

SITE DATA

OWNER: ISJ PABOM ENTERPRISES
OWNER ADDRESS: 30 EMMONS ST, LONG BRANCH, NJ 07740
PROPERTY ADDRESS: INDRIO, RD
COUNTY: ST LUCIE
LEGAL DESCRIPTION
18 34 40 THAT PART OF E 717.26 FT OF SW 1/4 OF NW 1/4 LYG E OF FOL DESC LI:
BEG SE COR OF W 1/2 OF NW 1/4 RUN N 00 DEG 29 MIN 17 SEC E 40 FT TO N R/W
LI INDRIO RD, TH N 89 DEG 37 MIN 50 SEC W ALG SD R/W LI 449.24 FT TO POB, TH
N 00 DEG 32 MIN 10 SEC E 371.18 FT, TH N 43 DEG 32 MIN 10 SEC E 106.94 FT, TH
N 03 DEG 02 MIN 10 SEC E 485 FT, TH N 71 DEG 02 MIN 10 SEC E 75 FT, TH N 32
DEG 32 MIN 10 SEC E 196 FT, TH N 46 DEG 57 MIN 50 SEC W 92.59 FT, TH N 90
DEG W 34.15 FT, TH N 00 DEG 29 MIN 17 SEC E 99.03 FT TO SLY LI HOLIDAY PINES
S/D-PHASE III- (10.65 AC) (OR 3605-855)
CONTAINING: 463,956 SF 107 AC
PARCEL INFO: 1418-231-0001-010-6
SECTION: 18
TOWNSHIP: 34S
RANGE: 40E
FLOOD ZONE: X
CURRENT ZONING: RM-9
FUTURE LAND USE: RM

TOTAL SITE DATA

TOTAL SITE AREA	=463,956 FT2	= 10.7 ACRES (100%)
IMPERVIOUS AREA:		
PROPOSED BUILDING	=65,261 FT2	= 1.5 ACRES (14.1%)
PROPOSED ASPHALT	=60,999 FT2	= 1.4 ACRES (13.1%)
EXISTING ASPHALT	=6,331 FT2	= 0.1 ACRES (1.4%)
PROPOSED CONCRETE	=27,983 FT2	= 0.6 ACRES (6.0%)
TOTAL IMPERVIOUS AREA	=163,578 FT2	= 3.8 ACRES (35.3%)
PERVIOUS AREA:		
PROPOSED LAKE	=37,536 FT2	= 0.9 ACRES (8.1%)
PRESERVE AREA	=94,400 FT2	= 2.2 ACRES (20.3%)
OPEN SPACE	=168,441 FT2	= 3.9 ACRES (36.3%)
TOTAL PERVIOUS AREA	=300,378 FT2	= 6.9 ACRES (64.7%)

SIDE BUILDING SETBACK

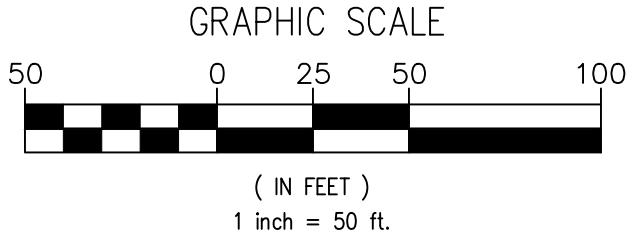
LENGTH(L) OF BUILDINGS HEIGHT(H) OF BUILDINGS
(PER SECTION 7.04.03) $D = [L \cdot P \cdot L + 2(H \cdot A)]/4$
 $D = [43.5 + 2(24)]/4$
 $D = 43.5 + 48/4$
 $D = 91.5/4$
 $D = 22.87$ SIDE SETBACK

FRONT AND REAR BUILDING SETBACK

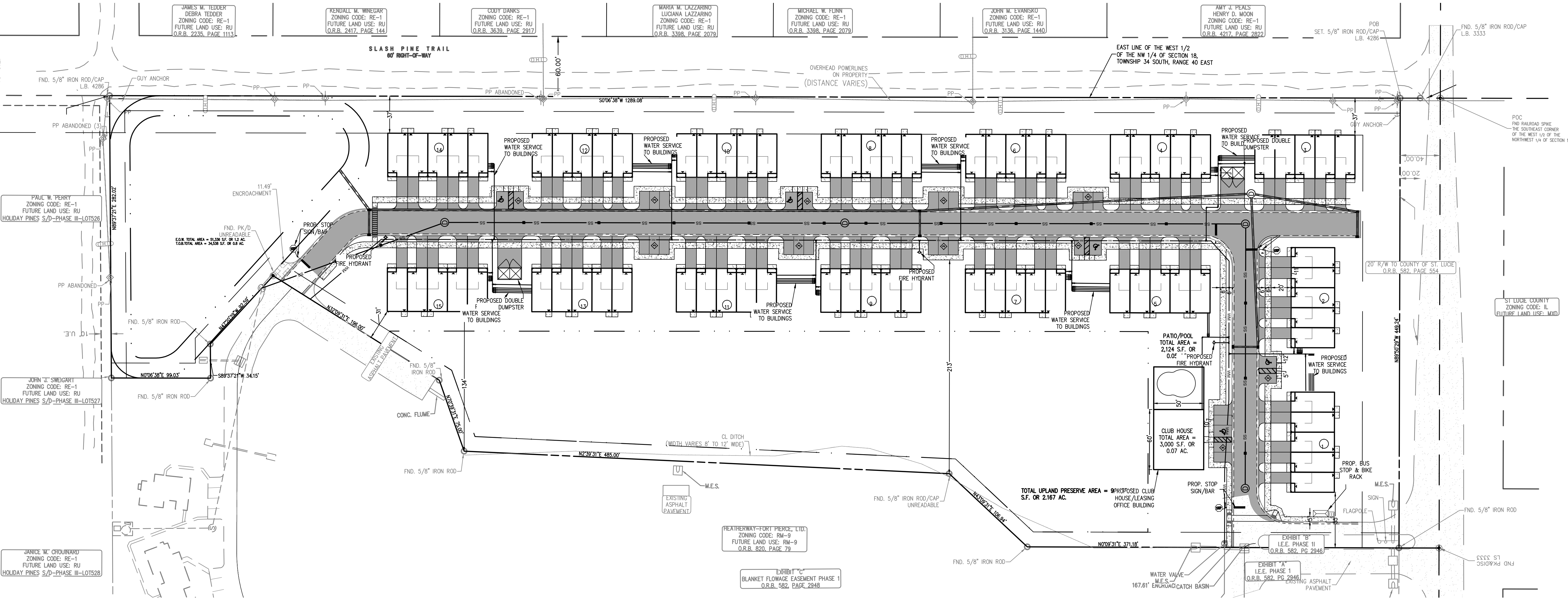
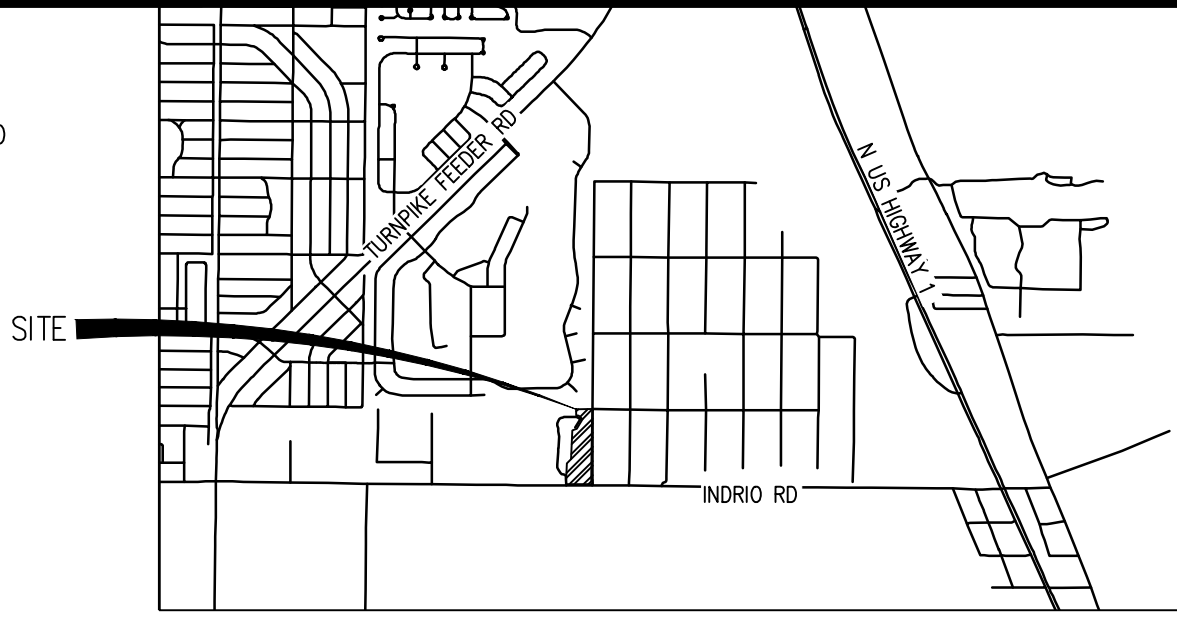
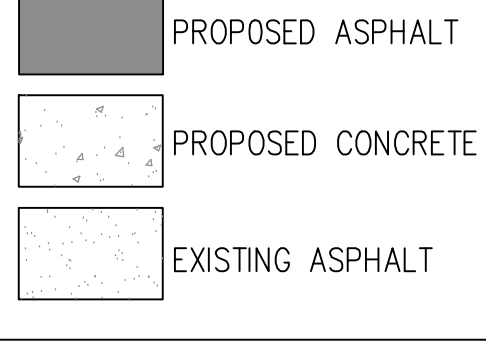
LENGTH(L) OF BUILDINGS HEIGHT(H) OF BUILDINGS
(PER SECTION 7.04.03) $D = [L \cdot P \cdot L + 2(H \cdot A)]/4$
 $D = [100 + 2(24)]/4$
 $D = 100 + 48/4$
 $D = 148/4$
 $D = 37$ SIDE SETBACK

PARKING CALCULATION

REQUIRED PARKING
PARKING REQUIRED = ?? SPACES
HANDICAPPED REQUIRED = 5 SPACES
PARKING PROVIDED
1 SPACE PER GARAGE = 75 SPACES
1 SPACE PER CAR DRIVEWAY = 75 SPACES
REGULAR SPACES = 33 SPACES
HANDICAPPED SPACES = 5 SPACES
TOTAL PARKING PROVIDED = 182 SPACES



LEGEND



- WATER STATEMENT
WASTEWATER STATEMENT
DRAINAGE STATEMENT
TRAFFIC STATEMENT
FIRE PROTECTION STATEMENT

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-386-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00088658

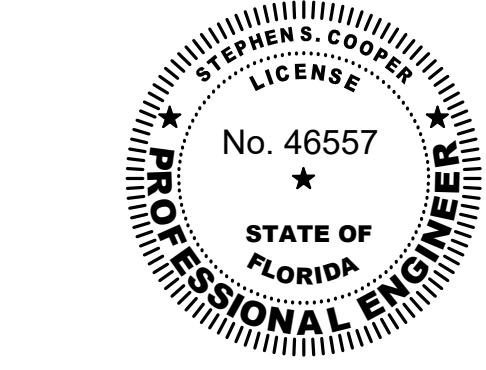
SCPE

FINAL SITE PLAN

SATCOMM BUILDINGS INDRIO PINES LAYOUT

STATE OF FLORIDA

DATE: MAY 2020
DRAWN BY: CCL
DESIGNED BY: SC
CHECKED BY: SC
HORZ. SCALE:
VERT. SCALE:
DRAWING NO.
JOB NO. 2020-101



Stephen Cooper, P.E. #46557

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