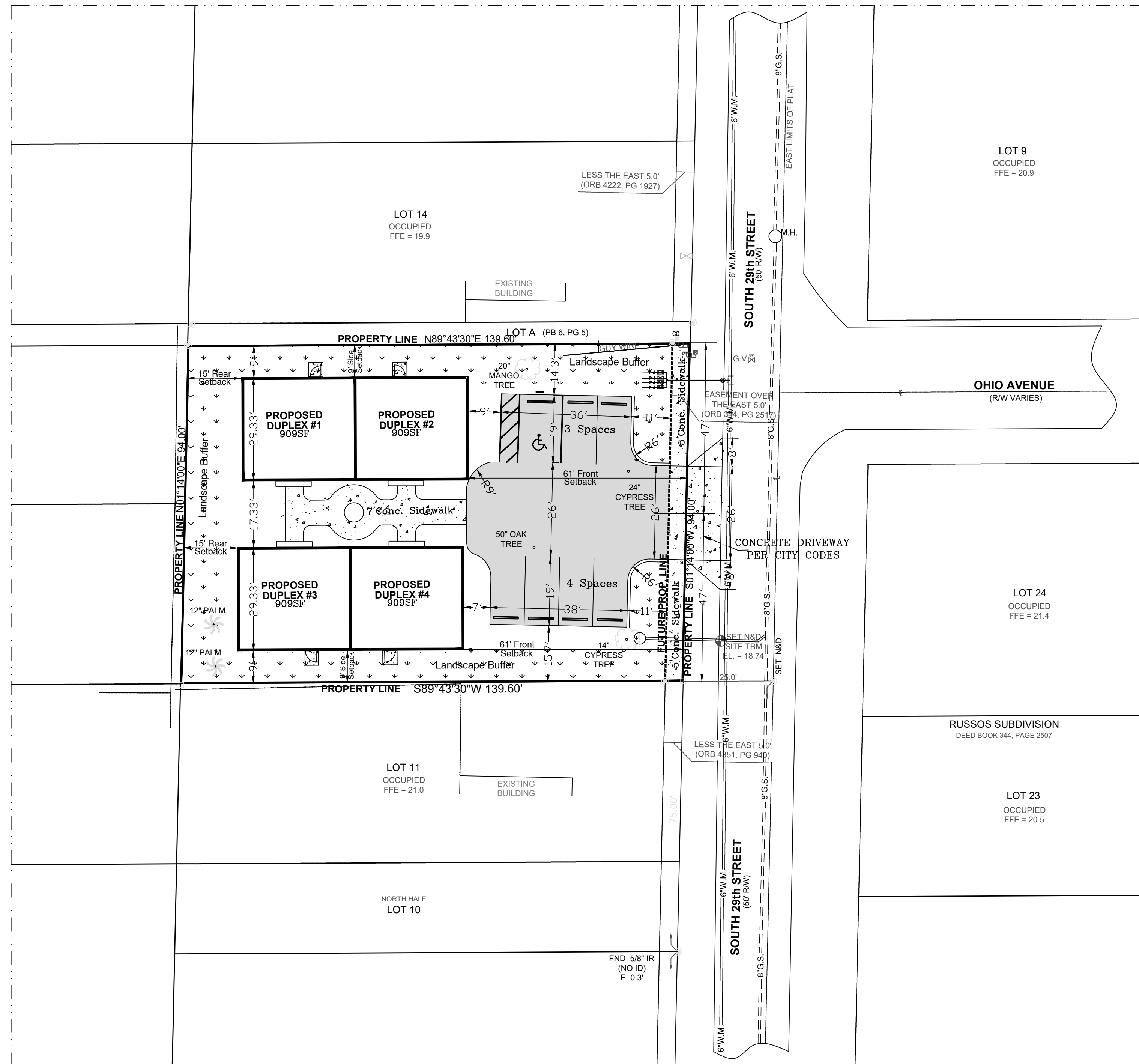




PROJECT NAME : APARTMENTS
OWNER : ANTONIO GARCIA
1162 SABINA LN
PORT ST LUCIE, FL 34983
LOCATION : 1603 S. 29TH STREET, FORT PIERCE FL 34947
LAND USE : R-11 RESIDENTIAL
LAND ZONING : GC GENERAL COMMERCIAL
LEGAL DESCRIPTION : LOTS 12 & 13 BOOK 1, OF FAIRLAWN SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SAID LAND CONTAINS 0.30 ACRES, MORE OR LESS.

UTILITIES:
ELECTRICAL : FPUA
WATER & SEWER : FPUA
TELEPHONE : ATT
SOLID WASTE : CITY OF FORT PIERCE

SITE COVERAGE	ACREAGE	SF	%OF SITE
PROPOSED STORAGE BUILDING	0.0835	3,636	27.71
BUILDING TOTAL	0.0835	3,636	27.71
PROPOSED SIDEWALKS/PADS	0.0275	1,200	9.14
PROPOSED PAVED AREA	0.0655	2,853	21.74
TOTAL PAVEMENT	0.0930	4,053	30.88
TOTAL IMPERVIOUS BLDG & PVMNT	0.1765	7,689	58.60
GREEN AREA/OPEN SPACE	0.1247	5,433	41.40
TOTAL	0.3012	13,122	100.00

PARKING SPACES REQUIRED :

1.5 PKG SPACE / UNIT : $4 \text{ UNITS} \times 1.5 \text{ PKG / UNIT} = 6 \text{ PKG SPACES}$
TOTAL REQUIRED = 6 PKG SPACES

PARKING PROVIDED : 6 REGULAR PKG & 1 H.C. = 7 PKG SPACES

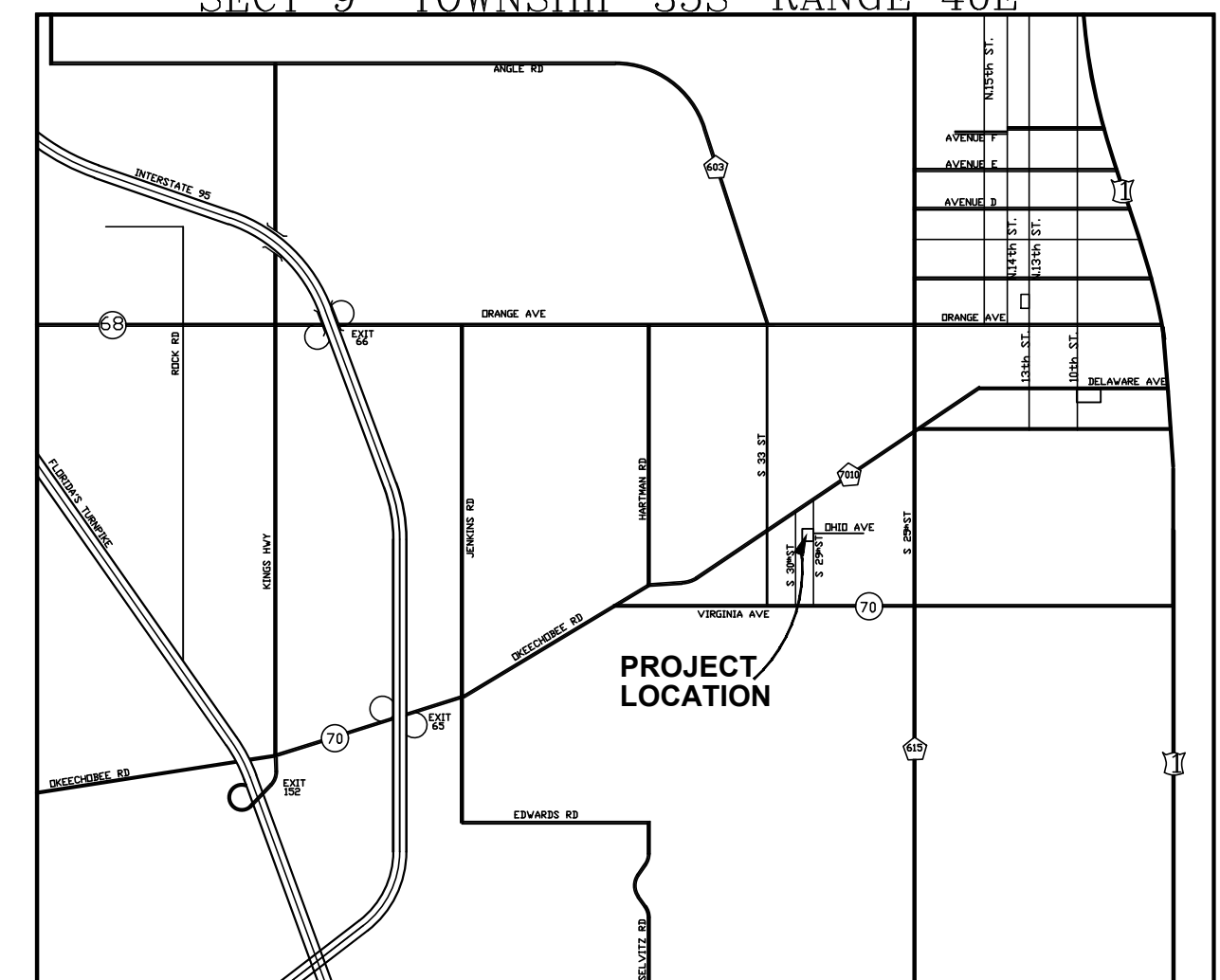
	<u>SETBACK</u>	<u>DUPLEX 1&2</u>	<u>DUPLEX 3&4</u>
FRONT	: 25.00 FT	61.00 FT	61.00 FT
REAR	: 15.00 FT	15.00 FT	15.00 FT
LEFT SIDE	: 7.50 FT	55.66 FT	9.00 FT
RIGHT SIDE	: 7.50 FT	9.00 FT	55.66 FT

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0186 J (2-16-2012)

ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF FORT PIERCE.

ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL , STATE AND FEDERAL REGULATIONS

SECT 9 TOWNSHIP 35S RANGE 40E



ABRAHAM F. CHABAB
LICENSE
No 47165
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed & sealed & the signature must be verified on any electronic copies

 ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH.#26790		29th STREET DUPLEX	DESIGNED BY	AC	REVISIONS	DATE
			DRAWN BY	AC		
5019 NW Rugby Drive PORT ST. LUCIE FL. 34983 Email agchabab1@msn.com Ph: 772-475-6630		SITE PLAN	DATE	Jun 12, 2026		
			SHEET	1 OF 4		