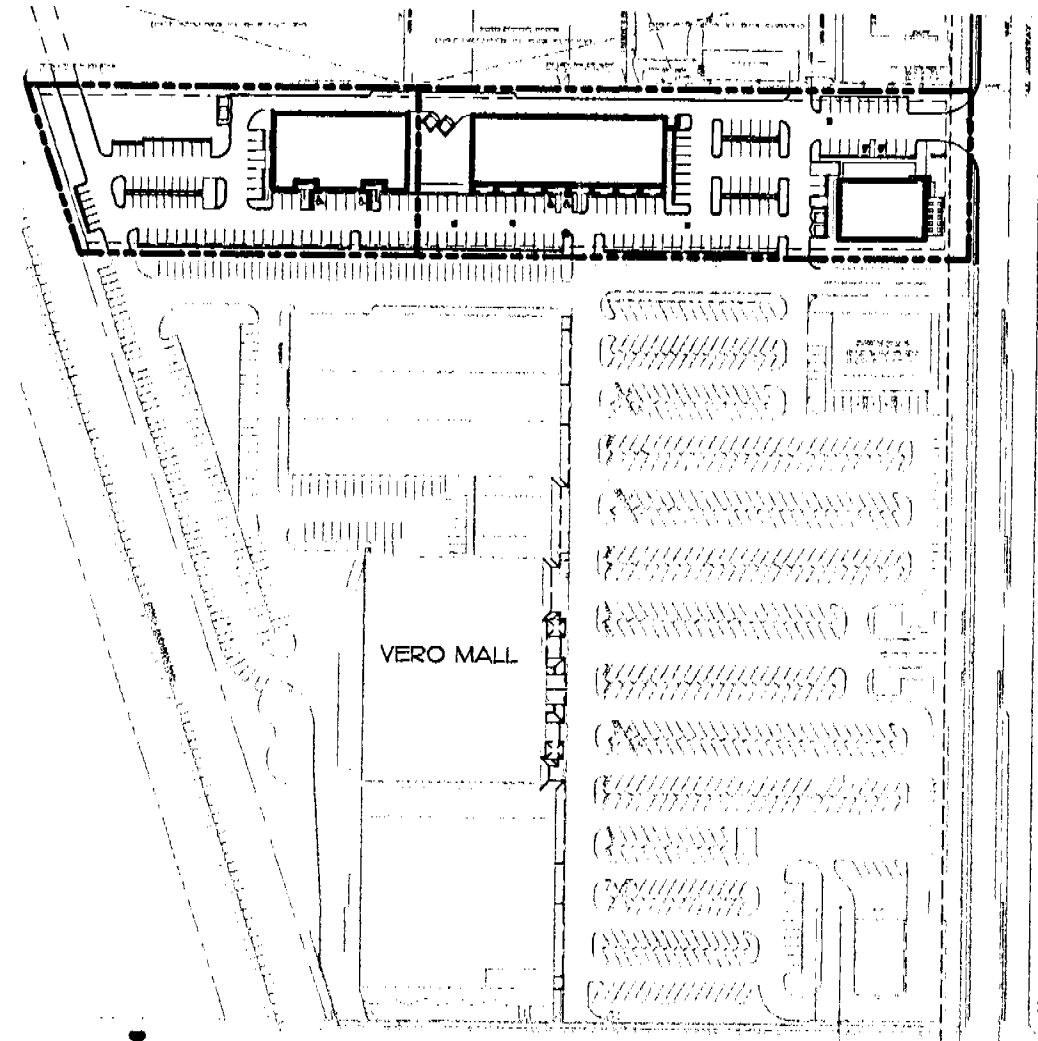
SCALE

- ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO REFLECTIVE TRAFFIC PAINT, AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTIONS, 1996, SECTION 710.
- ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346, 2002 EDITION, A DETAIL OF THIS STANDARD HAS BEEN NOTED IN THE CIVIL DRAWINGS.
- ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.



1 ZONING & LAND USE MAP

SCALE: N.T.S. PD = C-2, C-3, AG-1, AG-2, AG-3, RL-1, L-2, M-1, M-2 & C-1



2 VICINITY MAP

SCALE: 1"=200'

3 LEGAL DESCRIPTION

SCALE

BEGINNING 20423 FEET SOUTH OF THE NORTH-EAST CORNER OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33, SOUTH RANGE 39 EAST, RUN WEST TO THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY APPROXIMATELY 1065.04 FEET, THENCE SOUTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY 4981 FEET, THENCE EAST APPROXIMATELY 9.8 FEET TO THE CENTER SECTION LINE OF SAID SECTION 12, THENCE NORTH 469 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 126 FEET AND THE SOUTH 172 FEET AND LESS THE RIGHT OF WAY FOR US HIGHWAY #1, (AS PER ORB. 1187, PG. 544, INDIAN RIVER COUNTY, FLORIDA)

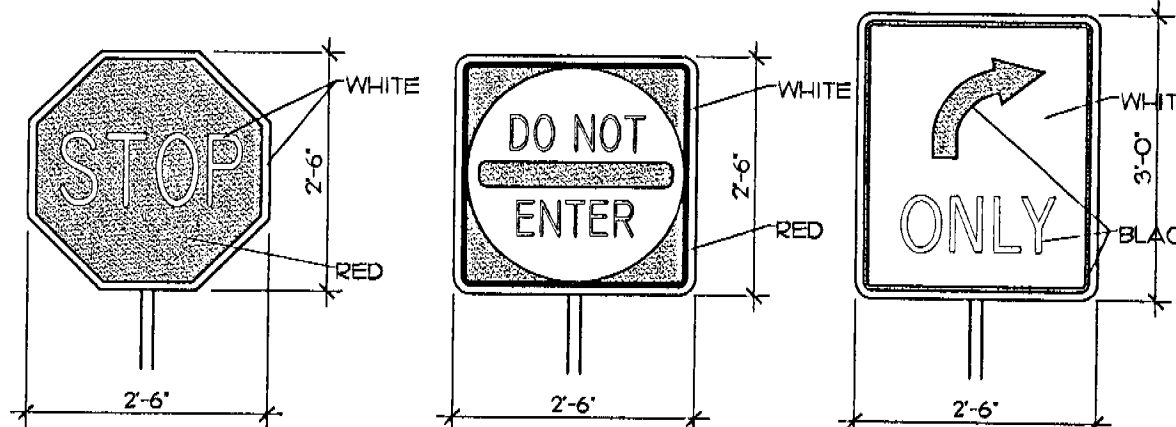
4 PERMITS REQUIRED

SCALE

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ERP
INDIAN RIVER COUNTY TYPE A STORMWATER PERMIT
INDIAN RIVER COUNTY SITE PLAN APPROVAL
INDIAN RIVER COUNTY LAND CLEARING PERMIT
INDIAN RIVER COUNTY UTILITY CONSTRUCTION PERMIT
FDEP NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE
FDEP WASTEWATER CONSTRUCTION PERMIT
FDEP POTABLE WATER CONSTRUCTION PERMIT
FDOT DRIVEWAY CONNECTION
FDOT DRAINAGE CONNECTION

5 STANDARD F.D.O.T. SIGNAGE DETAILS

SCALE



SITE PLAN

SCALE: 1"=40'



New Construction for:
MALL CENTER
1335 US HIGHWAY ONE
VERO BEACH FL 32960
INDIAN RIVER COUNTY

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Sheet title: SITE PLAN
File name: BMC-SP-1.dwg
Project no: 04098
Date: 07-06-04
Drawn by: JOE
Checked by: KS
Revisions:
1. AUCS OWNER REV 14

SP-1