SITE DATA

LEGAL DESCRIPTION

LOT 3, PLAT OF PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE(S) 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS:

EXISTING USE:

QUICK SERVICE OIL CHANGE PROPOSED USE:

NONE

VACANT

LOT AREA: **EXISTING**

0.92± ACRES 0.92± ACRES PROPOSED

FLOOR AREA RATIO (PROPOSED):

1,730 SF **BUILDING AREA** % FAR (TOTAL) 0.04%

PARKING (PROPOSED):

GENERAL PARKING SPACES ACCESSIBLE SPACES

TOTAL VEHICLE SPACES

3 / PER BAY RATIO (SPACES/GFA)

SETBACKS (PROPOSED):

NORTH

20 FEET MIN

SOUTH 15 FEET MIN (PRIMA VISTA BLVD)

EAST 10 FEET MIN 0 FEET MIN WEST

BUFFERS (PROPOSED):

NORTH 10' BUFFER

SOUTH 15' BUFFER (PRIMA VISTA BLVD)

EAST 10' BUFFER

WEST 10' BUFFER

NOTE: BUILDING SQUARE FOOTAGE AND OTHER DIMENSIONS SHOWN IS APPROXIMATE AND IS SUBJECT TO ENGINEERING AND PERMIT REVIEW.

DISCLAIMER:

COUPLED WITH A PRELIMINARY REVIEW OF LAND DEVELOPMENT REQUIREMENTS AND ISSUES.

AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL

ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

EX. LIFT STATION PUMP SPECIFICATIONS:

(2) MYERS WG20 GRINDER PUMP W/ SST LIFTING BALL

230 V VOLTAGE: FREQUENCY: 3450 RPM IMPELLER DIAMETER: MAX. DAILY FLOW: 32 GPM @ 75' TDH

THE ABOVE LIFT STATION WAS DESIGNED TO PROVIDE SUFFICIENT CAPACITY FOR LOT 1, LOT 2 WHERE LOT 2 WAS PROPOSED TO PROVIDE 12,000 SQ. FT. WITH 120 UNITS. APPARENTLY, LOT 2 BUILDING IS AN AUTO PARTS STORE WHICH HAS AN ERC'S NUMBER OF 0.94 LESSER THAN THE CALCULATED VALUE,

8.47 ERC's. THE PROPOSED LOT 3 (WAS PART OF THE ORIGINAL LOT 2) WILL HAVE SIMILAR ERC's NUMBER, 0.94. PUMP INFORMATION PER RECORD DRAWING PRIMA VISTA COMMERCIAL CENTER

LOT 1. THREE PHASE DUPLEX COMMERCIAL GRINDER SYSTEM.

CITY OF PORT ST. LUCIE PROJECT NO. (P22-036) **PSLUSD PROJECT NUMBER** (11-886-03)

SCALE: 1" = 20'

DEVELOPME