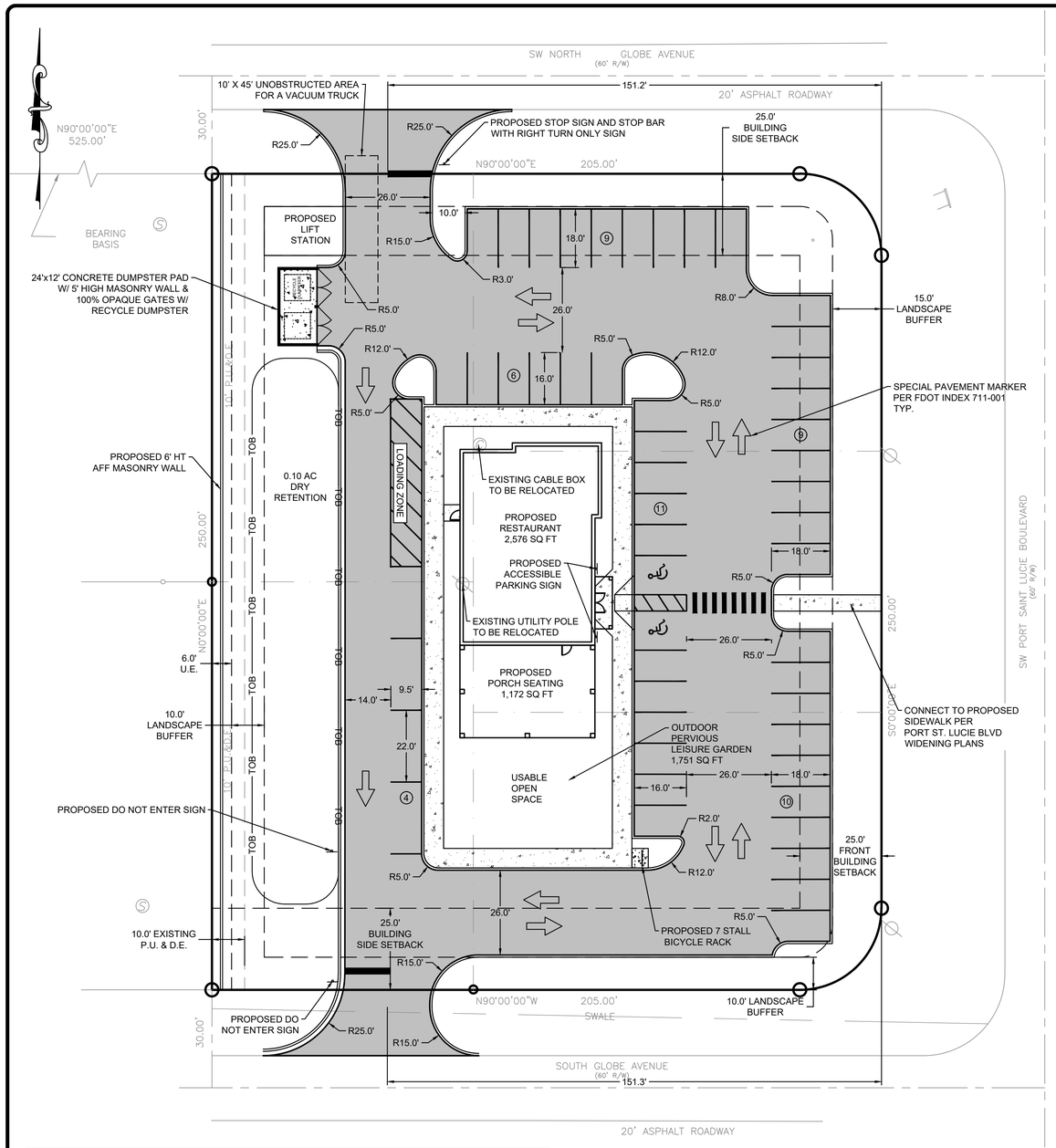


SITE DATA

SECTION 19, TOWNSHIP 37S, RANGE 40E
PARCEL ID #: 3420-570-0276-000-6
SITE ADDRESS: 913 SW SOUTH GLOBE AVENUE, PORT ST. LUCIE, FL 34953

FUTURE LAND USE	RESIDENTIAL - OFFICE - INSTITUTIONAL
EXISTING ZONING DESIGNATION	COMMERCIAL GENERAL
PROPOSED ZONING DESIGNATION	LIMITED MIXED
FLOOD ZONE	ZONE X, PER FIRM PANEL No. 12111C0400J DATED: FEBRUARY 15, 2012
PROPOSED USE	RESTAURANT

	SQ Ft	AC	%
Total Site Area	50,982	1.17	100%
Building	2,576	0.06	5.05%
Porch	1,172	0.03	2.30%
Leisure Garden	1,751	0.04	3.43%
Sidewalk	2,558	0.06	5.02%
Bike Rack	30	0.00	0.06%
Dumpster Pad	288	0.01	0.56%
Lift Station	363	0.01	0.71%
Pavement	25,166	0.58	49.36%
Total Impervious	33,904	0.78	66.50%
Dry Retention	4,338	0.10	8.51%
Green Space	12,739	0.29	24.99%
Total Pervious	17,078	0.39	33.50%

PROPOSED PARKING CALCULATIONS

RESTAURANT = 1 SPACE PER 75 SF OF FLOOR AREA
3,748 SQ FT / 75 = 49.9 SPACES

PROPOSED PARKING PROVIDED

PROPOSED REQUIRED PARKING: 50
PROPOSED TOTAL PARKING PROVIDED: 50

ADA PARKING REQUIREMENTS:

2 DISABLED SPACES REQUIRED
2 DISABLED SPACES PROVIDED

DEVELOPMENT TEAM

OWNER:
JENSEN MHP, LLC
JOHN WELCH
5454 QUAIL HOLLOW
PALM CITY, FL 34990

CIVIL ENGINEER/PLANNER:
THE MILCOR GROUP, INC.
MELISSA G. CORBETT P.E.
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
(772) 223-8850

CONTRACTOR:
TRM CONSTRUCTION
PAUL J PAYNE
1512 SE VILLAGE GREEN DR
PORT ST. LUCIE, FL 34952
772-905-2727

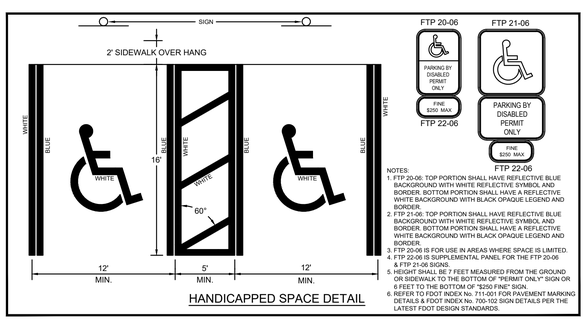
SURVEYOR:
KNOW IT NOW, INC
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
888-396-7770

LANDSCAPE:
PAUL GOULAS
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE JOY HAVEN STREET
PORT ST LUCIE, FL 34983
772-631-8400

NOTES:
1. ALL EXOTIC VEGETATION TO BE REMOVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THERE IS TO BE AN IRRIGATION SYSTEM INSTALLED TO ENSURE CONTINUED GROWTH OF ALL PLANTING AREAS OR XERISCAPE MATERIAL TO BE UTILIZED AND WATERED IN BY HAND UNTIL ESTABLISHED.
3. THE APPLICANT WILL NOTIFY THE PLANNING & DEVELOPMENT FOR A FIELD INSPECTION BY STAFF TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY PLACED PRIOR TO ANY LAND CLEARING.
4. BARRICADES (NOT INCLUDING TURBIDITY SCREENS) WILL BE HIGH-VISIBILITY ORANGE SAFETY FENCE EXTENDING FROM THE GROUND TO A HEIGHT OF AT LEAST 4 FEET. BARRICADES WILL NOT BE ATTACHED TO VEGETATION. ALL BARRICADES AND TURBIDITY SCREENS WILL BE UPRIGHT AND MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION. DURING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST AND NOISE.
5. BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGATION TO BE RETAINED FOR THIS PURPOSE.
6. ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION.
7. STORAGE OF CONSTRUCTION MATERIALS IN PRESERVE AREAS IS NOT PERMITTED.
8. FILL IS NOT ALLOWED TO ENCROACH INTO PRESERVE AREAS.
9. PRESERVE BARRICADES WILL BE PLACED ON THE PRESERVE AREA PERIMETER LINE. EROSION CONTROL DEVICES (E.G. SILT FENCES) SHALL BE CONSTRUCTED 5 FT. OUTSIDE THE PERIMETER OF PRESERVE AREAS TO PREVENT ENCROCHMENT INTO THE MANDATORY CONSTRUCTION SETBACK AREA.
10. INDIVIDUAL TREES OR GROUPS OF VEGETATION THAT ARE TO BE SAVED FOR LANDSCAPE CREDIT REQUIREMENTS ARE TO BE BARRICADED.
11. ADVISORY OR WARNING SIGNS MUST BE PROVIDED ACCORDING TO THE GUIDELINES.
12. NO ALTERATION OF WETLAND PRESERVE, UPLAND PRESERVE, OR TRANSITION ZONES IS PERMITTED EXCEPT IN COMPLIANCE WITH A PRESERVE AREA MANAGEMENT PLAN APPROVED BY VILLAGE OF INDIANTOWN.
13. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
14. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
15. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS TWO (2) FEET FROM POWER LINES.
16. THE PROPOSED DEVELOPMENT RATES AS LOW HAZARD ACCORDING TO THE WILDLAND FIRE RISK AND HAZARD SEVERITY ASSESSMENT FORM PROVIDED BY FLORIDA FIREWISE COMMUNITIES.
17. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
18. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
19. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH SECTION 711 OF THE FDOT STANDARD SPECIFICATIONS.

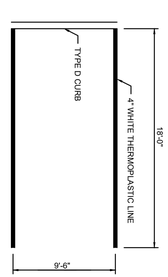
LEGAL DESCRIPTION

LOT(S) 8, 9, 10, 11 AND 12, BLOCK 1449, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 6, 6A THROUGH 6E, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

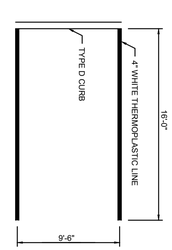


HANDICAPPED SPACE DETAIL

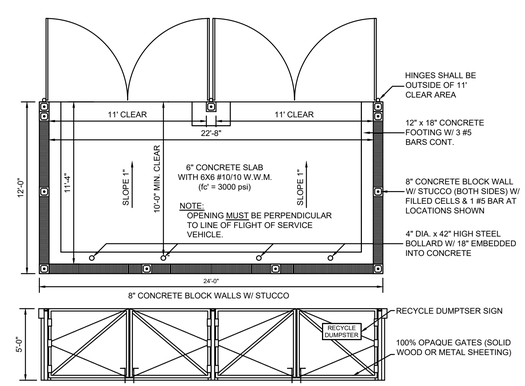
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



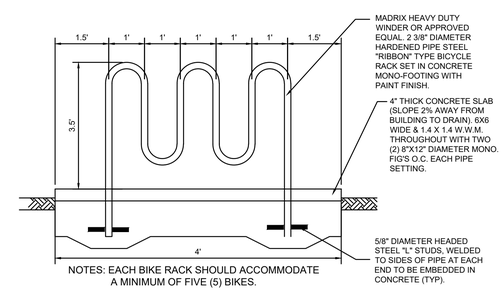
18' PARKING DETAIL



16' PARKING DETAIL



24' x 12' DUMPSTER DETAIL



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

N.T.S.

GLOBE AVE RESTAURANT
PORT ST LUCIE, FLORIDA

NO.	DATE:	REVISION:	BY
1			
2			
3			
4			
5			
6			
7			
8			

20 0 20 40
(IN FEET)
1 inch = 20 ft.
VERTICAL DATUM NAVD 88
DRAWN: D.W. 01-06-2023
PROJECT: T1201
FILE: SITE PLAN V13 (002).dwg

THE MILCOR GROUP, INC.
A DIVISION OF:
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984

PH: (772) 223-8850

WWW.THEMILCORGROUP.COM
WWW.HALEYWARD.COM

CERTIFICATE OF AUTHORIZATION: 28246

CONCEPTUAL SITE PLAN

DUNWORTH MIXED USE DEVELOPMENT
SE DIXIE HIGHWAY
MARTIN COUNTY, FLORIDA

MELISSA G. CORBETT
LICENSE
No 59292
Jan 06 2023
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.
1

C:\Users\adelpozo\Downloads\TRM Globe Restaurant\SITE PLAN V13 (002).dwg, PRINTED BY: adelpozo ON Fri, Jan 06 2023