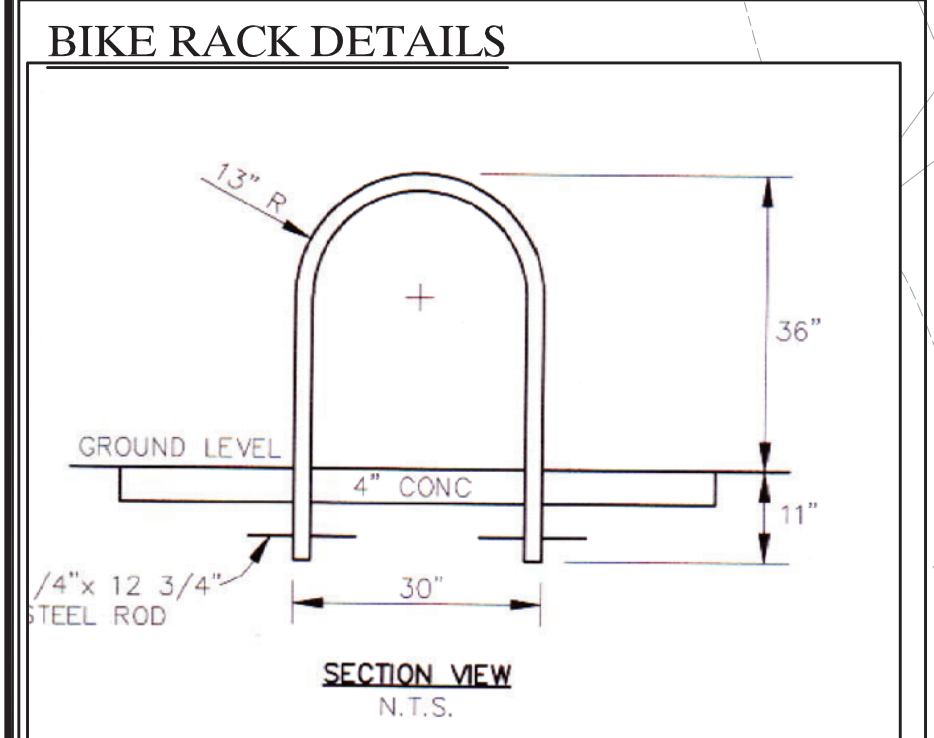
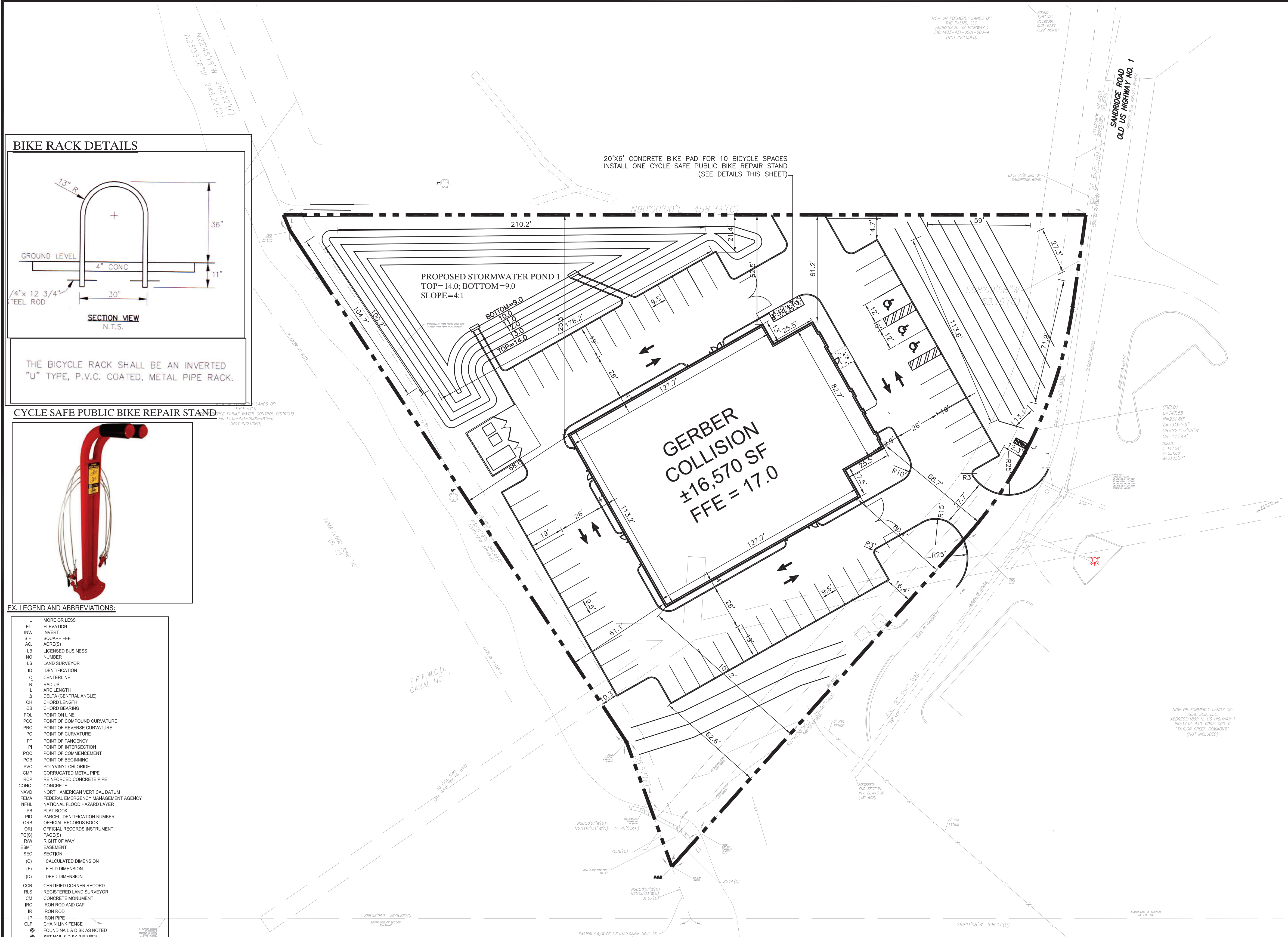




THE BICYCLE RACK SHALL BE AN INVERTED "U" TYPE, P.V.C. COATED, METAL PIPE RACK.



EX. LEGEND AND ABBREVIATIONS:

- EL MORE OR LESS ELEVATION
- INV. INVERT
- S.F. SQUARE FEET
- AC. ACRES
- NO. NUMBER
- LS. LAND SURVEYOR
- ID. IDENTIFICATION
- C. CENTERLINE
- R. RADIUS
- L. ARC LENGTH
- A. DELTA (CENTRAL ANGLE)
- CH. CHORD LENGTH
- CB. CHORD BEARING
- POL. POINT ON LINE
- PCC. POINT OF COMPOUND CURVATURE
- PRC. POINT OF REVERSE CURVATURE
- PC. POINT OF CURVATURE
- PT. POINT OF TANGENCY
- PI. POINT OF INTERSECTION
- POC. POINT OF COMMENCEMENT
- P.B. POINT OF BEGINNING
- PVC. POLY(VINYL CHLORIDE)
- CMP. CORRUGATED METAL PIPE
- RCF. REINFORCED CONCRETE PIPE
- CONC. CONCRETE
- NAVD. NORTH AMERICAN VERTICAL DATUM
- FEMA. FEDERAL EMERGENCY MANAGEMENT AGENCY
- NFHL. NATIONAL FLOOD HAZARD LAYER
- PL. PLAT BOOK
- PID. PARCEL IDENTIFICATION NUMBER
- OR. OFFICIAL RECORDS BOOK
- ORI. OFFICIAL RECORDS INSTRUMENT
- PSG. (PAGE)
- R/W. RIGHT OF WAY
- ESMT. EASEMENT
- SEC. SECTION
- (C). CALCULATED DIMENSION
- (F). FIELD DIMENSION
- (D). DEED DIMENSION
- CCR. CERTIFIED CORNER RECORD
- RLS. REGISTERED LAND SURVEYOR
- CM. CONCRETE MONUMENT
- IR. IRON ROD AND CAP
- IP. IRON PIPE
- CLP. CHAIN LINK FENCE
- FOUND NAIL & DISK AS NOTED
- SET NAIL & DISK (LB 8562)
- FOUND IRON ROD & CAP AS NOTED
- FOUND IRON ROD AS NOTED
- SET 5/8" IRON ROD & CAP (LB 8562)
- CONTROL BENCHMARK AS DESCRIBED
- CATCH BASIN
- SANITARY MANHOLE
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- GAS METER
- GAS LINE MARKER
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ROLLUP
- WIRE PULLBOX
- LINE BREAK
- 6" PVC FENCE LINE AS NOTED
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- APPROXIMATE CENTERLINE OF DITCH
- 6.42 SPOT ELEVATION (HARD SURFACE)
- 6.42 SPOT ELEVATION (GROUND)
- CONCRETE AREA
- BUILDING / WALL
- DIRT PATHWAY

EX. TREE LEGEND

- OAK
- PALM

LEGEND (NOT APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRACE
- PROPOSED SURFACE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

LEGAL DESCRIPTION

(PREPARED BY SURVEYOR)

A PORTION OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4463, PAGE 1079, OFFICIAL RECORDS OF SAINT LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S. 89°21'15" W., A DISTANCE OF 109.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE RUN S. 89°11'58" W., ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 996.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-25 (BELCHER CANAL) AND FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1; THENCE, MEANDERING ALONG SAID EASTERLY RIGHT OF WAY LINES OF SAID CANAL NO. C-25 AND CANAL NO. 1, RUN N. 20°50'01" W., A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 20°50'01" W., A DISTANCE OF 75.75 FEET; THENCE RUN N. 33°11'17" W., A DISTANCE OF 330.29 FEET ALONG SAID EAST RIGHT OF WAY LINE OF CANAL NO. 1; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N. 47°14'03" E., A DISTANCE OF 207.37 FEET; THENCE RUN S. 46°41'15" E., A DISTANCE OF 94.78 FEET; THENCE RUN S. 46°24'12" E., A DISTANCE OF 261.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SANDRIDGE ROAD (FORMERLY OLD U.S. 1 AND STATE ROAD NO. 4, BEING 66 FEET WIDE); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 13°35'11", A RADIUS OF 251.60 FEET, A LONG CHORD OF S. 34°08'22" W., AND A CHORD DISTANCE OF 59.52 FEET AND AN ARC LENGTH 59.66 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 47°50'58" W., A DISTANCE OF 251.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 94,542 SQUARE FEET OR 2.170 ACRES, MORE OR LESS.

CITY OF FT. PIERCE NOTES:
All construction shall comply with the City of Fort Pierce Code of Ordinance Section 107, 119 and 125.

OWNER
Scavello Management LLC
101 City Island AVE
Bronx, NY 10464-1616

UTILITY PROVIDERS

SANITARY SEWER WATER AND ELECTRIC SERVICE

FT. PIERCE UTILITY AUTHORITY
1701 S 37TH STREET
FORT PIERCE, FL 34984
PHONE: 772-466-1600
FAX: 772-468-2414

FIRE SERVICE

ST. LUCIE COUNTY FIRE DISTRICT
5160 NW Milner Drive
Port St. Lucie, FL 34983
Phone: 772-621-3400
E-Mail: info@stlcf.org

TELEPHONE SERVICE

Charter Spectrum
2251 Town Center Ave Suite 117,
Melbourne, FL 32940
PHONE: 1-888-508-9082



SITE DATA TABLE

PARCEL ID: PORTION OF 1433-431-0001-000-4 ACCOUNT: PORTION OF 139631

LATITUDE: 27° 28' 12" LONGITUDE: 80° 20' 11"

FLOOD ZONE: ZONE X

COMMUNITY PANEL NO. 12111C0177K

MAP REVISED: 02/19/2020

PROJECT SUMMARY & SITE DATA:

	PROPOSED
TOTAL BUILDING AREA	16,570 SF (17.7%)
TOTAL ASPHALT/CONCRETE AREA	34,376 SF (36.7%)
TOTAL IMPERVIOUS AREA	50,946 SF (54.4%)
TOTAL GREEN AREA	42,712 SF (45.6%)
TOTAL SITE AREA	93,658 SF (2.2 ACRES)

BUILDING COVERAGE=FAR= 16,570/93,658 = 0.177=17.7%

MINIMUM LOT SIZE REQUIRED FOR C-3 ZONING = 10,000 SF; PROPOSED=93,658 SF

MINIMUM LOT WIDTH REQUIRED FOR C-3 ZONING = 70 FT; PROPOSED > 400 FT

MINIMUM LOT DEPTH REQUIRED FOR C-3 ZONING = 90 FT; PROPOSED > 300 FT

MAXIMUM LOT COVERAGE ALLOWED = 60%; PROPOSED = 17.7%

MAXIMUM FAR ALLOWED = NA

ZONING: C-3 FUTURE LAND USE: GC PROPOSED USE: AUTOMOBILE REPAIR SHOP

SETBACK:	REQUIRED	PROPOSED
FRONT (SANDRIDGE ROAD)	25.0 FT	60.4 FT
SIDE (NORTH)	0 FT	61.2 FT
SIDE (SOUTH)	0 FT	101.2 FT
REAR (WEST)	0 FT	61.1 FT

MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1-STORY); ALLOWED MAXIMUM=65 FEET

PARKING CALCULATIONS:

PARKING REQUIRED = 1 SPACE PER 200 SF = (1/200)*16,570 = 83 SPACES

PARKING PROVIDED = 56 SPACES (INCLUDING 3 ADA SPACES)

BIKE SPACES REQUIRED = 1 SPACE/10 PARKING SPACES = 1/10*83 = 9 SPACES

BIKE SPACES PROVIDED = 10 SPACES

(SEE ATTACHED PARKING STUDY FOR JUSTIFICATION FOR PARKING REDUCTION)

LADING SPACE REQUIRED = 1 FOR 16,570 SF;

LADING SPACE PROVIDED = ONE OF THE PARKING SPACES WILL BE USED AS THERE WILL BE NO LARGE TRUCK DELIVERIES

DUMPSTERS NOTES: 1. DUMPSTER WILL BE IN ACCORDANCE WITH CITY OF FT. PIERCE LOC. 2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.

DEVELOPMENT INFORMATION

OWNER:

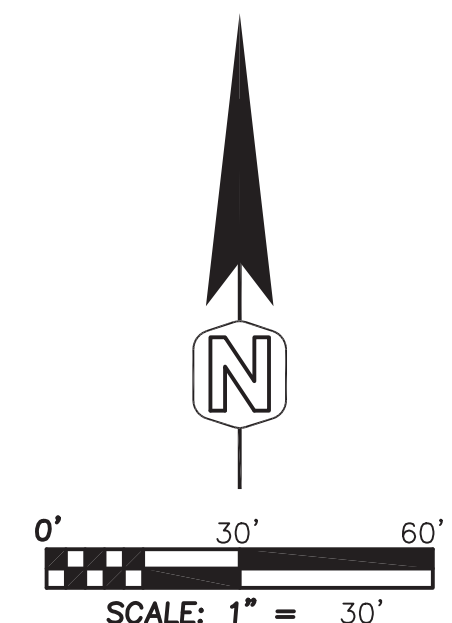
Scavello Management LLC
101 City Island AVE
Bronx, NY 10464-1616

ENGINEER:

RAVI ALUR, PE
ASPIRE ENGINEERING INC.
1023 PROFESSIONAL PARK DRIVE
BRANDON, FL 33511
PHONE: 813-571-2850
E-MAIL: aspireeng@yahoo.com

SURVEYOR:

RUSSELL S. STRAYER
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6890
ATHCA SURVEYING INC.
4813 ANDREW AVENUE
SARASOTA, FLORIDA 34233
PHONE 941.650.5400



ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

GERBER COLLISION -FT. PIERCE

SITE PLAN

DATE: 03/30/2026

DESIGNED BY: RA

DRAWN BY: RA

CHECKED BY: RA

FILE NAME: 26005SITE

PROJECT #: 26-005

SHEET: SITE