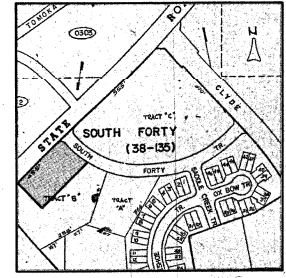
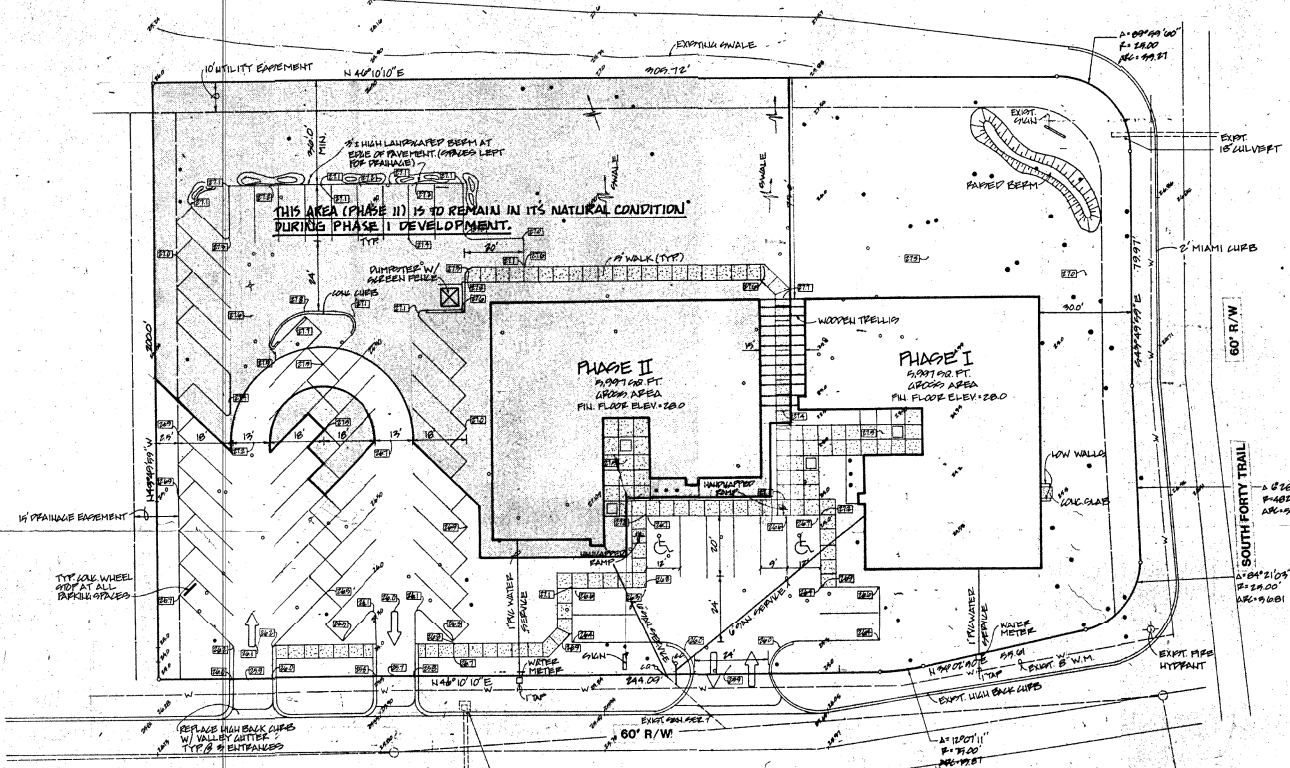
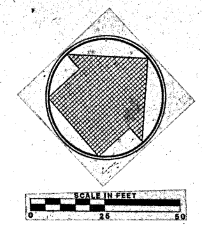


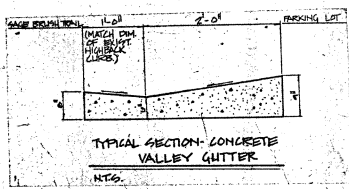
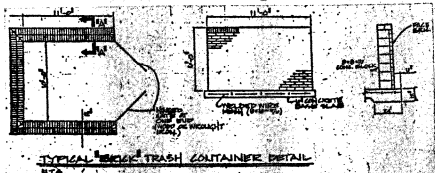
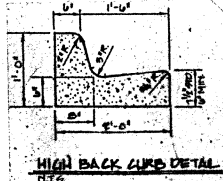
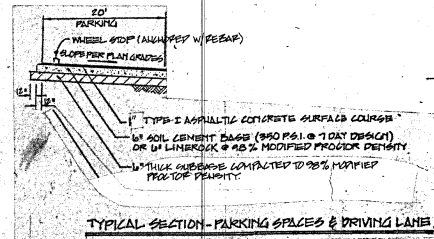
S.R. 40

100' R/W



VICINITY MAP

- NOTES:**
- LEVEL:
    - 1. EXIST. GRADE
    - 2. PROPOSED GRADE
    - 3. DIRECTION OF DRAINAGE FLOW
    - 4. EXIST. TREES TO BE REMOVED
    - 5. EXIST. TREES TO REMAIN
  - LEGAL DESCRIPTION: LOT 1, THE TRAILS SOUTH FORTY BUSINESS PARK, PLAT BOOK 99 PAGES 149 AND 150.
  - LAND USE ZONING:
    - TOTAL AREA: 19 AC. (18.7%)
    - BUILDING COVERAGE: 0.28 AC. (1.5%)
    - PARKING & ACCESS DRIVE: 0.40 AC. (2.1%)
    - PARKING DECK: 78 SPACES
    - TRASH CONTAINER: 52 SPACES
  - NO PERMANENT RETENTION IS REQUIRED ON THIS SITE. THE PERMANENT RETENTION REQUIREMENT WAS DESIGNATED WITH THE DEVELOPMENT OF THE TRAILS SOUTH FORTY BUSINESS PARK.
  - WATER TAP AND METER TO BE INSTALLED BY THE CITY OF ORMOND BEACH.
  - THE AREA SURROUNDING THE BUILDING AND PAVED AREAS TO BE LEFT IN ITS NATURAL CONDITION TO THE EXTENT POSSIBLE. THE TREES INDICATED BY A SLOPED CIRCLE ARE TO REMAIN AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE DEVELOPER. REFER TO THE ARCHITECTURAL PLANS PREPARED BY CHARLIE, BAKER, YOUNG AND MORSE, 2002 B. POKESHAW, SUITE 1140, ORLAND FL., (321) 841-9107, FOR TYPICAL SECTIONS DELINEATING THE PROPOSED EXISTING BERM AROUND THE BUILDING.
  - CITY RIGHT OF WAY TO BE SLOPPED AND BEAUTIFIED.
    - A. PINE TREE
    - B. OAK TREE



NOT VALID WITHOUT ENCLOSED SEAL

PREPARED BY:  
**ZEV COHEN & Associates, Inc.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 55 SETON TRAIL, SUITE 200, ORMOND BEACH, FLORIDA 32074  
 (904) 677-2482

**SOUTH FORTY  
 PROFESSIONAL CENTER  
 PHASE I SITE PLAN**

FILE NO.	24-801-1	DESIGNED BY	Z. COHEN
DATE	11/27/03	DRAWN BY	DMITRIYENKO
SCALE	1" = 30'	SHEET	1 OF 1