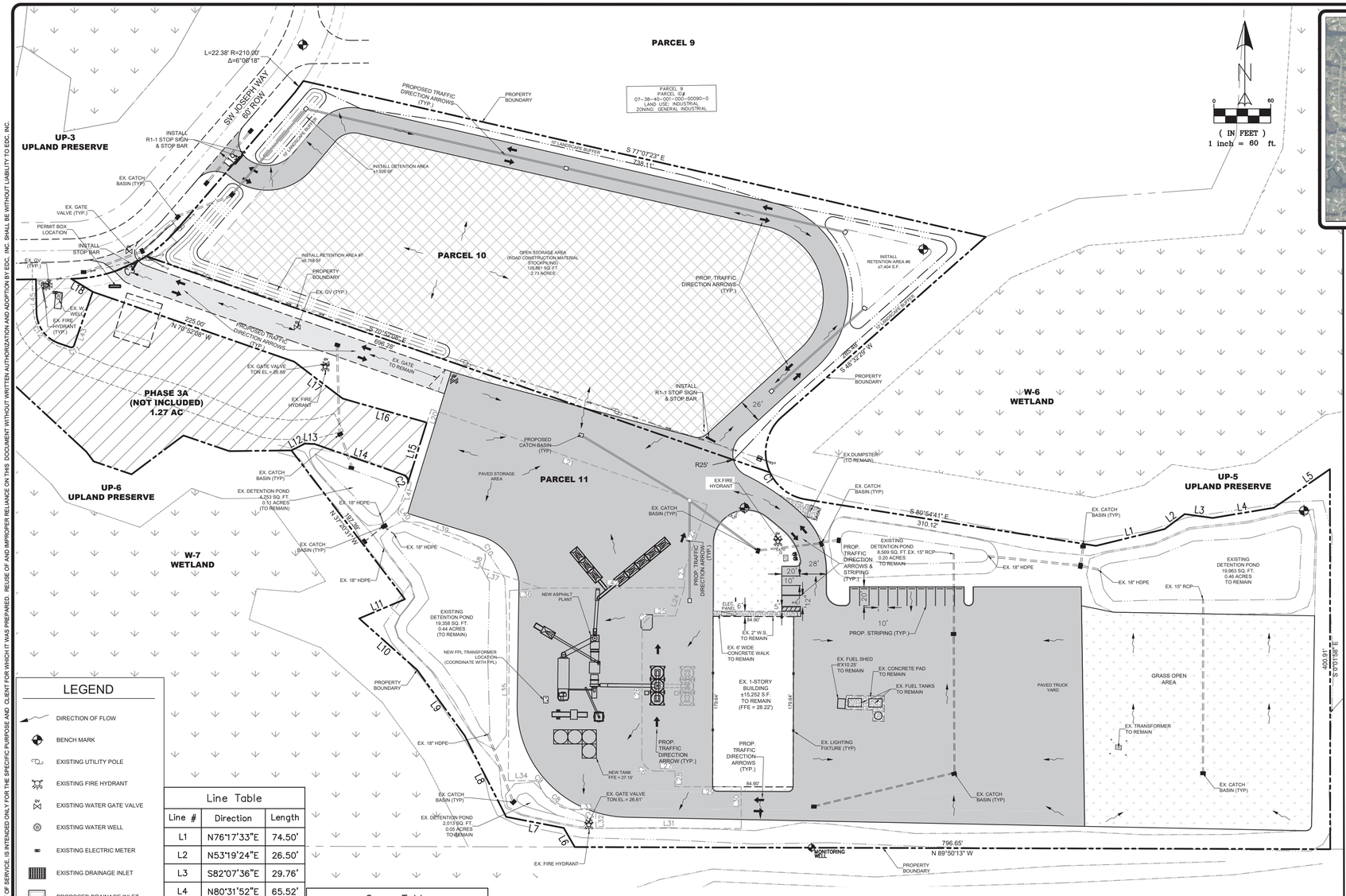
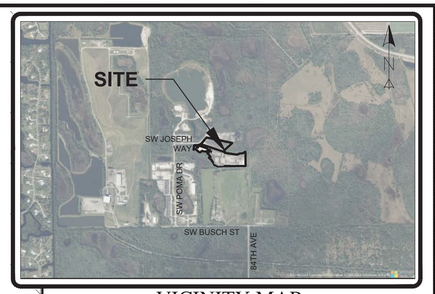




VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF PARCEL 10 AND A PORTION OF PARCEL 11 OF THE PLAT OF SEVEN J'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 97 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 10; THENCE S77°07'23"E, A DISTANCE OF 738.11 FEET; THENCE S48°32'29"W, A DISTANCE OF 285.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 131°19'08", A DISTANCE OF 114.60 FEET TO THE POINT OF TANGENCY; THENCE S80°54'41"E, A DISTANCE OF 310.12 FEET; THENCE N76°17'33"E, A DISTANCE OF 74.50'; THENCE N53°19'24"E, A DISTANCE OF 26.50 FEET; THENCE S82°07'36"E, A DISTANCE OF 29.76 FEET; THENCE N80°31'52"E, A DISTANCE OF 65.52 FEET; THENCE N55°24'44"E, A DISTANCE OF 71.76 FEET; THENCE S00°01'58"E, A DISTANCE OF 400.91 FEET; THENCE N89°50'13"W, A DISTANCE OF 796.65 FEET; THENCE N29°53'21"W, A DISTANCE OF 23.23 FEET; THENCE N79°06'08"W, A DISTANCE OF 61.86 FEET; THENCE N27°01'50"W, A DISTANCE OF 96.32 FEET; THENCE N35°55'10"W, A DISTANCE OF 85.43 FEET; THENCE N48°22'05"W, A DISTANCE OF 81.75 FEET; THENCE N67°10'46"E, A DISTANCE OF 52.37 FEET; THENCE N37°25'37"W, A DISTANCE OF 197.39 FEET; THENCE N63°05'55"E, A DISTANCE OF 15.86 FEET; THENCE S87°26'10"E, A DISTANCE OF 10.40 FEET; THENCE S70°52'08"E, A DISTANCE OF 99.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 7.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 11.00 FEET TO THE POINT OF TANGENCY; THENCE N17°25'35"E, A DISTANCE OF 67.23 FEET; THENCE N74°06'04"W, A DISTANCE OF 92.28 FEET; THENCE N52°42'47"W, A DISTANCE OF 64.18 FEET; THENCE N70°52'08"W, A DISTANCE OF 225.00 FEET; THENCE N58°42'57"W, A DISTANCE OF 26.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTHWEST JOSEPH WAY (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT ALSO BEING A CURVE CONCAVE TO THE NORTH WHOSE CENTER BEARS N00°46'36"W, WITH A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°30'24", A DISTANCE OF 126.99 FEET TO THE POINT OF TANGENCY; THENCE N40°43'25"E, A DISTANCE OF 183.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 210.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'18", A DISTANCE OF 22.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 579,119.78 SQUARE FEET (13.295 ACRES) MORE OR LESS.

PARCEL ID #: 07-38-40-001-000-00100-0 (PARCEL 10) 4.17 ACRES
07-38-40-003-000-00001-0 (PHASE 1) 7.02 ACRES
07-38-40-003-000-00040-0 (PHASE 2) .89 ACRES
07-38-40-003-000-00020-0 (PHASE 3B) .87 ACRES

PROJECT NAME: SEVEN J'S SUBDIVISION LOT 10 & PORTION OF 11 (CWR)

OWNER: C W ROBERTS CONTRACTING INCORPORATED
3372 CAPITAL CIR NE
TALLAHASSEE FL 32308

FUTURE LAND USE: INDUSTRIAL

ZONING: GI-GENERAL INDUSTRIAL DISTRICT

BUILDING DATA

EXISTING BUILDING	±15,252 S.F.
PROPOSED BUILDING HEIGHT:	ASPHALT SILO 62' (TO BE APPROVED BY BOCC)
MAXIMUM BUILDING HEIGHT:	40'
MAXIMUM BUILDING COVERAGE:	50%
TOTAL BUILDING COVERAGE:	2.70%

SETBACKS

FRONT: 15' SIDE: 10' REAR: 10'

LAND USE BREAKDOWN

TOTAL SITE	578,912 S.F.	13.29 AC	100%
IMPERVIOUS	**355,885 S.F.**	**8.17 AC**	**61.5%**
BUILDING	15,246 S.F.	0.35 AC	2.6%
IMPERVIOUS	340,639 S.F.	7.82 AC	58.8%
PERVIOUS	**223,027 S.F.**	**5.12 AC**	**38.5%**
STORMWATER SYSTEM	70,567 S.F.	1.62 AC	12.2%
OPEN SPACE	152,460 S.F.	3.50AC	26.3%
(MINIMUM OPEN SPACE 20%)			

PROVIDER OF UTILITIES:

WATER: WELL
WASTEWATER: SEPTIC
IRRIGATION: N/A
SOLID WASTE: WASTE PRO

PARKING CALCULATIONS

PARKING REQUIRED
EXISTING PARKING (FROM PREVIOUSLY APPROVED) = 16 SPACES
PARKING PROVIDED = 16 SPACES

DRAINAGE STATEMENT
THE SITE WILL CONTINUE TO DRAIN USING THE EXISTING SYSTEM AND OUTFALL TO THE EXISTING OUTFALLS.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW WITHIN 1,000 FEET

LIGHTING NOTES:
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS FOR LIGHTING.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE SUBMITTED DURING THE CONSTRUCTION APPLICATION AND PRIOR TO CONSTRUCTION.

LEGEND

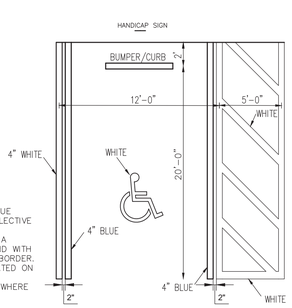
- DIRECTION OF FLOW
- BENCH MARK
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER WELL
- EXISTING ELECTRIC METER
- EXISTING DRAINAGE INLET
- PROPOSED DRAINAGE INLET
- PROPOSED MITERED END SECTION
- EXISTING SEWER MANHOLE
- EXISTING SAN. CLEAN OUT
- EXISTING SAN. CLEAN OUT
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED GRASS
- PROPOSED SIGN
- NEW PARKING STALL COUNT

Line Table		
Line #	Direction	Length
L1	N76°17'33"E	74.50'
L2	N53°19'24"E	26.50'
L3	S82°07'36"E	29.76'
L4	N80°31'52"E	65.52'
L5	N55°24'44"E	71.76'
L6	N29°53'21"W	23.23'
L7	N79°06'08"W	61.86'
L8	N27°01'50"W	96.32'
L9	N35°55'10"W	85.43'
L10	N48°22'05"W	81.75'
L11	N67°10'46"E	52.37'
L12	N63°05'55"E	15.86'
L13	S87°26'10"E	10.40'
L14	S70°52'08"E	99.21'
L15	N17°25'35"E	67.23'
L16	N74°06'04"W	92.28'
L17	N52°42'47"W	64.18'
L18	N58°42'57"W	26.44'
L19	N40°43'25"E	183.19'

Curve Table			
Curve #	Length	Radius	Delta (Δ)
C1	114.60'	50.00'	131°19'08"
C2	11.00'	7.00'	090°00'00"
C3	126.99'	150.00'	048°30'24"

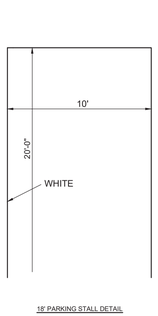
VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

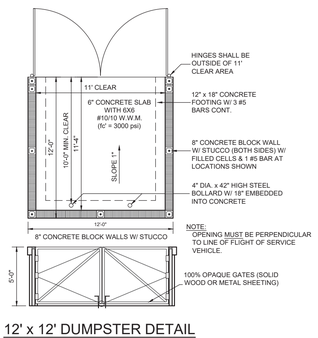


NOTES: FTP 25
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

TYPICAL HANDICAP SPACE DETAIL



18' PARKING STALL DETAIL



12' x 12' DUMPSTER DETAIL

ENGINEERS & SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRF — DESIGNED BY
KNC — DRAWN BY
21-299 engineering pj 113-23.dwg — FILENAME
Site Plan — LAYOUT
AS SHOWN — SCALE
7/AUGUST/2023 — DATE

REVISION COMMENTS — DATE

SEVEN J'S SUBDIVISION PARCEL 10 & PORTION OF 11 (CWR CONTRACTING INC) REVISED FINAL SITE PLAN

MARTIN COUNTY — FLORIDA

10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-299

1 OF 1

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