

SITE DATA

OWNER: BGM LLC
1820 AVENUE K
BROOKLYN, NY 11230

ENGINEER: BLAINE BERGSTRESSER P.E.
KMA ENGINEERING & SURVEYING LLC
3001 INDUSTRIAL AVENUE 2
FT. PIERCE FL. 34946

SURVEYOR: WILLIAM HAYHURST P.S.M.
KMA ENGINEERING & SURVEYING LLC
3001 INDUSTRIAL AVENUE 2
FT. PIERCE FL. 34946

PROPOSED USE: 312 UNIT MULTI-FAMILY APARTMENTS
W/ 4,300 SF CLUBHOUSE

SITE ADDRESS: 2152 SOUTH JENKINS ROAD
FT. PIERCE, FL. 34947

PARCEL ID(S): 2418-333-0001-000-9
2418-333-0002-000-6
2418-333-0003-000-3

ZONING: R-5 HIGH DENSITY RESIDENTIAL

DENSITY ALLOWED: MAX. 15 UNITS/AC.
PROPOSED: 312 UNITS / 17.96 AC = 17.4 UNITS/AC

SIDE YARDS:
FRONT: 25'
SIDE: 10'
CORNER LOT SIDE: 15'
REAR: 20'

SITE AREAS:
GROSS SITE: 782,493 SF (17.96 AC)
BUILDING FOOTPRINTS: 124,615 SF
PAVEMENT & CURBING: 210,728 SF
SIDEWALKS & PATIOS: 45,785 SF
TOTAL IMPERVIOUS AREA: 381,128 SF
OPEN SPACE: 279,220 SF
STORMWATER LAKE @ C.E.: 122,145 SF

PARKING:
REQUIRED: MULTI-FAMILY
1.5 SPACES PER UNIT
312 UNITS x 1.5 = 468 REQUIRED SPACES
CLUBHOUSE:
1 SPACE PER 200 SF
4300 SF / 200 = 22 REQUIRED SPACES
TOTAL REQUIRED = 490 PARKING SPACES
ADA PARKING REQUIRED = 9 of 490 SPACES
PROPOSED: 28 ADA PARKING SPACES PROVIDED
462 STANDARD PARKING SPACES PROVIDED
490 TOTAL SPACES PROVIDED

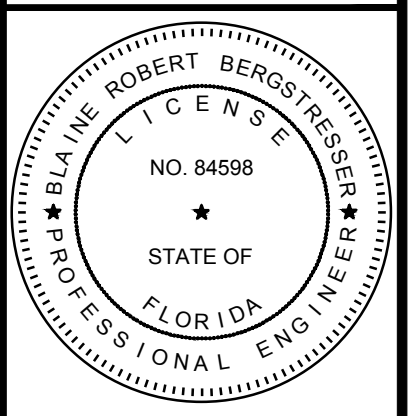
ROW DEDICATION

REVISIONS:	BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: **REGATTA APARTMENTS**
2152 SOUTH JENKINS ROAD
FT. PIERCE, FL. 34947

CLIENT: **ALVA STONE GROUP, LLC**
591 EVERNIA STREET
WEST PALM BEACH, FL 33401



BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
09/16/2022



PROJECT No.: 23-1011
DRAWN BY: CRW
CHECKED BY: BRB
DATE: 08/23/2023

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C-3**

NAVD 1988
ALL ELEVATIONS DEPICTED
HEREON REFERENCE NAVD 1988