

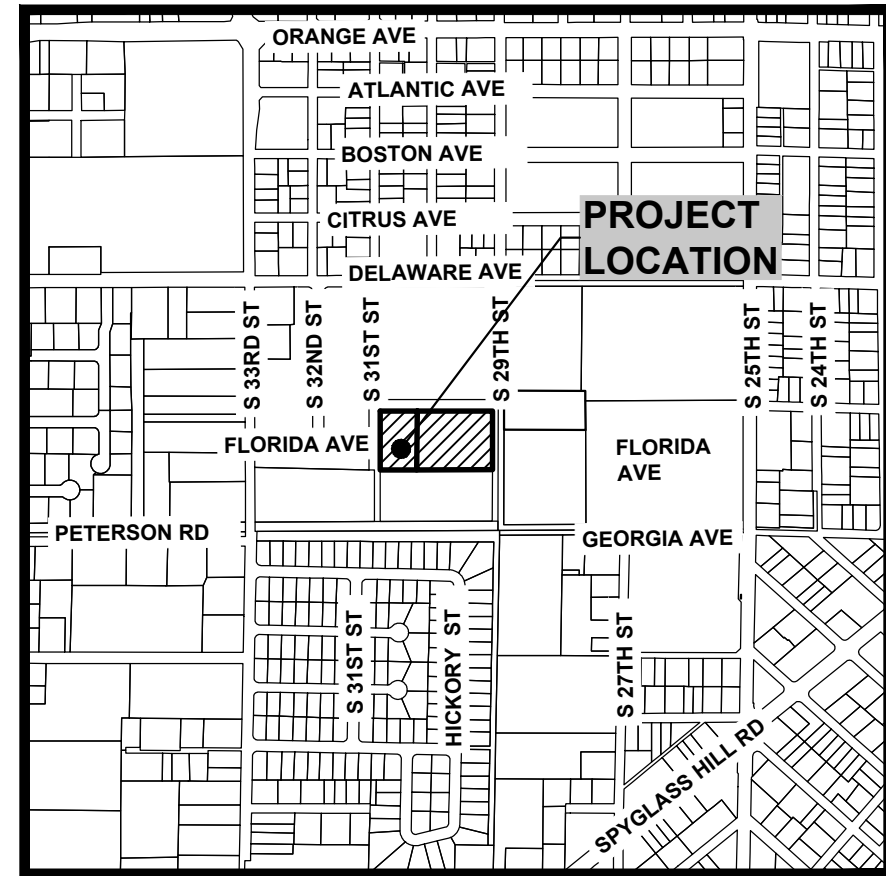


B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERING -
LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: #105
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951



LOCATION MAP
NTS

PROJECT INFORMATION:

PARCEL ID #: 2408-434-0003-000-2
2408-434-0002-000-5

PROJECT NAME: SANDGATE HEALTH AND REHABILITATION

OWNERSHIP: 702 SOUTH 31TH ST REALTY LLC
1000 GATES AVE
BROOKLYN, NY 11221-6295

FUTURE LAND USE: INST
ZONING: R-4
LAND SIZE: 187,328 S.F. (4.30 ACRES)

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: FPUA
SOLID WASTE: AUTHORIZED AUTHORITY

BUILDING DATA

NURSING FACILITY
107 BED: 30,516 SQ.FT
39 BED: 31,885 SQ.FT

BUILDING SETBACKS	REQUIRED	PROVIDED
SIDE (NORTH)	25 FT.	25.4 FT.
FRONT (EAST)	25 FT.	56.2 FT.
REAR (WEST)	25 FT.	48.3 FT.
SIDE (SOUTH)	25 FT.	26.6 FT.

PARKING CALCULATIONS

PARKING REQUIRED
NURSING FACILITY: 1 SPACE PER THREE BEDS.

(39 BED / 1) = 13 SPACES REQUIRED
*INCLUDES A MINIMUM OF ONE (1) HANDICAP SPACE

PARKING PROVIDED
19 SPACES (INCLUDES 2 HANDICAP SPACES)
EXISTING SPACES = 42 (INCLUDES 4 HANDICAP SPACES)
TOTAL SPACES PROVIDED = 61 SPACES

SITE AREA DATA	187,328 S.F.	4.30 AC	100.00%
DISTURBED AREA:		2.20 AC	
IMPREVIOUS DATA	111,437 S.F.	2.56 AC	59.53%
EXISTING BUILDING	31,620 S.F.	0.73 AC	16.88%
PROPOSED BUILDING	31,885 S.F.	0.73 AC	17.02%
EXISTING LAUNDRY REMOVED	1,104 S.F.	0.03 AC	0.59%
EXISTING PAVEMENT	21,908 S.F.	0.50 AC	11.69%
PROPOSED PAVEMENT	17,937 S.F.	0.42 AC	9.77%
EXISTING PAVEMENT REMOVED	4,538 S.F.	0.10 AC	2.42%
EXISTING PAD/SIDEWALK	6,943 S.F.	0.16 AC	3.71%
PROPOSED SIDEWALK	7,885 S.F.	0.18 AC	4.21%
EXISTING PAD/SIDEWALK REMOVED	1,097 S.F.	0.03 AC	0.58%

PERVIOUS DATA	75,891 S.F.	1.74 AC	40.47%
OPEN SPACE	72,906 S.F.	1.67 AC	38.84%
PROPOSED DRY DETENTION	2,985 S.F.	0.07 AC	1.63%

LEGAL DESCRIPTION
S 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 L 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT TO POB AND W R/W S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT, TH N 00 DEG 04 MIN 22 SEC E 312 FT TO A CONCRETE MONU, TH N 89 DEG 55 MIN 36 SEC E 398.98 FT TO CONCRETE MONU ON W R/W OF S 29TH ST, TH S 00 DEG 07 MIN 19 SEC E ALG SD R/W 312 FT TO POB (2.86 AC) AND

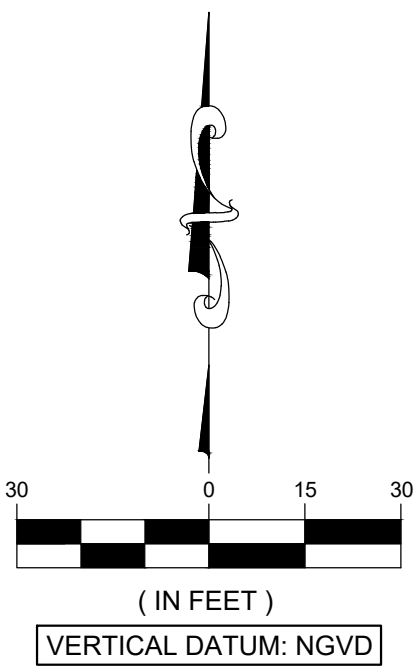
S 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 L 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT ON W R/W OF S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT TO POB, TH S 89 DEG 55 MIN 36 SEC W 200.33 FT TO E R/W OF S 31ST ST, TH ALG SD R/W NLY 312 FT, TH ELY 201.56 FT, TH S 00 DEG 04 MIN 22 SEC W 312 FT TO POB (1.44 AC).

F.I.R.M. PLAN
12111C0178J
FEBRUARY 18, 2012

FLOOD ZONE: X

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SECTION, SEE DETAIL SHEET 10
- PROPOSED CONCRETE SIDEWALK
- PARKING SPACE COUNTER
- BUILDING SETBACK
- PROPERTY LINE



VERTICAL DATUM: NGVD
DATE: 7/8/26
DESIGN/DRAWN: HAK/KB

PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

SHEET TITLE
SITE PLAN

PROJECT NO.
11787
DRAWING NO.
11787_400_005
SHEET

