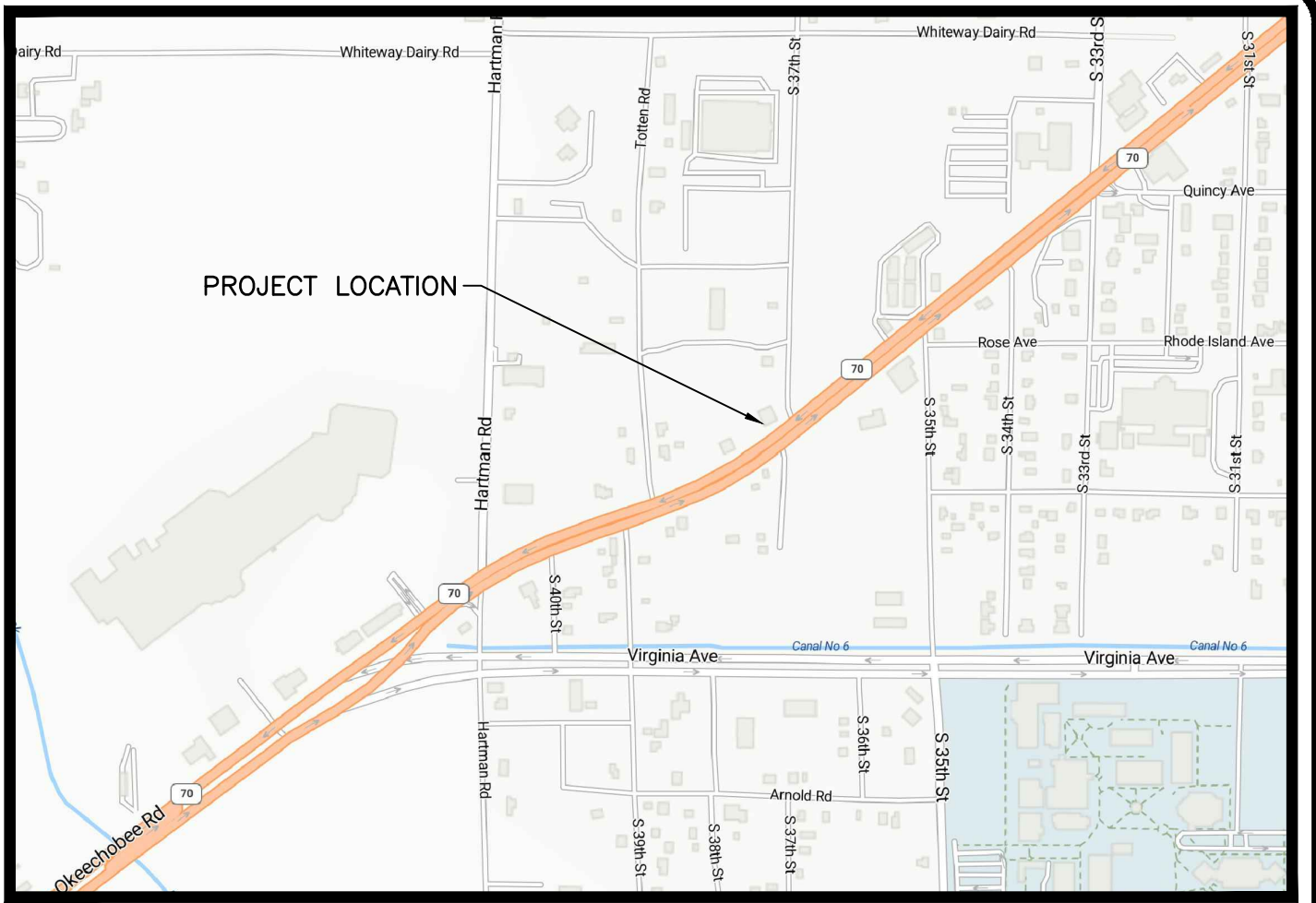
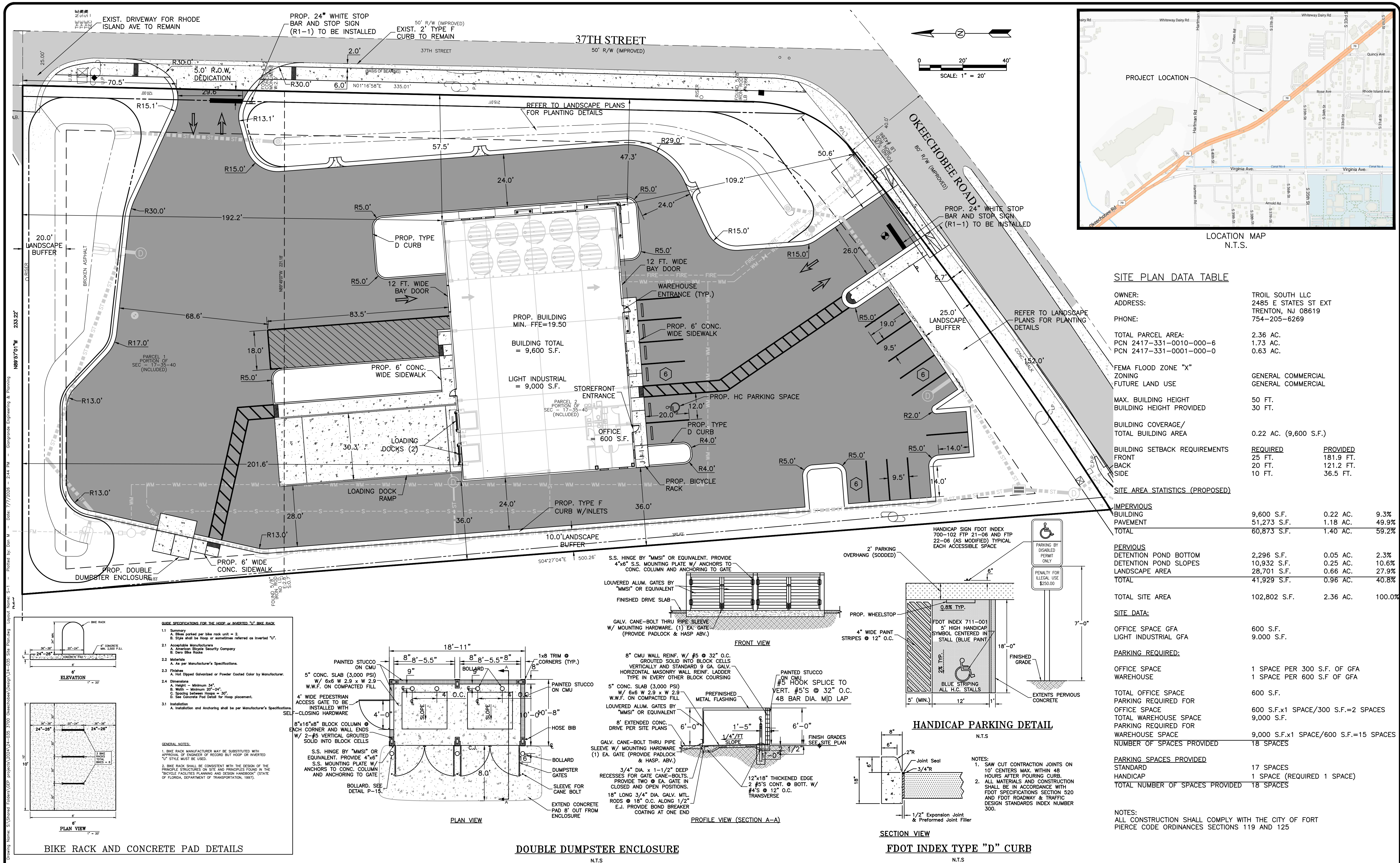




SITE PLAN DATA TABLE

OWNER:	TROIL SOUTH LLC		
ADDRESS:	2485 E STATES ST EXT TRENTON, NJ 08619		
PHONE:	754-205-6269		
TOTAL PARCEL AREA:	2.36 AC.		
PCN 2417-331-0010-000-6	1.73 AC.		
PCN 2417-331-0001-000-0	0.63 AC.		
FEMA FLOOD ZONE "X"			
ZONING	GENERAL COMMERCIAL		
FUTURE LAND USE	GENERAL COMMERCIAL		
MAX. BUILDING HEIGHT	50 FT.		
BUILDING HEIGHT PROVIDED	30 FT.		
BUILDING COVERAGE/ TOTAL BUILDING AREA	0.22 AC. (9,600 S.F.)		
BUILDING SETBACK REQUIREMENTS	REQUIRED	PROVIDED	
FRONT	25 FT.	181.9 FT.	
BACK	20 FT.	121.2 FT.	
SIDE	10 FT.	36.5 FT.	
SITE AREA STATISTICS (PROPOSED)			
IMPERVIOUS			
BUILDING	9,600 S.F.	0.22 AC.	9.3%
PAVEMENT	51,273 S.F.	1.18 AC.	49.9%
TOTAL	60,873 S.F.	1.40 AC.	59.2%
PERVIOUS			
DETENTION POND BOTTOM	2,296 S.F.	0.05 AC.	2.3%
DETENTION POND SLOPES	10,932 S.F.	0.25 AC.	10.6%
LANDSCAPE AREA	28,701 S.F.	0.66 AC.	27.9%
TOTAL	41,929 S.F.	0.96 AC.	40.8%
TOTAL SITE AREA	102,802 S.F.	2.36 AC.	100.0%
SITE DATA:			
OFFICE SPACE GFA	600 S.F.		
LIGHT INDUSTRIAL GFA	9,000 S.F.		
PARKING REQUIRED:			
OFFICE SPACE	1 SPACE PER 300 S.F. OF GFA		
WAREHOUSE	1 SPACE PER 600 S.F. OF GFA		
TOTAL OFFICE SPACE	600 S.F.		
PARKING REQUIRED FOR OFFICE SPACE	600 S.F.x1 SPACE/300 S.F.=2 SPACES		
TOTAL WAREHOUSE SPACE	9,000 S.F.		
PARKING REQUIRED FOR WAREHOUSE SPACE	9,000 S.F.x1 SPACE/600 S.F.=15 SPACES		
NUMBER OF SPACES PROVIDED	18 SPACES		
PARKING SPACES PROVIDED			
STANDARD	17 SPACES		
HANDICAP	1 SPACE (REQUIRED 1 SPACE)		
TOTAL NUMBER OF SPACES PROVIDED	18 SPACES		
NOTES:			
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINANCES SECTIONS 119 AND 125			