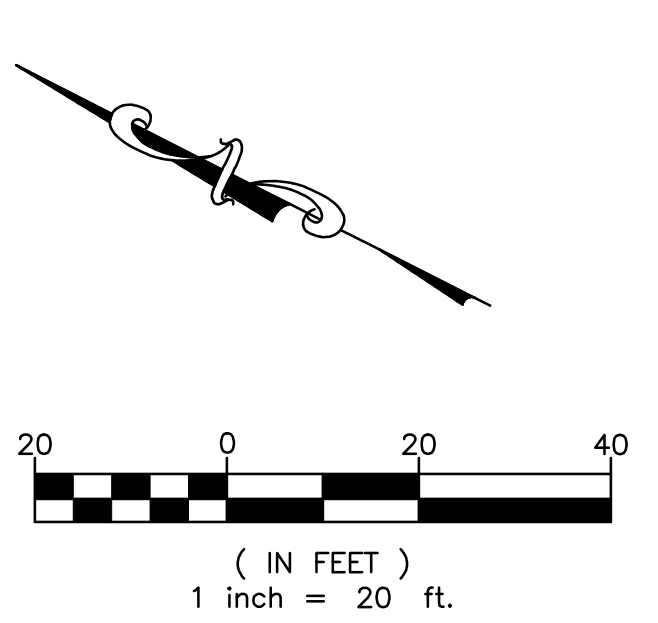
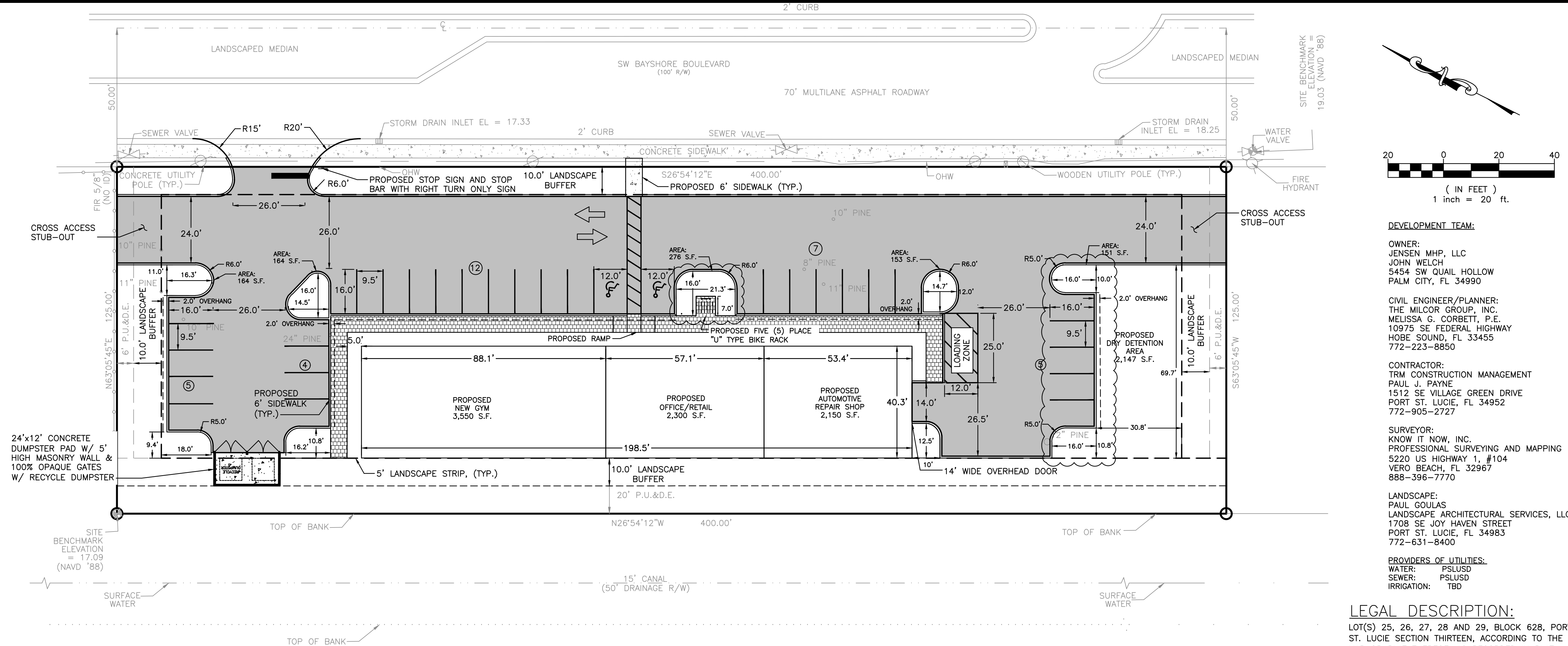


P:\FL\2011488-TRM-Construction\11202-CAD-Files\Civil\CONCEPT SITE PLAN V1 - 11202.dwg - PRINTED BY: adelozzo ON Tue, Feb 14 2023



**DEVELOPMENT TEAM:**  
 OWNER: JENSEN MHP, LLC  
 JOHN WELCH  
 5454 SW QUAL 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 ZONE X, PER FIRM PANEL NO. 12111C0286K, DATED: FEBRUARY 19, 2020  
 FLOOD ZONE: GENERAL COMMERCIAL  
 PROPOSED USE: GENERAL COMMERCIAL

	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			

**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, 11<sup>TH</sup> EDITION

LAND USE	ITE CODE	TRIP GENERATION UNITS	DAILY TRIPS	EQUATION	TRIPS	ENTERING / EXITING	PM PEAK HOUR	TRIPS	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	14.36X	33	1.67X	4	82% / 18%	2.16X	5	34% / 66%	2 ENTER / 3 EXIT
<b>TOTAL</b>					<b>33</b>	<b>14</b>			<b>8 ENTER / 5 EXIT</b>	<b>34</b>		<b>19 ENTER / 15 EXIT</b>

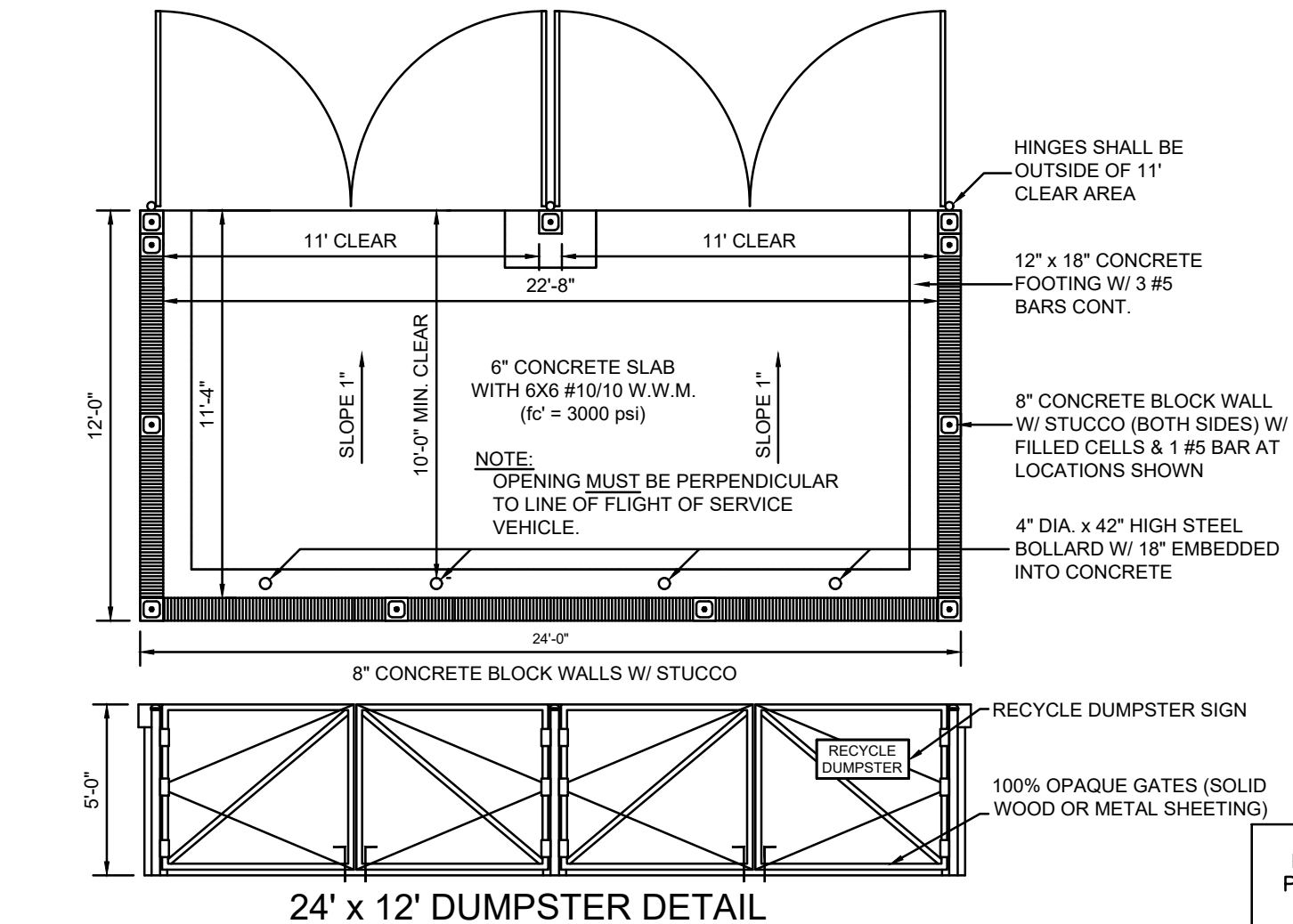
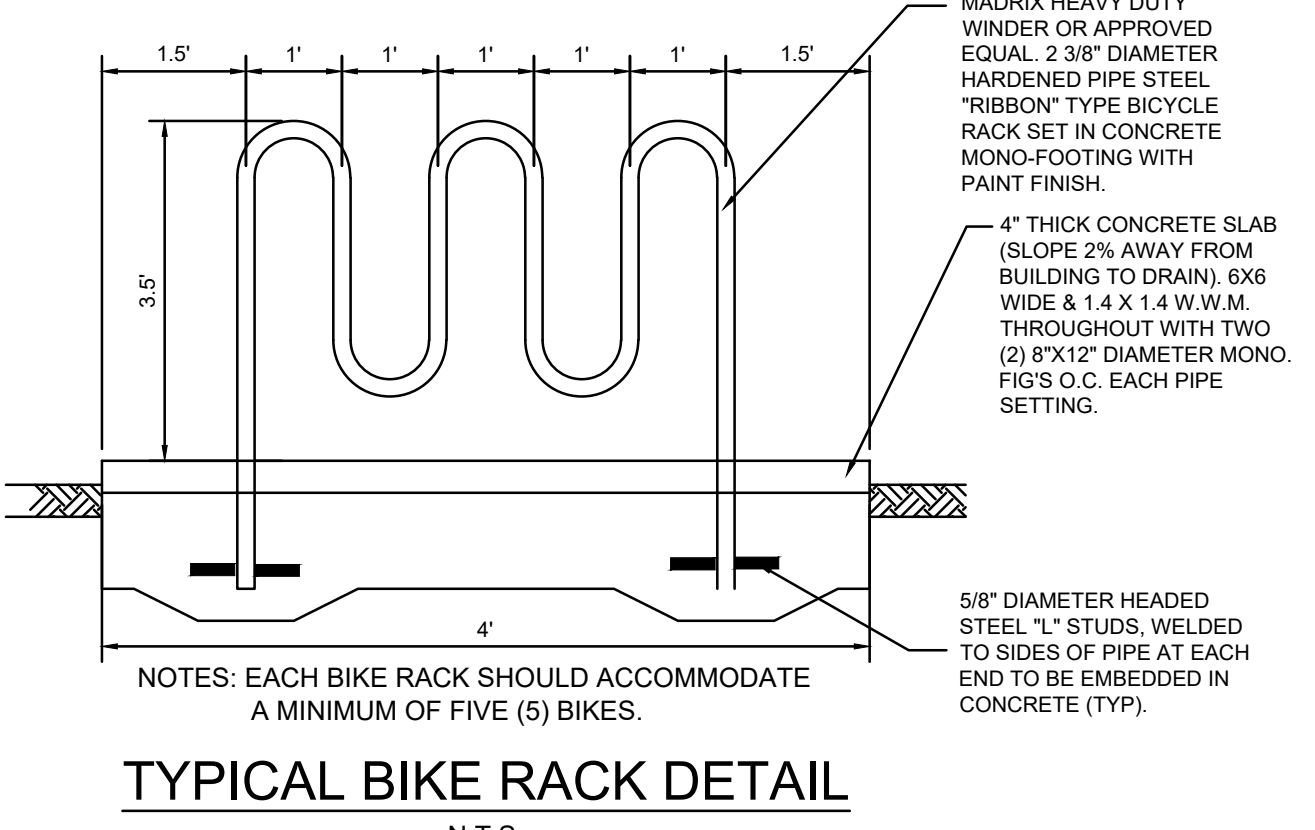
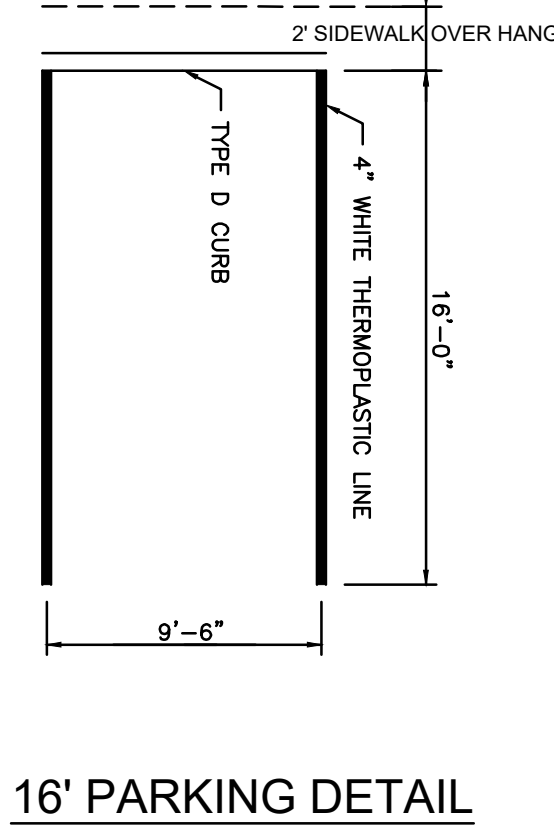
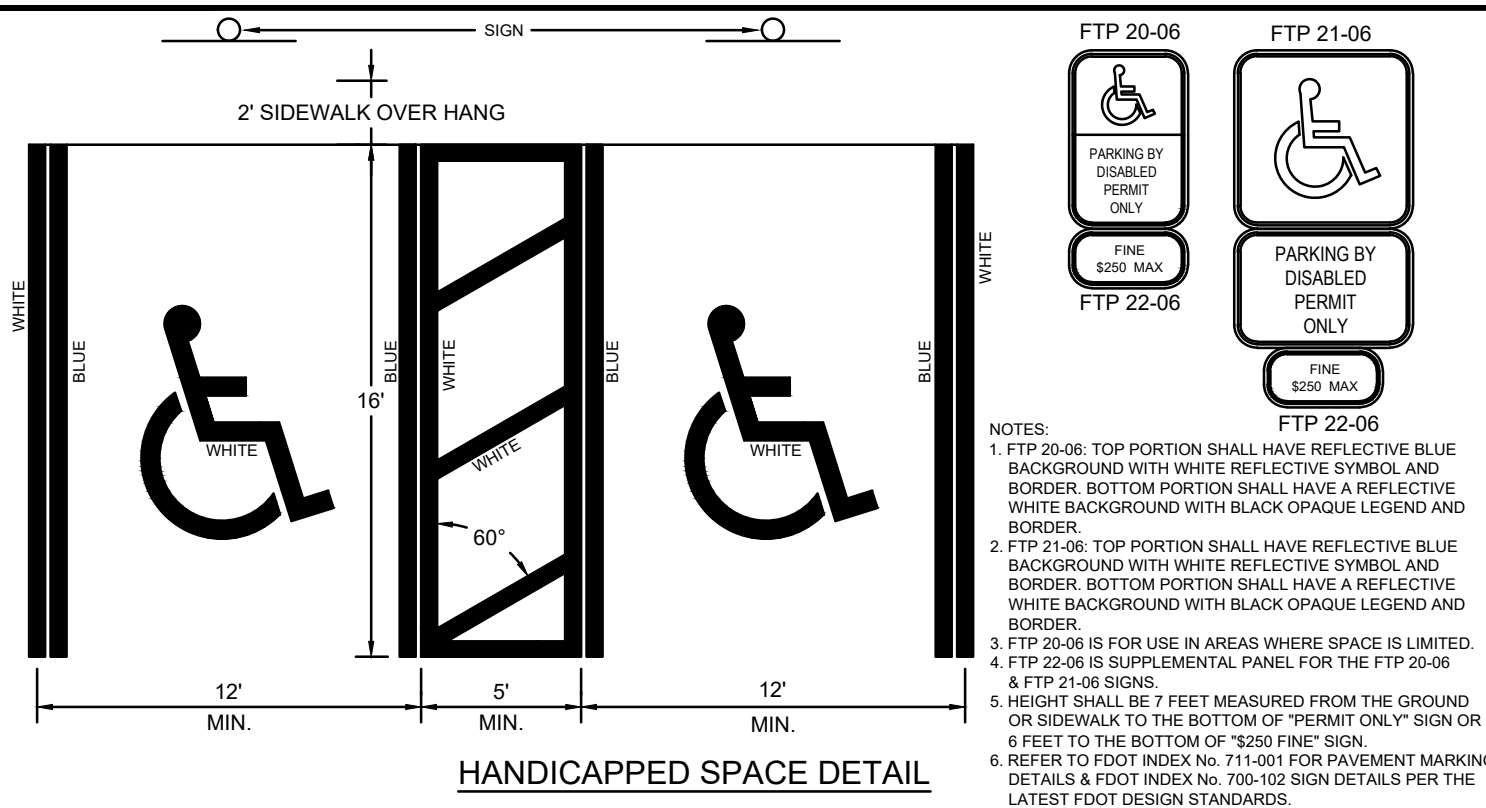
**PROPOSED PARKING CALCULATIONS**

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

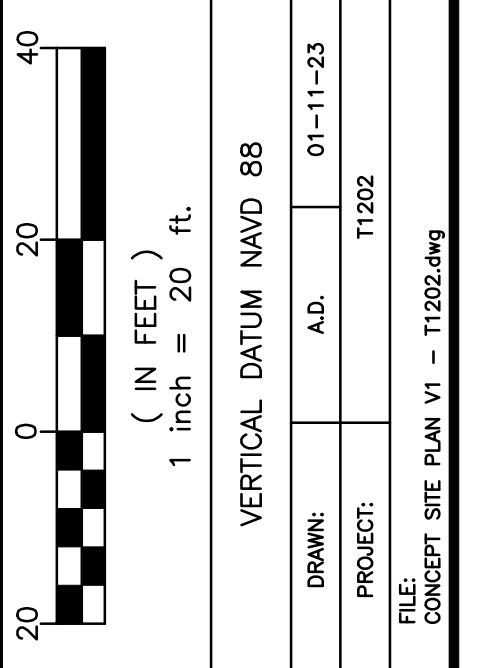
**ADA PARKING REQUIREMENTS:**

2 DISABLED SPACES REQUIRED  
 2 DISABLED SPACES PROVIDED  
 REQUIRED PARKING: 33 SPACES  
 PROVIDED PARKING: 33 SPACES

**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.

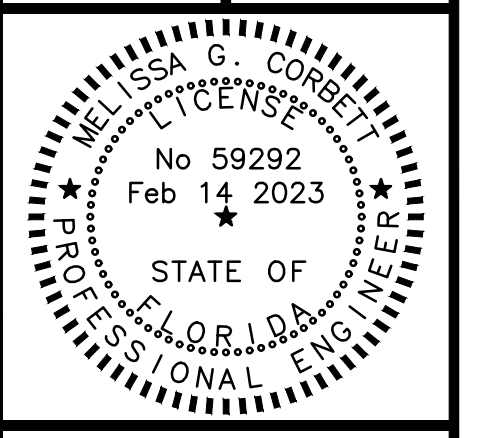


NO.	DATE	REVISIONS	PER H.P. COMMENTS	A.D.
1	01/11/23	REVISIONS PER SPRC COMMENTS		
2	02/09/23	REVISIONS PER H.P. COMMENTS		



**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



**SHEET NO. 1**  
 PSL PROJECT NO. P22-327 FITNESS CENTER & P22-328 VEHICLE REPAIR AND MAINTENANCE  
 PSLUSD FILE NO. 11-915-01 & 11-915-02