WETLANDS LINE DATA

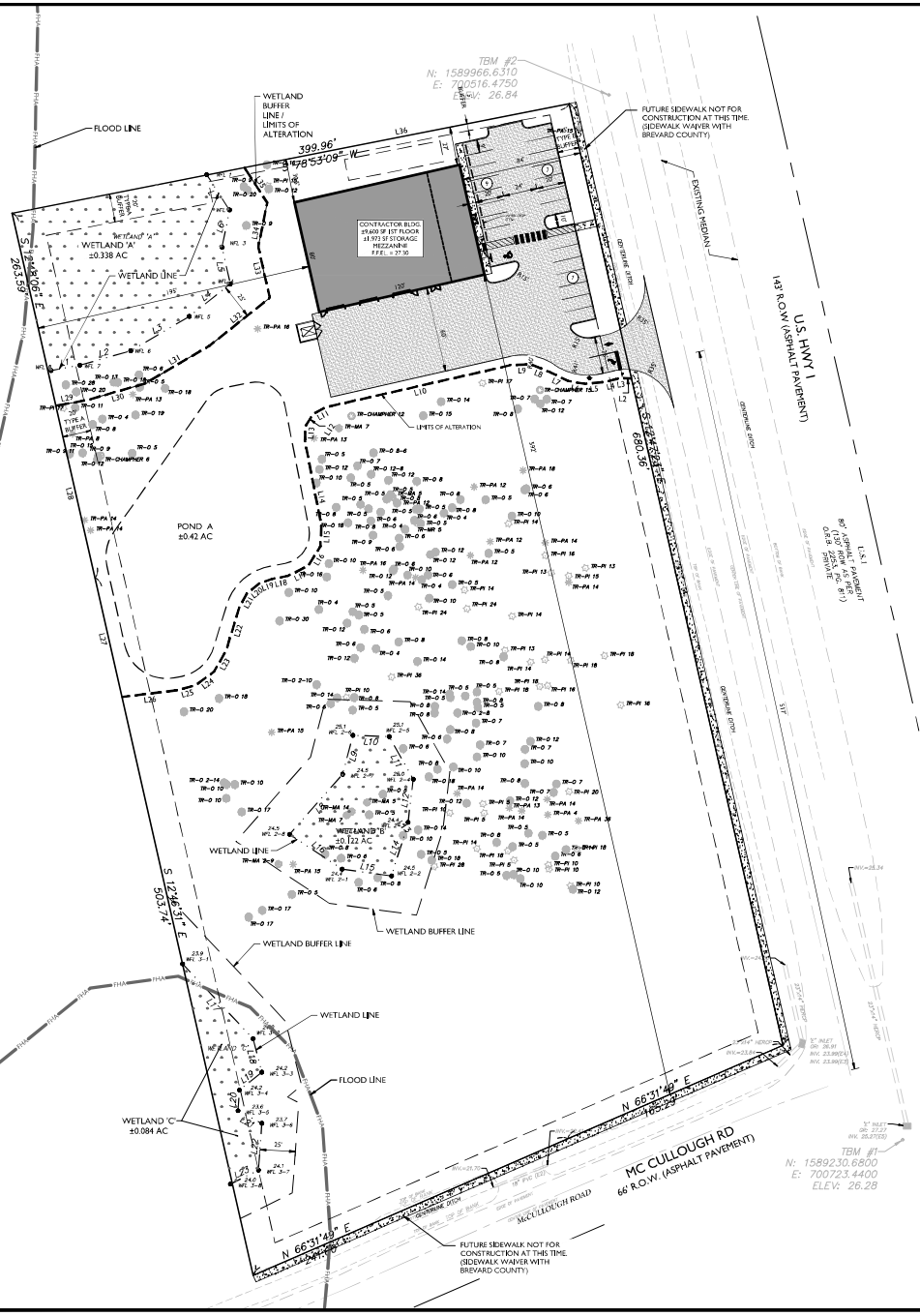
SEGMENT	DIRECTION	LENGTH
L1	N 79° 45' 15" E	20.69'
L2	N 74° 04' 43" E	37.24'
L3	N 59° 38' 29" E	47.80'
L4	N 51° 34' 39" E	36.90'
L5	N 12° 35' 44" W	26.48'
L6	N 11° 25' 19" E	26.79'
L7	N 32° 57' 29" W	29.65'
L8	S 41° 23' 34" W	56.46'
L9	S 14° 54' 31" W	28.30'
L10	N 88° 13' 54" W	25.60'
L11	N 29° 25' 48" W	34.51'
L12	N 6° 58' 12" E	30.61'
L13	N 46° 12' 15" W	0.24'
L14	N 17° 27' 48" E	39.37'
L15	S 82° 09' 17" E	35.21'
L16	S 56° 30' 13" E	44.28'
L17	N 43° 19' 17" W	72.51'
L18	N 14° 29' 17" W	24.33'
L19	N 51° 10' 04" E	20.24'
L20	N 4° 01' 28" E	14.49'
L21	N 62° 01' 41" W	19.03'
L22	N 4° 07' 55" E	33.02'
L23	N 63° 41' 10" E	22.04'

AREA OF ALTERATION LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S 82° 38' 33" E	198.44'
L2	N 87° 01' 29" W	5.31'
L3	S 82° 27' 54" W	5.31'
L4	S 77° 12' 35" W	10.80'
L5	S 84° 45' 09" W	13.34'
L6	N 80° 09' 43" W	12.34'
L7	N 64° 05' 17" W	13.94'
L8	N 67° 21' 54" W	13.92'
L9	S 89° 01' 05" W	13.92'
L10	S 77° 12' 35" W	134.86'
L11	S 62° 55' 42" W	9.87'
L12	S 34° 21' 56" W	9.87'
L13	S 4° 32' 28" W	10.72'
L14	S 11° 00' 06" E	61.59'
L15	S 3° 00' 56" W	14.53'
L16	S 32° 36' 43" W	16.81'
L17	S 63° 35' 41" W	15.94'
L18	S 78° 59' 54" W	11.26'
L19	S 71° 35' 22" W	9.17'
L20	S 51° 21' 49" W	11.29'

AREA OF ALTERATION LINE DATA

SEGMENT	DIRECTION	LENGTH
L21	S 29° 28' 44" W	11.19'
L22	S 16° 56' 01" W	32.27'
L23	S 29° 54' 34" W	17.30'
L24	S 54° 36' 50" W	16.22'
L25	S 75° 03' 35" W	13.28'
L26	S 82° 59' 31" W	38.94'
L27	N 12° 46' 31" W	85.18'
L28	N 12° 48' 06" W	135.30'
L29	N 79° 45' 16" E	22.92'
L30	N 74° 04' 43" E	41.65'
L31	N 59° 38' 29" E	52.73'
L32	N 51° 34' 39" E	54.34'
L33	N 12° 35' 44" W	36.84'
L34	N 11° 25' 19" E	31.67'
L35	N 32° 57' 29" W	29.59'
L36	N 78° 53' 09" E	233.18'



LEGAL DESCRIPTION

(AREA OF ALTERATION)

FROM THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RICHY ROAD AS SHOWN ON THE PLAT OF INDIAN RIVER PLANTATION ESTATES RECORDED IN PLAT BOOK 13, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA WITH THE WESTERLY BOUNDARY LINE OF RIGHT OF U.S. HIGHWAY NO. 1, RUN S 12°47'12"E, 311.63 FEET TO THE POINT OF BEGINNING. THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY LINE OF RIGHT OF U.S. HIGHWAY NO.1 S12°38'33"E, 198.44 FEET; THENCE NORTH 87°38'29" WEST A DISTANCE OF 5.31 FEET; THENCE SOUTH 82°27'54" WEST AT DISTANCE OF 5.31 FEET; THENCE SOUTH 77°12'35" WEST A DISTANCE OF 10.10 FEET; THENCE SOUTH 84°45'09" WEST A DISTANCE OF 12.34 FEET; THENCE NORTH 80°09'43" WEST A DISTANCE OF 12.34 FEET; THENCE NORTH 64°05'17" WEST A DISTANCE OF 12.94 FEET; THENCE NORTH 67°21'54" WEST A DISTANCE OF 12.92 FEET; THENCE SOUTH 89°01'05" WEST A DISTANCE OF 13.92 FEET; THENCE SOUTH 77°12'35" WEST A DISTANCE OF 134.16 FEET; THENCE SOUTH 62°55'42" WEST A DISTANCE OF 9.87 FEET, THENCE SOUTH 34°21'56" WEST A DISTANCE OF 9.87; THENCE SOUTH 04°32'28" WEST A DISTANCE OF 10.72; THENCE SOUTH 11°00'06" EAST A DISTANCE OF 61.59 FEET; THENCE SOUTH 03°00'56" WEST A DISTANCE OF 14.53 FEET; THENCE SOUTH 32°36'43" WEST A DISTANCE OF 16.11 FEET; THENCE SOUTH 63°35'41" WEST A DISTANCE OF 15.94 FEET; THENCE SOUTH 78°59'54" WEST A DISTANCE OF 11.26 FEET; THENCE SOUTH 71°35'22" WEST A DISTANCE OF 9.17 FEET; THENCE SOUTH 51°21'49" WEST A DISTANCE OF 11.29 FEET; THENC SOUTH 29°28'44" WEST A DISTANCE OF 11.19 FEET, THENCE SOUTH 16°56'01" WEST A DISTANCE OF 32.27 FEET; THENCE SOUTH 29°54'34" WEST A DISTANCE OF 17.30 FEET; THENCE SOUTH 54°36'50" WEST A DISTANCE OF 16.22 FEET; THENCE SOUTH 75°03'35" WEST A DISTANCE OF 13.28 FEET; THENCE SOUTH 82°59'31" WEST A DISTANCE OF 38.94 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 20, BLOCK 3, PLAT OF SAID INDIAN RIVER PLANTATION ESTATES, N12°46'31"W, 85.18 FEET; THENCE CONTINUE NORTHERLY ALONG THE EASTERLY LINE OF LOT 1, BLOCK 3, PLAT 1 OF SAID INDIAN RIVER PLANTATION ESTATES, N 12°48'06"W, 135.30 FEET; THENCE NORTH 79°45'16" EAST A DISTANCE OF 22.92 FEET; THENCE NORTH 74°04'43" EAST A DISTANCE OF 41.65 FEET; THENCE NORTH 59°38'29" EAST A DISTANCE OF 52.73 FEET; THENCE NORTH 51°34'39" EAST A DISTANCE OF 54.34 FEET; THENCE NORTH 12°35'44" WEST A DISTANCE OF 36.84 FEET; THENCE NORTH 11°25'19" EAST A DISTANCE OF 31.67; THENCE NORTH 32°57'29" WEST A DISTANCE OF 29.59 FEET; THENCE EASTERLY N 78°53'09"E, 233.18 FEET TO THE POINT OF BEGINNING.

PROJECT DATA

PARCEL ID #:	20-35-31-00-501; 20-35-31-00-506	
SITE AREA:	± 6.64 ACRES (289,380 SF)	
ALTERATION AREA:	± 1.70 (74,052 SF)	
FUTURE LAND USE CATEGORY:	CC	
EXISTING ZONING:	BU-1	
EXISTING USE:	VACANT	
PROPOSED USE:	CONTRACTOR'S OFFICE	
BUILDING SETBACKS:	REQUIRED	PROVIDED
NORTH	5'	27'
EAST (U.S. 1):	25'	84'
SOUTH	15'	59'2'
WEST:	15'	195'
BUILDING HEIGHT:	35'	<35'

MAXIMUM BUILDING AREA:	±9,600 SF PLUS ±1,973 SF STORAGE MEZZANINE
PROPOSED FAR:	0.033 (1.0 ALLOWED)
IMPERVIOUS AREA/PERCENTAGE:	BUILDING AREA = ± 0.22 AC (9,600 SF)
	SIDEWALK AREA = ± 0.01 AC (550 SF)
	PAVEMENT AREA = ± 0.43 AC (18,722 SF)
	TOTAL IMP. AREA = ± 0.66 AC (28,872 SF) (38.99%)
PERVIOUS AREA/PERCENTAGE:	± 0.61 AC (26,883 SF) (36.30%)
POND AREA/PERCENTAGE:	± 0.42 AC (18,297 SF) (24.71)
WETLAND AREA:	± 0.54 AC (23,675 SF)
REQUIRED PARKING:	1 SPACES/500 SF (STORAGE)
	1 SPACES/250 SF (OFFICE)
	(7,627 ÷ 1/500) + (1,973 ÷ 1/250)
	= 15.25 + 7.89 = 23 SPACES
PROVIDED PARKING:	23 SPACES
REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	1 SPACES

NOTES:

1. THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272
2. SITE LIGHTING MUST COMPLY TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A BUILDING PERMIT APPROVED BY BREVARD COUNTY.

GENERAL STATEMENT:

THE DEVELOPMENT WILL CONSIST OF A 11,573 TOTAL SF CONTRACTOR'S OFFICE (9,600 SF 1ST FLOOR & 1,973 SF STORAGE MEZZANINE). CONSTRUCTION TYPE III-B, UNPROTECTED.

LEGAL DESCRIPTION

(ENTIRE PROPERTY)

FROM THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RICHY ROAD AS SHOWN ON THE PLAT OF INDIAN RIVER PLANTATION ESTATES RECORDED IN PLAT BOOK 13, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA WITH THE WESTERLY BOUNDARY LINE OF RIGHT OF U.S. HIGHWAY NO. 1, RUN S 12°47'12"E, 311.63 FEET TO THE POINT OF BEGINNING. THENCE S 0°10'00"W, 728.87 FEET TO AN IRON PIPE IN THE NORTHERLY RIGHT OF WAY LINE McCULLOUGH ROAD. THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE S66°35'18"W, 241.48 FEET TO AN IRON PIPE. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 20, BLOCK 3, PLAT 1F SAID INDIAN RIVER PLANTATION ESTATES. N 12°47'12"W, 503.78 FEET. THENCE CONTINUE NORTHERLY ALONG THE EASTERLY LINE OF LOT 1, BLOCK 3, PLAT 1 OF SAID INDIAN RIVER PLANTATION ESTATES, N 12°47'12"W, 265.37 FEET TO AN IRON PIPE. THENCE EASTERLY N 78°58'09"E, 400.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF U.S. HIGHWAY 1 AND NORTH OF McCULLOUGH ROAD. SECTION 31, TOWNSHIP 20 SOUTH, RANGE 35 EAST. BREVARD COUNTY, FLORIDA.

LEGEND

EXISTING / PROPOSED

- TRAVERSE LINE CENTER LINE OR BASELINE (LABEL AS SUCH)
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB (FACE / BACK)
- DEPRESSED CURB
- SIDEWALK
- FENCES
- TREELINE
- ROADWAY SIGNS
- WETLAND LINE
- MUNICIPAL BOUNDARY LINE
- STALL COUNT
- ADA ACCESSIBLE STALL
- DEPRESSED CURB AND ADA RAMP
- DIRECTION OF TRAFFIC FLOW

40 0 40 80

SCALE : 1" = 40'

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REV	DATE	DRAWN BY	DESCRIPTION

GIACOMO S. LICARI
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 72415

PRELIMINARY/SITE PLAN
FOR
PUROCLEAN DISASTER SERVICE

BREVARD COUNTY FLORIDA

TAMPA OFFICE
5471 West Waters Avenue Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	8/7/20	AM	GL
PROJECT FILE REF.	DRAWING NAME		
20002981A	C4-LAYT		

SHEET TITLE: OVERALL DIMENSION PLAN

SHEET NUMBER: 4 of 15

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.