

Plotted By: Daughtery, Alex - Sheet Set: KHA - Layout: SP-1 - December 12, 2017 - 08:49:11pm - K:\V\RB - Environmental\147022001 Lot 5 IR Mall\CAD Concepts\SP2 - LOT 5.dwg
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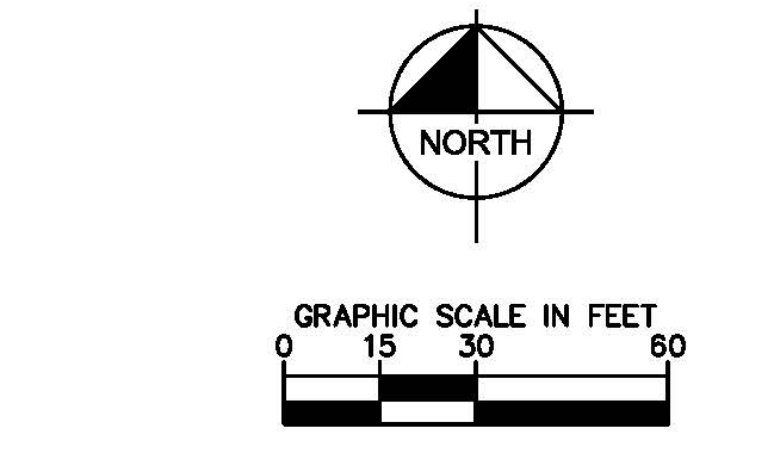


SITE DATA

LOCATION: SECTION 5, TOWNSHIP 33 S, RANGE 39 E
 ADDRESS: SR 60 (INDIAN RIVER MALL) VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
 ZONING CODE: CG; GENERAL COMMERCIAL DISTRICT
 SITE AREA: 205,212 SF 4.71 AC
 LOT COVERAGE: 100%
 BUILDING AREA (40% MAX.): 82,085 SF 9.75%
 IMPERVIOUS AREA: 67,183 SF 32.73%
 STORMWATER: 25,336 SF 12.35%
 OPENSOURCE (25% MIN.): 74,430 SF 36.26%
 (INCLUDES UP TO ONE-THIRD OF THE POND AREA)

BUILDING HEIGHT: 35' MAX
 SETBACKS: FRONT (SR 60) 75', REAR 10', SIDE 10', SIGNAGE 5' FROM RAW, 25' FROM INTERSECTION

LANDSCAPE BUFFERS: RIGHT-OF-WAY 15', INTERIOR 5'



PARKING CALCULATIONS

BUILDING/USE	REQ'D RATIO	REQ'D SPACES
RETAIL (6,000 SF)	1 SP / 200 SF	30 SPACES
RESTAURANT (13,000 SF)	1 SP / 75 SF	173 SPACES
PARKING SUMMARY	REQUIRED	PROVIDED
TOTAL PARKING	203	188
ACCESSIBLE PER ADA	7	7

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LICENSED PROFESSIONAL: PETER J. VAN RENIS, P.E.
 DATE: 12/12/2017
 SCALE: AS SHOWN
 DESIGNED BY: SDS
 DRAWN BY: SDS
 CHECKED BY: PVR

SITE PLAN

LOT 5

INDIAN RIVER COUNTY FL

ATTACHMENT 6

SHEET NUMBER **SP-1**