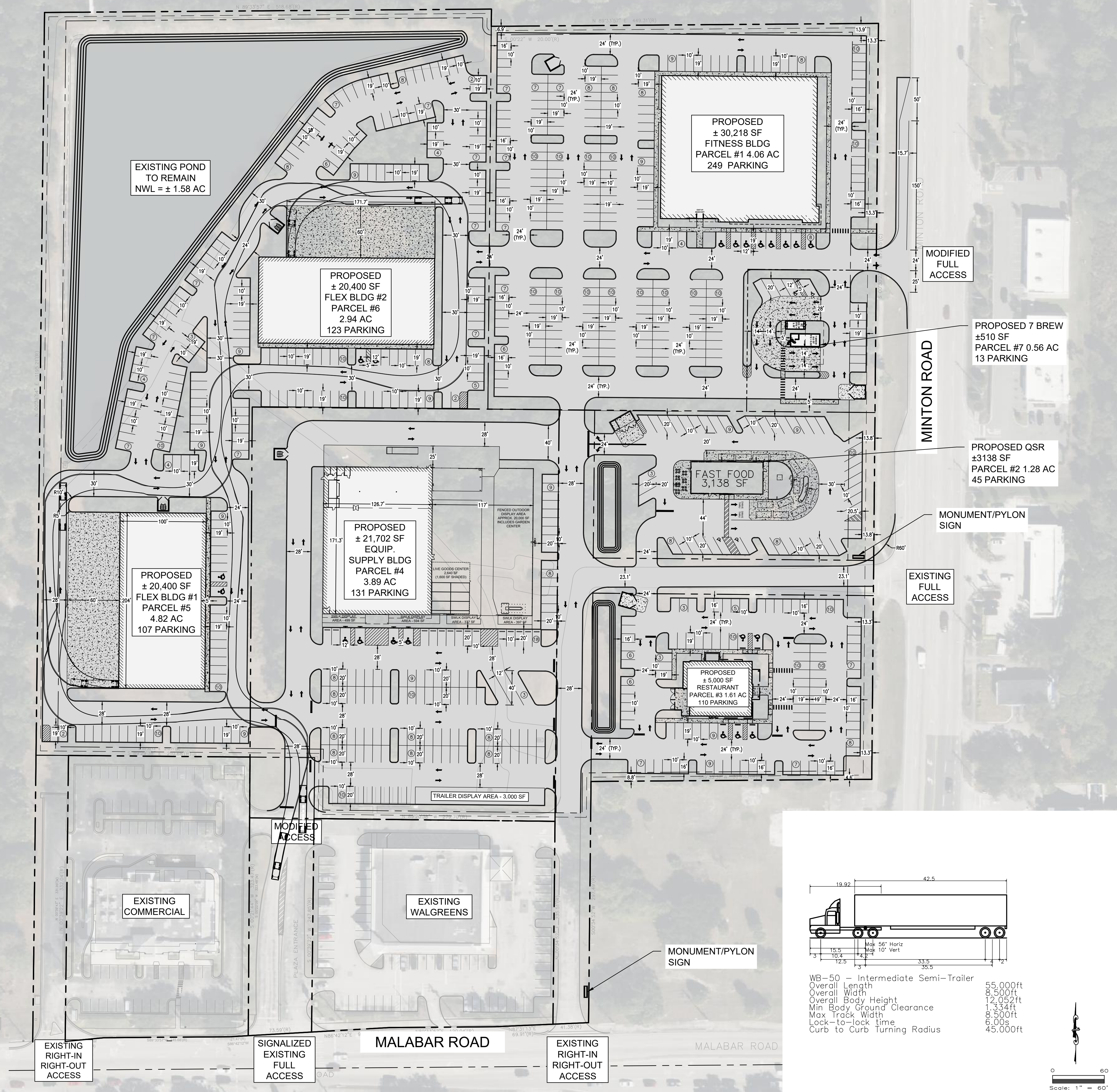




SITE DATA TABLE	
SITE NAME	PALM BAY MULTI-USE
ADDRESS	6370 MINTON ROAD NW, PALM BAY, FL 32907
PARCEL ID	28-36-36-00-756 28-36-36-00-760 28-36-36-00-761 28-36-36-00-762 (A PORTION OF) 8-36-36-00-758.1
JURISDICTION	CITY OF PALM BAY
ZONING DESIGNATION	CC (COMMUNITY COMMERCIAL)
OVERLAY DISTRICT	-
PARCEL SIZE	20.61 AC (INCLUSIVE OF COMMON AREA ROADS)
SETBACKS:	BUILDING BUFFERS
FRONT	30'
SIDE	10'
REAR	25'
SITE CALCULATIONS:	
TOTAL IMPERVIOUS PAVEMENT/SIDEWALK BUILDING	639,647 SF (14.684 AC) (71.2%) 538,072 SF (12.352 AC) (59.9%) 101575 SF (2.332 AC) (11.3%)
PERVIOUS GREEN SPACE	189,315 SF (4.346 AC) (21.1%) 189,315 SF (4.346 AC) (21.1%)
POND	68,957 SF (1.583 AC) (7.7%)
PARKING:	
REQUIRED:	RESTAURANT: 1 SPACE PER 3 SEATS + 1 SPACE PER EMPLOYEE DRIVE THRU: 1 SPACE PER 75 GFA + 1 SPACE PER EMPLOYEE RETAIL: 1 SPACE PER 200 GFA (21,702/200 = 109)
PROPOSED:	RESTAURANT: STANDARD (10'X19') OVERHANG (10'X19') ADA SPACE (12'X19')
	TOTAL = 110
DRIVE THRU:	STANDARD (10'X19') ADA SPACE (12'X19')
	TOTAL = 45
GYM:	STANDARD (10'X19') OVERHANG (10'X16') ADA SPACE (12'X19')
	TOTAL = 249
SUPPLY BLDG:	STANDARD (10'X19') TRUCK (12'X40') ADA SPACE (12'X19')
	TOTAL = 131
FLEX BLDG #1:	STANDARD (10'X19') ADA SPACE (12'X19')
	TOTAL = 107
FLEX BLDG #2:	STANDARD (10'X19') ADA SPACE (12'X19')
	TOTAL = 123
DRIVE THRU:	STANDARD (10'X19') ADA SPACE (12'X19')
	TOTAL = 13

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

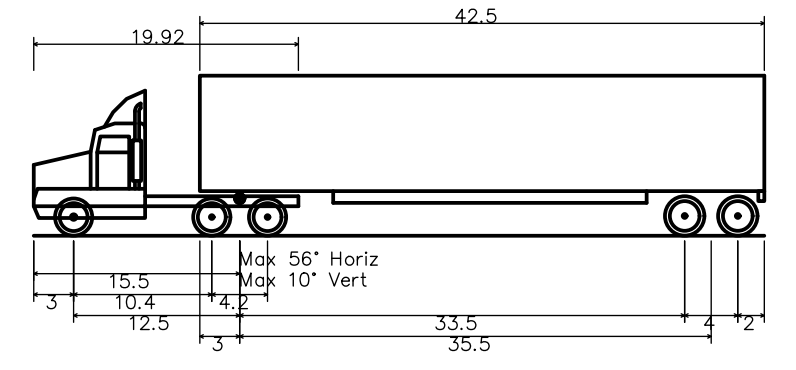
BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	EASEMENT
	PARKING COUNT
	COMPACT PARKING SPACES
	PROPOSED BUILDING
	ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE (SIDEWALK)
	HEAVY DUTY CONCRETE
	PATIO AREA (± SF)



CONCEPTUAL EXHIBIT

CONCEPTUAL DESIGN

PALM BAY MULTI-USE

6370 MINTON ROAD NW
PALM BAY, FL 32907

Bowman

Certificate of Authorization License No. 30462

(MEL)	(MEL)	KS
DSGN	DRAWN	CHKD
010135-03-002		
PROJECT NUMBER		

SCALE 1" = 60'

VERSION 5 A