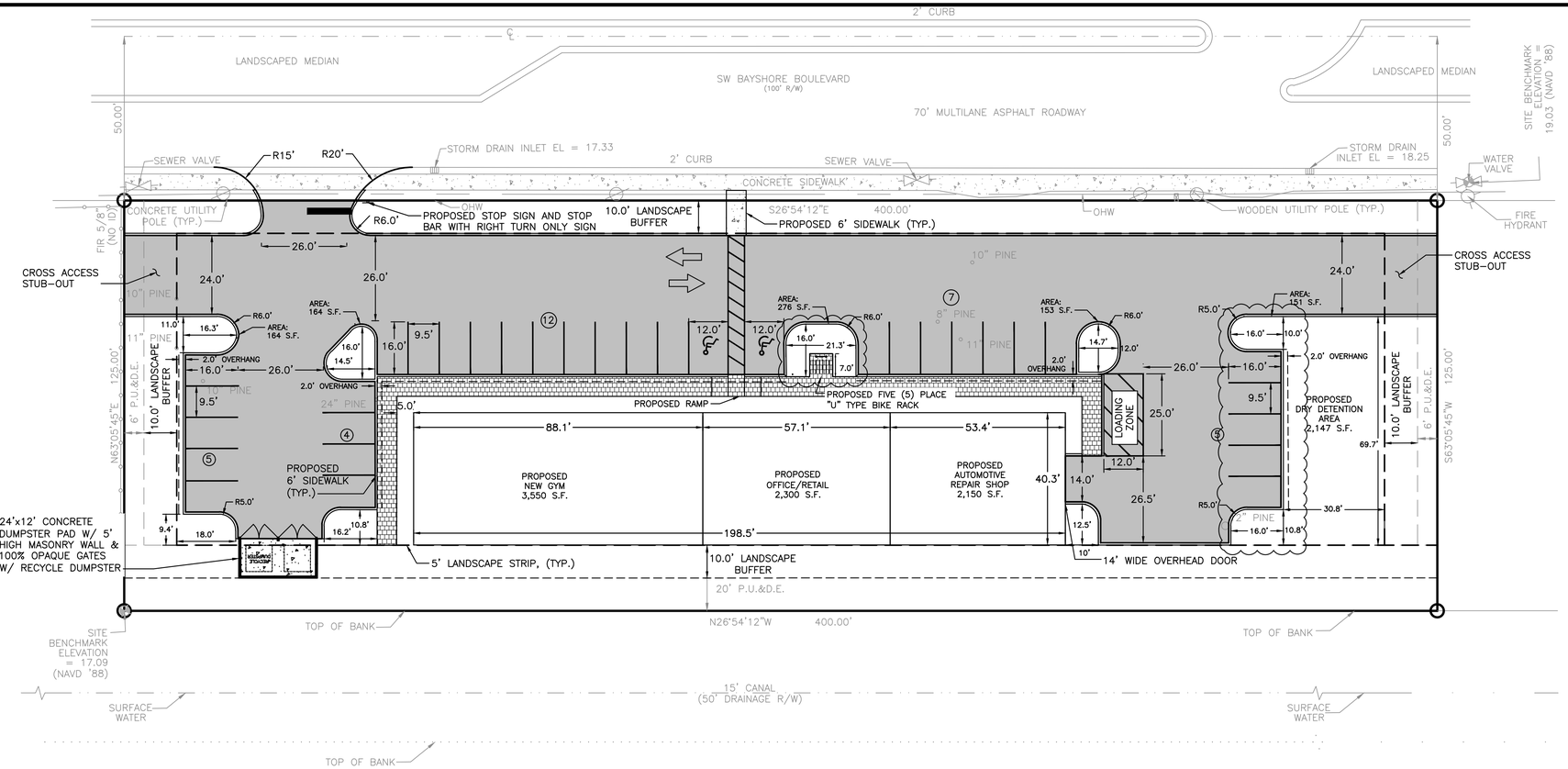
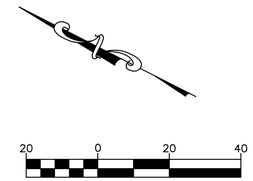




DEVELOPMENT TEAM:

OWNER:
JENSEN MHP, LLC
JOHN WELCH
5454 SW 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 MANAGEMENT
PAUL J. PAYNE
1512 SE VILLAGE GREEN DRIVE
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

PROVIDERS OF UTILITIES:
WATER: PSLUSD
SEWER: PSLUSD
IRRIGATION: TBD

LEGAL DESCRIPTION:

LOT(S) 25, 26, 27, 28 AND 29, BLOCK 628, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 4, 4A THROUGH 4M, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE DATA:

SECTION 05, TOWNSHIP 37S, RANGE 40E
PARCEL ID #: 3420-560-2437-000-6
SITE ADDRESS: 1962 SW BAYSHORE BOULEVARD, PORT ST. LUCIE, FL 34984

FUTURE LAND USE	GENERAL COMMERCIAL
EXISTING ZONING DESIGNATION	GENERAL COMMERCIAL
FLOOD ZONE	ZONE X, PER FIRM PANEL No. 12111C0286K, DATED: FEBRUARY 19, 2020
PROPOSED USE	GENERAL COMMERCIAL

HAZARDOUS WASTE:
ANY AND 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.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

ENVIRONMENTAL STATEMENT:
AN ENVIRONMENT SITE ASSESSMENT IS NOT REQUIRED FOR SITES UNDER 2 ACRES. THIS SITE IS ONLY 1.15-ACRES; THEREFORE, NO ASSESSMENT IS REQUIRED. THE SITE CONTAINS NO UPLAND PRESERVES. TREE MITIGATION WILL BE PROVIDED AS REQUIRED.
A GOPHER TORTOISE SITE SURVEY, AS SET FORTH IN CITY CODE SECTION 157.06(B), SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING FOR THE CIVIL-SITE CONSTRUCTION.

	S.F.	AC.	%
TOTAL SITE AREA	50,000	1.15	100.00
BUILDING	8,000	0.18	16.00
SIDEWALK	1,813	0.04	3.63
*PAVEMENT & CURB	21,988	0.51	43.98
TOTAL IMPERVIOUS	31,801	0.73	63.60
TOTAL PERVIOUS	18,199	0.42	36.40
*INCLUDING DUMPSTER			

PROPOSED PARKING CALCULATIONS

VEHICLE SERVICE AND REPAIR = THREE (3) SPACES PER SERVICE AREA = (1 BAY) 3 SPACES
OFFICE / GENERAL = ONE (1) SPACE PER 200 S.F. = 2,300 S.F. / 200 S.F. = 12 SPACES
RECREATIONAL FACILITY = ONE (1) SPACE PER 200 S.F. = 3,550 S.F. / 200 S.F. = 18 SPACES

ADA PARKING REQUIREMENTS:
2 DISABLED SPACES REQUIRED
2 DISABLED SPACES PROVIDED

REQUIRED PARKING: 33 SPACES

PROVIDED PARKING: 33 SPACES

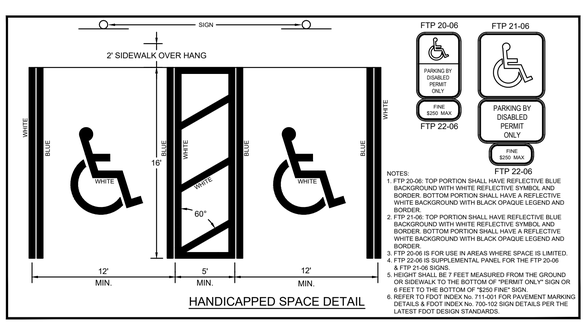
DRAINAGE SYSTEM:

THE DRAINAGE SYSTEM SHALL CONSIST OF A COMBINATION OF OPEN DRY DETENTION AND UNDERGROUND STORAGE SUCH AS A CULTEC SYSTEM FOR WATER QUALITY, QUANTITY AND NUTRIENT REMOVAL, IN ACCORDANCE WITH SFWMD CRITERIA PRIOR TO DISCHARGE TO BAYSHORE BOULEVARD INLETS AND TO THE DRAINAGE CANAL LOCATED IMMEDIATELY ADJACENT TO THE REAR PROPERTY LINE (SW SIDE).

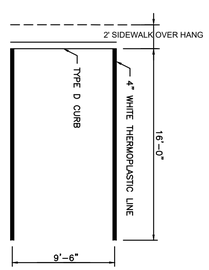
TRAFFIC STATEMENT:
TRIP GENERATION PER ITE TRIP GENERATION MANUAL, 11TH EDITION

LAND USE	ITE CODE	TRIP GENERATION	UNITS	DAILY TRIPS		AM PEAK HOUR EQUATION	AM PEAK HOUR TRIPS	AM PEAK HOUR ENTERING / EXITING		PM PEAK HOUR EQUATION	PM PEAK HOUR TRIPS	PM PEAK HOUR ENTERING / EXITING	
HEALTH/FITNESS CLUB	492	PER 1000 SF	3.55	FORMULA NOT PROVIDED		1.31X	5	51% / 49%	2 ENTER / 2 EXIT	3.45X	12	57% / 43%	7 ENTER / 5 EXIT
AUTOMOTIVE CARE CENTER	942	PER 1000 SF	2.15	FORMULA NOT PROVIDED		2.25X	5	66% / 34%	3 ENTER / 2 EXIT	2.41X + 11.83	17	56% / 44%	10 ENTER / 7 EXIT
OFFICE / RETAIL	712	PER 1000 SF	2.30	14.39X	33	1.67X	4	82% / 18%	3 ENTER / 1 EXIT	2.16X	5	34% / 66%	2 ENTER / 3 EXIT
TOTAL					33		14		8 ENTER / 5 EXIT		34		19 ENTER / 15 EXIT

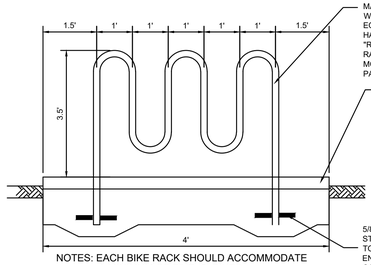
NOTES:
1. ALL EXOTIC VEGETATION TO BE REMOVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THERE IS TO BE AN IRRIGATION SYSTEM INSTALLED TO ENSURE CONTINUED GROWTH OF ALL PLANTING AREAS OR XERISCAPE MATERIAL TO BE UTILIZED AND WATERED IN BY HAND UNTIL ESTABLISHED.
3. THE APPLICANT WILL NOTIFY 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.
20. 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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).



HANDICAPPED SPACE DETAIL



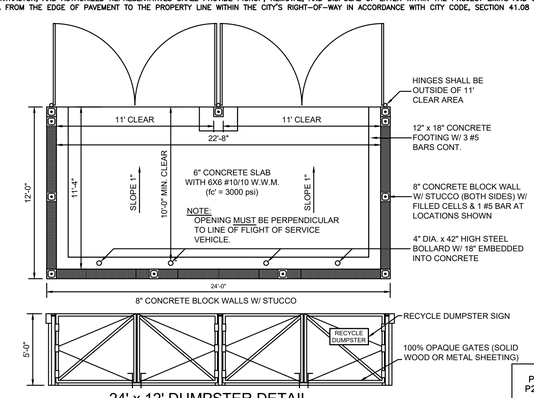
16' PARKING DETAIL



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

TYPICAL BIKE RACK DETAIL

N.T.S.



24' x 12' DUMPSTER DETAIL

PSL PROJECT NO.
P22-327 FITNESS CENTER & P22-328 VEHICLE REPAIR AND MAINTENANCE
PSLUSD FILE NO.
11-915-01 & 11-915-02

NO.	DATE:	REVISION:	BY
4			
3			
2	02/09/23	REVISIONS PER H.P. COMMENTS	A.D.
1	01/11/23	REVISIONS PER SPRC COMMENTS	A.D.

(IN FEET)
1 inch = 20 ft.

VERTICAL DATUM NAVD 88

DRAWN: A.D. 01-11-23
PROJECT: T1202
FILE: CONCEPT SITE PLAN V1 - T1202.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

BAYSHORE PLAZA
PORT ST. LUCIE, FLORIDA

MELISSA G. CORBETT LICENSE No 59292 Feb 14 2023 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO.
1

P:\FL\2011488-TRM_Construction\T1202-Bayshore Commercial-GSB\02-CAD_Files\Civil\CONCEPT SITE PLAN V1 - T1202.dwg, PRINTED BY: adelpozo ON Tue, Feb 14 2023