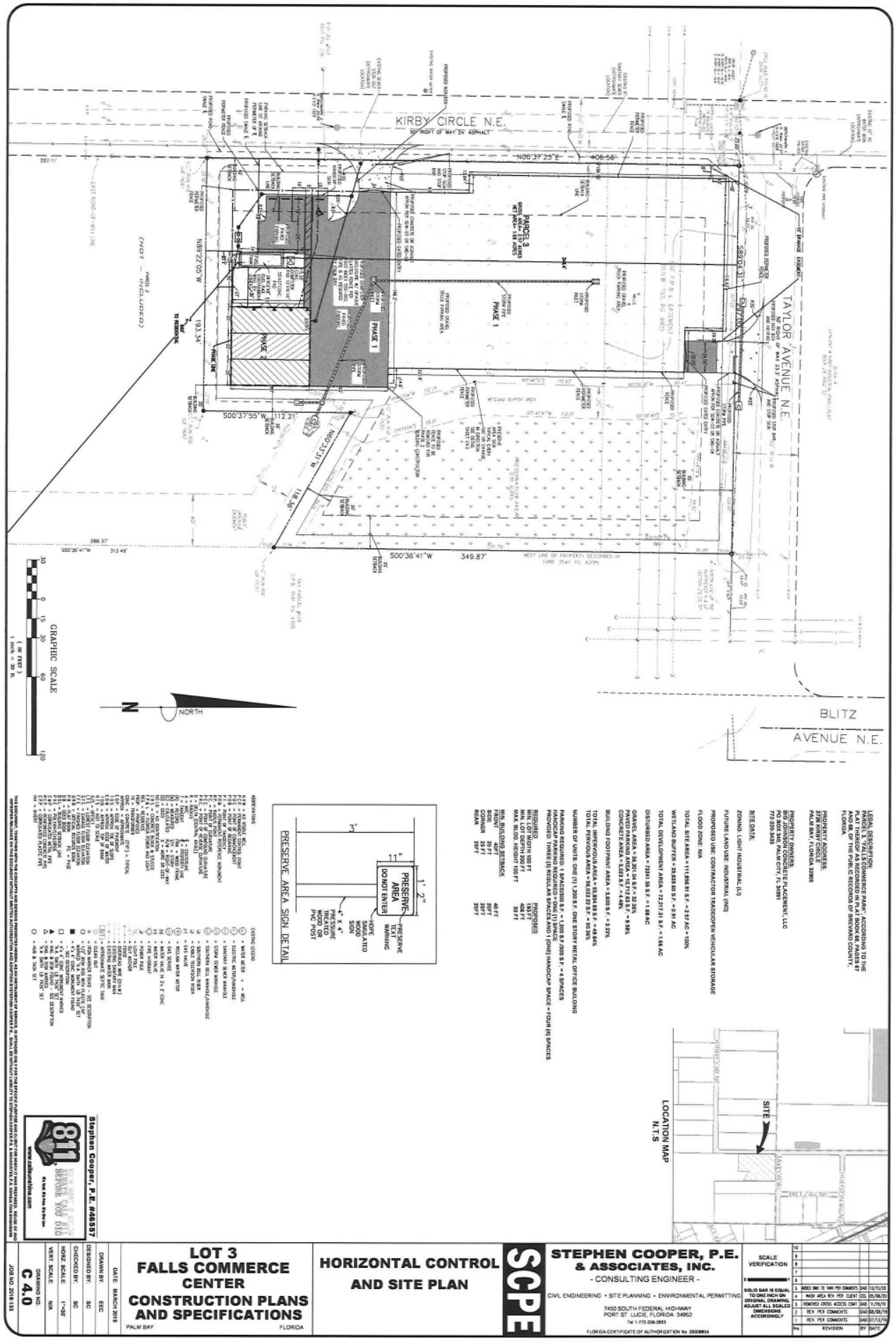
KIRBY CIRCLE N.E.
TAYLOR AVENUE N.E.
BLITZ AVENUE N.E.
PHASE 1
PHASE 2
PARCEL 3
N00°39'23"E
406.56'
S89°04'31"E
N89°22'50"W
193.34'
S00°37'55"W
112.21'
N00°33'31"W
118.36'
S00°36'41"W
349.87'
GRAPHIC SCALE
NORTH
PRESERVE AREA SIGN DETAIL
PRESERVE AREA
DO NOT ENTER
PRESERVE TEXT WARNING
HOPE SINGLATED SIGN
4" X 4" PRESSURE TREATED WOODEN PVC POST
LOCATION MAP
N.T.S
SITE
LEGAL DESCRIPTION
PARCEL 3 "FALLS COMMERCE PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 67 AND 68, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
PROPERTY ADDRESS
2798 KIRBY CIRCLE
PALM BAY, FLORIDA 32905
PROPERTY OWNER:
BUILDERS CONCRETE PLACEMENT, LLC
PO BOX 340, PALM CITY, FL 34991
772-220-3435
SITE DATA:
ZONING: LIGHT INDUSTRIAL (LI)
FUTURE LAND USE: INDUSTRIAL (IND)
PROPOSED USE: CONTRACTOR TRADS/OPEN VEHICULAR STORAGE
FLOOD ZONE: N/A
TOTAL SITE AREA = 111,856.51 S.F. = 2.57 AC = 100%
WETLAND BUFFER = 39,639.60 S.F. = 0.91 AC
TOTAL DEVELOPMENT AREA = 72,217.31 S.F. = 1.66 AC
DISTURBED AREA = 72341.98 S.F. = 1.66 AC
GRAVEL AREA = 36,194.31 S.F. = 50.10%
PAVED PARKING AREA = 10,173.53 S.F. = 9.09%
CONCRETE AREA = 5,020.5 S.F. = 4.48%
BUILDING FOOTPRINT AREA = 3,600 S.F. = 3.22%
TOTAL IMPERVIOUS AREA = 54,388.31 S.F. = 48.64%
TOTAL PERVIOUS AREA = 58,022.23 S.F. = 51.35%
NUMBER OF UNITS: ONE (1) 1,200 S.F. ONE STORY METAL OFFICE BUILDING
PARKING REQUIRED: 1 SPACE/300 S.F. = 1,200 S.F./300 S.F. = 4 SPACES
PARKING PROVIDED: FOUR (4) REGULAR SPACES AND ONE (1) HANDICAP SPACE = FOUR (4) SPACES
REQUIRED: THREE (3) REGULAR SPACES AND 1 (ONE) HANDICAP SPACE = FOUR (4) SPACES
MIN. LOT WIDTH 100 FT 193 FT PROPOSED
MIN. LOT DEPTH 300 FT 406 FT
MAX. BLDG. HEIGHT 100 FT 30 FT
MIN. BUILDING SETBACKS
FRONT 40 FT
SIDE 20 FT 20FT
CORNER 25 FT 25FT
REAR 25FT 25FT
ABBREVIATIONS
EXISTING LEGEND
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION THEREOF, WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY STEPHEN COOPER P.E. & ASSOCIATES, P.A. SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. DATED ON THIS DOCUMENT.
Call 811 Before You Dig
It's fast. It's free. It's the law.
www.callsunshine.com
Stephen Cooper, P.E. #46557
LOT 3
FALLS COMMERCE CENTER
CONSTRUCTION PLANS AND SPECIFICATIONS
PALM BAY FLORIDA
HORIZONTAL CONTROL AND SITE PLAN
SCPE
STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No 00008850
SCALE VERIFICATION
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY
REV. PER COMMENTS
REMOVED CROSS ACCESS (SM)
REV. PER COMMENTS
REV. PER COMMENTS
ADDED DWG TO TWM PER COMMENTS
MAGH AREA REV. PER CLIENT
REVISION
DATE
DRAWN BY: EEC
DESIGNED BY: SC
CHECKED BY: SC
HORZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWING NO.
C 4.0
JOB NO. 2018-133