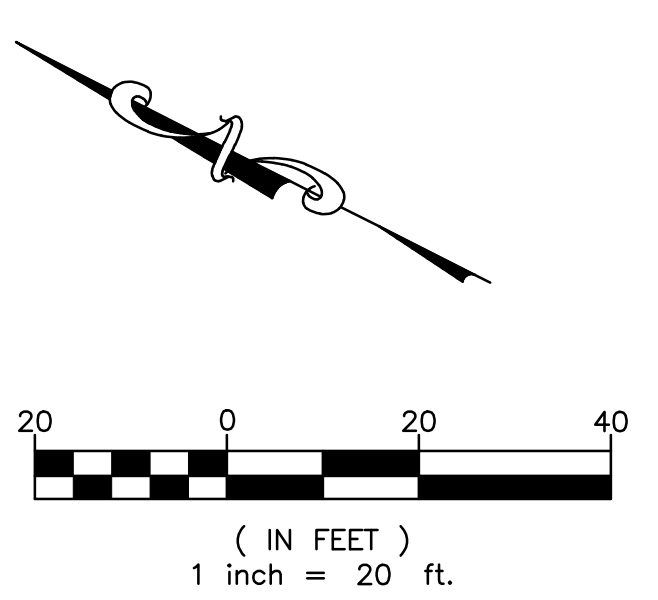
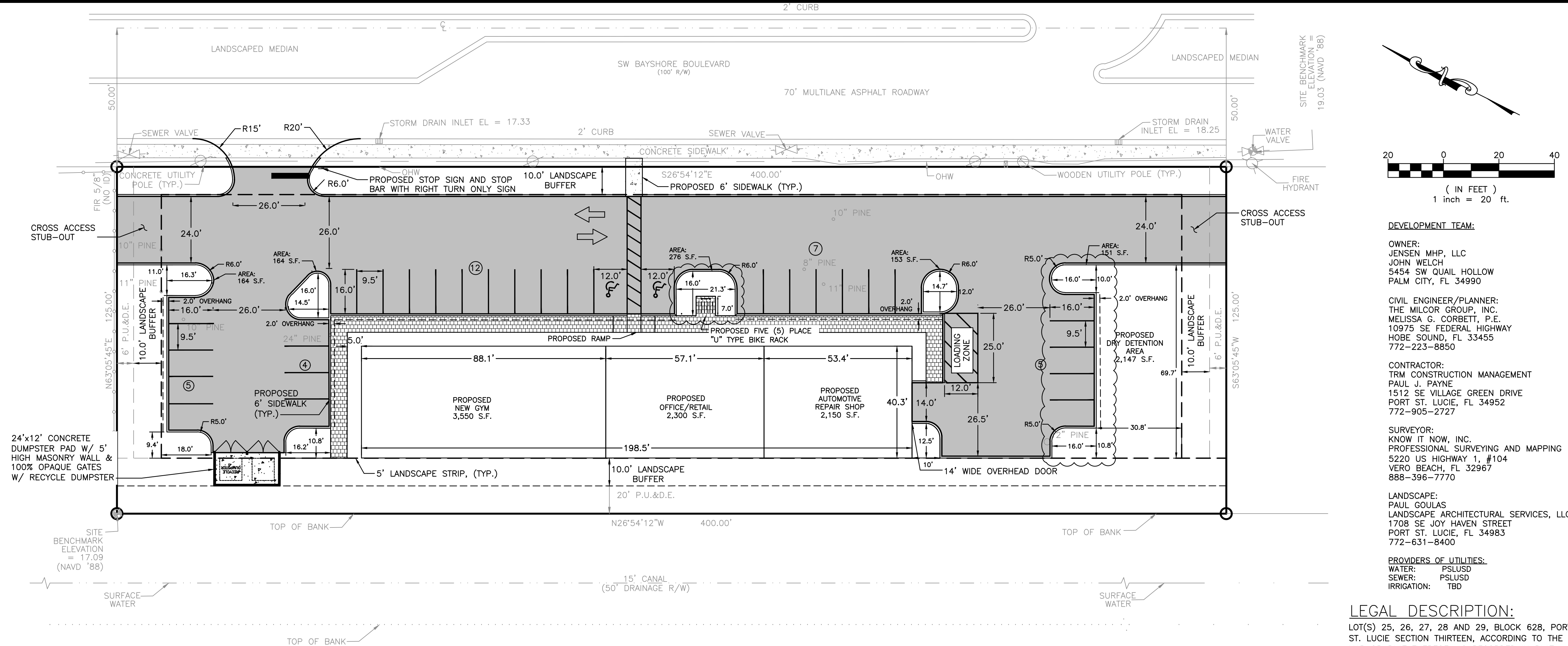


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DEVELOPMENT TEAM:
 OWNER: JENSEN MHP, LLC
 JOHN WELCH
 5454 SW QUAIL HOLLOW
 PALM CITY, FL 34990
 CIVIL ENGINEER/PLANNER:
 THE MILCOR GROUP, INC.
 MELISSA G. CORBETT, P.E.
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455
 772-223-8850
 CONTRACTOR:
 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 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, 11TH 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
TOTAL					33	14			8 ENTER / 5 EXIT			19 ENTER / 15 EXIT

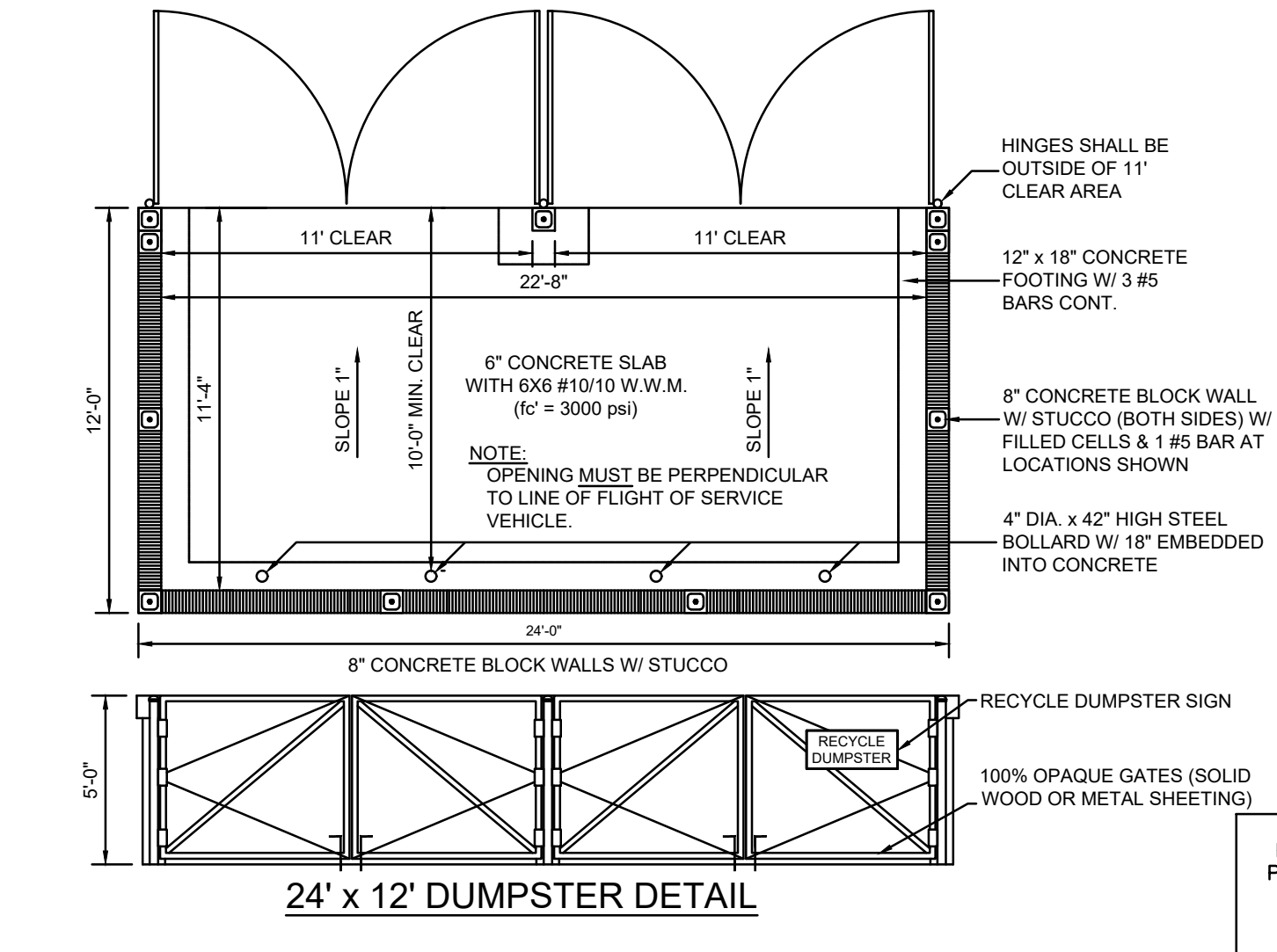
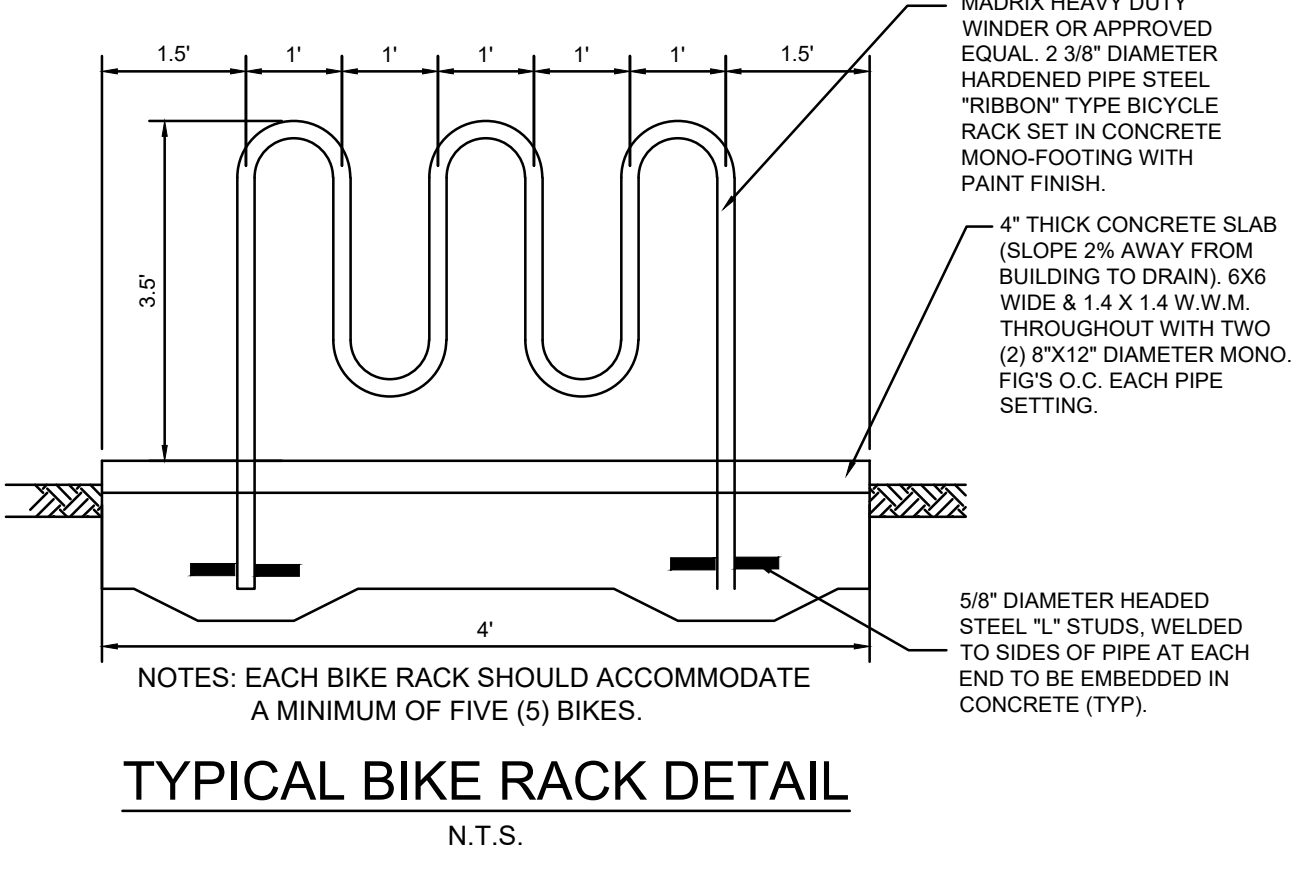
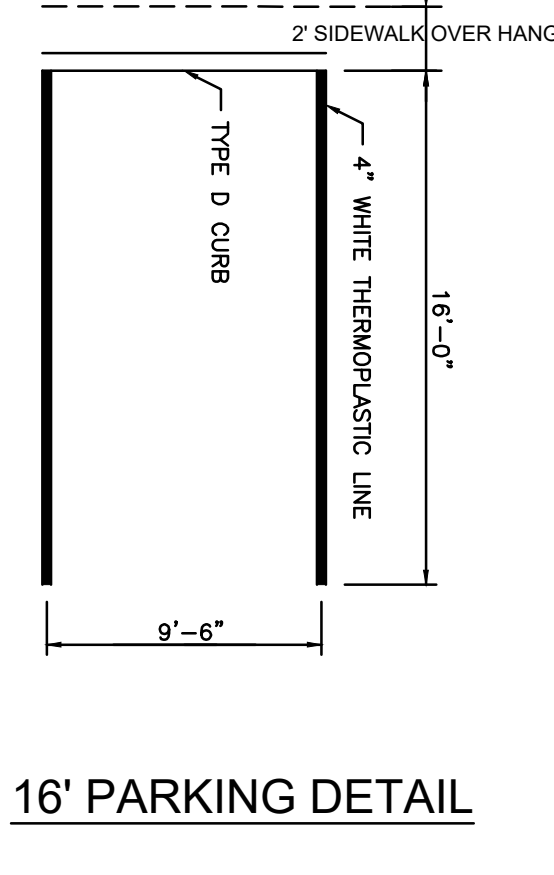
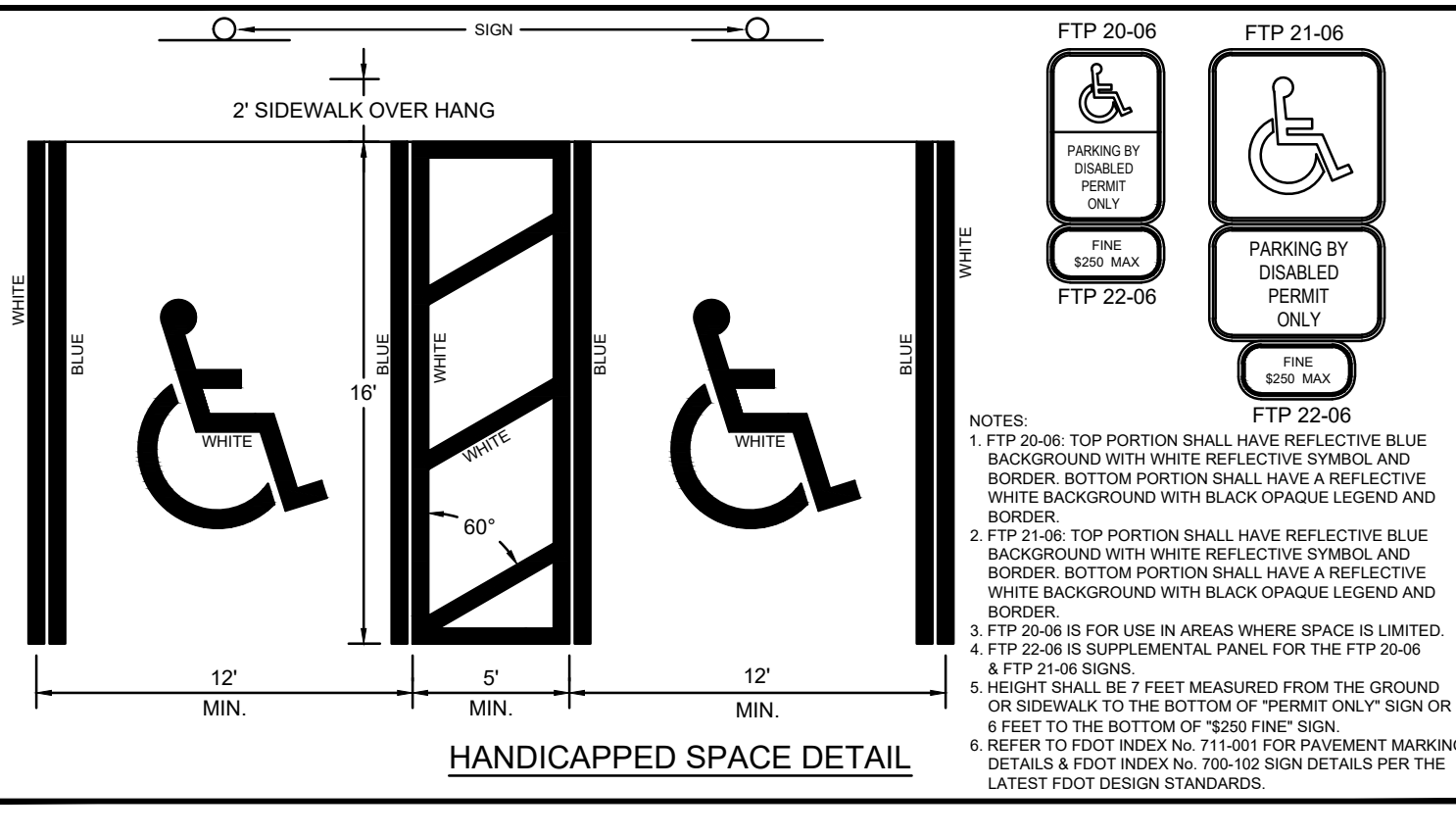
PROPOSED PARKING CALCULATIONS

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.



CONCEPTUAL SITE PLAN
BAYSHORE PLAZA
 PORT ST. LUCIE, FLORIDA

REVISIONS PER H.P. COMMENTS
 REVISIONS PER SPRC COMMENTS
 DATE: NO. DATE: NO.

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

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
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PROFESSIONAL LICENSE
 No 59292
 Feb 14 2023
 STATE OF FLORIDA
 PROFESSIONAL ENGINEERING

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