

EXIST LAND USE
 TOTAL SITE = 75.01 ACRES±
 OPEN SPACE = 15.95 ACRES±
 LAKE = 2.85 ACRES±
 GREEN AREA = 8.85 ACRES±
 40' BUFFER AREA = 4.25 ACRES±
 BUILDINGS = 13.03 ACRES±
 PAVEMENT = 33.34 ACRES±
 SIDEWALK = 6.31 ACRES±
 UNDEVELOPED = 6.38 ACRES±

PROPOSED LAND USE
 TOTAL SITE = 75.01 ACRES±
 OPEN SPACE = 17.27 ACRES±
 LAKE = 2.85 ACRES±
 EXIST. GREEN AREA = 8.85 ACRES±
 EXIST. GREEN AREA REMOVED = 0.74 ACRES±
 PROP. GREEN AREA = 2.06 ACRES±
 40' BUFFER AREA = 4.25 ACRES±
 BUILDINGS = 15.14 ACRES±
 EXIST. BUILD AREA = 13.03 ACRES±
 PROP. BUILD AREA = 2.11 ACRES±
 SIDEWALK = 7.19 ACRES±
 EXIST. SIDEWALK = 6.31 ACRES±
 PROP. SIDEWALK = 0.88 ACRES±
 PAVEMENT = 35.41 ACRES±
 EXIST. PAVEMENT AREA = 33.34 ACRES±
 EXIST. PAVEMENT AREA REMOVED = 1.75 ACRES±
 PROP. PAVEMENT AREA = 3.82 ACRES±
 UNDEVELOPED = 0.00 ACRES±

PROJECT INFORMATION:
 ZONING = CPD
 PROPOSED USE = MIROMAR FACTORY OUTLET RETAIL DEVELOPMENT
 MAXIMUM BUILDING HEIGHT = 45 FEET ABOVE FINISH FLOOR ELEVATION (N.G.V.D.)
 SOIL TYPES = #5 HALLANDALE FINE SAND
 #13 BOCA FINE SAND
 #26 PINEDA FINE SAND
 (PER LEE COUNTY SOIL SURVEY)

OPEN SPACE:
 REQUIRED = 16.5%
 TOTAL SITE:
 75.0 ACRES x 0.165 = 12.38 ACRES REQUIRED

INDIGENOUS OPEN SPACE:
 REQUIRED = 18% OF REQUIRED OPEN SPACE
 12.38 ACRES x 0.18 = 2.2 ACRES± REQUIRED.
 PROVIDED = 2.2 ACRES±

PARKING CALCULATIONS:
 4.5 SPACES PER 1,000 S.F. OF BUILDING AREA (MIXED USE)
 TOTAL HANDICAPPED REQUIRED = 20[(3,068-1,000)/100] = 41 SPACES
 TOTAL SPACES REQUIRED = (670,958/1,000) x 4.5 = 3,020 SPACES

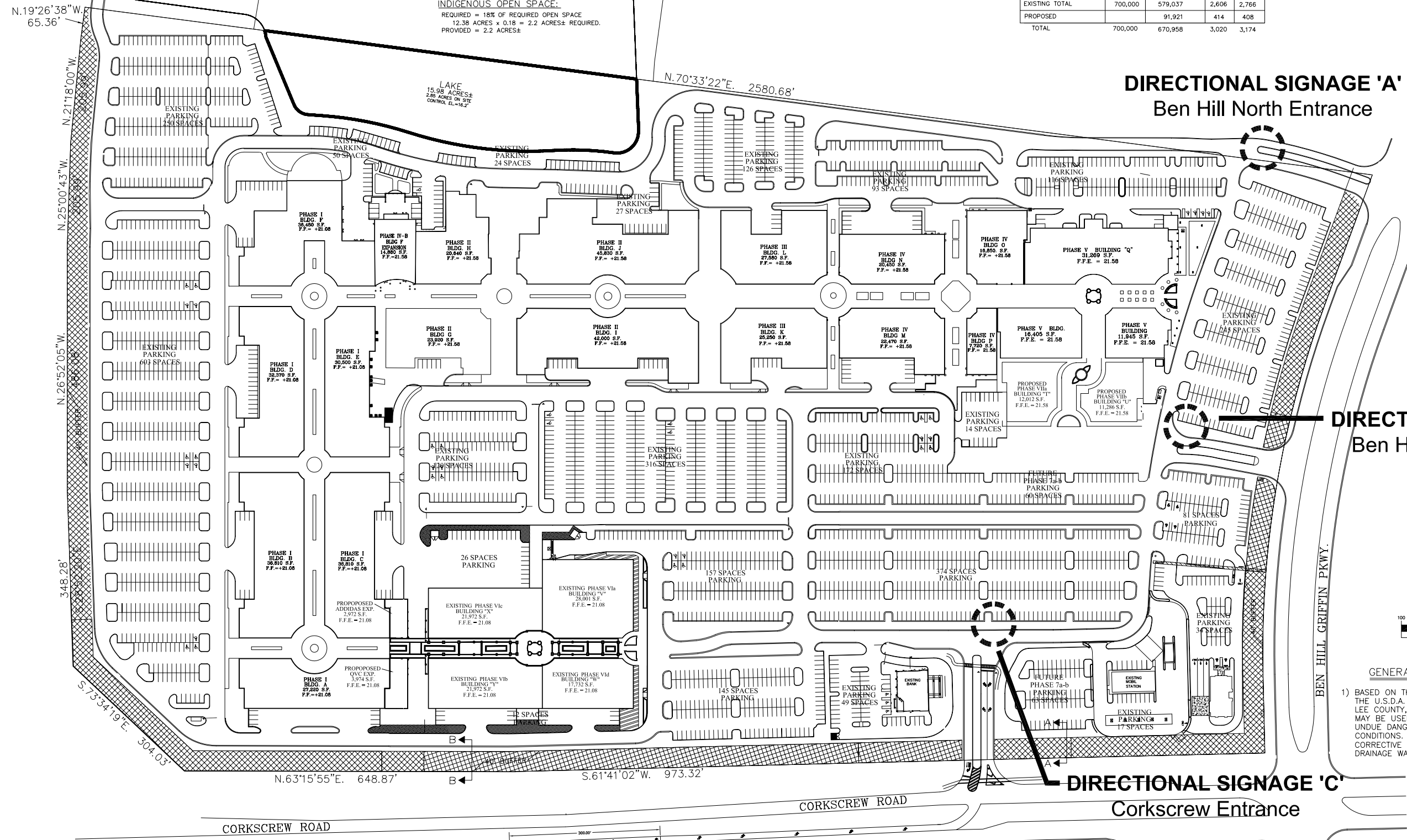
PHASE	PERMITTED W/ CONCURRENCY	EXISTING BLDG S.F.	PARKING REQUIRED	PROVIDED
EXISTING MALL	700,000	539,333	2,427	2,516
EXISTING BOA		5,114	24	49
EXISTING MOBIL		3,440	16	17
EXISTING WACHOVIA		3,150	15	34
PREV. APP. BLD. "V" Via		28,000	126	150
EXISTING TOTAL	700,000	579,037	2,606	2,766
PROPOSED	91,921	414	408	408
TOTAL	791,921	679,451	3,014	3,174

LEGEND

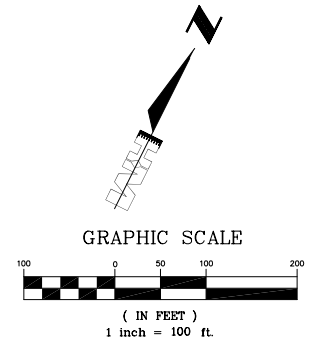
F.F.E. FINISH FLOOR ELEVATION

40' BUFFER

Enhanced Building Perimeter Planting Requirement



REFUSE & SOLID WASTE
 168 SF + 4.26 S.F. * 1000 S.F. OVER 25,000 S.F.
 REQUIRED DUMPSTER AREA
 = 168 + 4.26 S.F. * (91,921 - 25,000)
 = 454 S.F.
 PROVIDED ENCLOSED DUMPSTER
 = 576 S.F. (3) 12'x16' ENCLOSED AREAS



GENERAL DEVELOPMENT NOTE:
 1) BASED ON THE SFWMD GENERAL PERMIT #36-01871-S AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

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▲	MINOR CHANGE (BUILDING Z)	10/12/07
LETTER	REVISIONS	DATE

MIROMAR DEVELOPMENT CORP.
 MIROMAR FACTORY OUTLET MALL
 PHASE Vb, Vc, Vd, VIa, VIb
 LEE COUNTY, FLORIDA

DESIGNED BY: CLK
 DATE: 12/28/06
 DRAWN BY: JJH
 DATE: 12/28/06
 CHECKED BY: CLK
 DATE: 12/28/06
 VERTICAL SCALE: N/A
 HORIZONTAL SCALE: 1" = 100'



6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone : (239) 985-1200
 Florida Certificate of
 Authorization No.1772

MASTER SITE PLAN
 MINOR CHANGE

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:
 CHARLES L. KREBS
 FLORIDA PROFESSIONAL ENGINEER
 REGISTRATION #56835
 DATE

REFERENCE NO.	DRAWING NO.
06049BMSP	1143
PROJECT NO.	SHEET NO.
2006049	5 OF 12