

# 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

GENERAL COMMERCIAL

FUTURE LAND USE EXISTING ZONING DESIGNATION FLOOD ZONE

GENERAL COMMERCIAL ZONE X, PER FIRM PANEL No. 12111C0286K, DATED: FEBRUARY 19, 2020 GENERAL COMMERCIAL

PROPOSED USE

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.

# PROPOSED PARKING CALCULATIONS

VEHICLE SERVICE AND REPAIR = THREE (3) SPACES PER SERVICE AREA = (1 BAY) 3 SPACESOFFICE / 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

PROVIDED PARKING: 33 SPACES

OTAL 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

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SIDEWALK	1,813	0.04	3.63	
*PAVEMENT & CURB	21,988	0.51	43.98	
TOTAL IMPERVIOUS	31,801	63.60		
TOTAL PERVIOUS	18,199	0.42	36.40	
*INCLUDING DUMPSTER				

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			

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 IH EDITION

						HOUR				HOUR			
LAND USE	ITE	TRIP GENERA TION	UNITS	DAILY TRIPS		EQUATION	TRIPS	ENTERING / EXITING		EQUATION	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	14.39X	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
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PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. ALL EXOTIC VEGETATION TO BE REMOVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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.

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. 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.

BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGATION TO BE RETAINED FOR THIS PURPOSE.

ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION. STORAGE OF CONSTRUCTION MATERIALS IN PRESERVE AREAS IS NOT PERMITTED. FILL IS NOT ALLOWED TO ENCROACH INTO PRESERVE AREAS. 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.
INDIVIDUAL TREES OR GROUPS OF VEGETATION THAT ARE TO BE SAVED FOR LANDSCAPE CREDIT REQUIREMENTS ARE TO BE BARRICADED.
ADVISORY OR WARNING SIGNS MUST BE PROVIDED ACCORDING TO THE GUIDELINES.

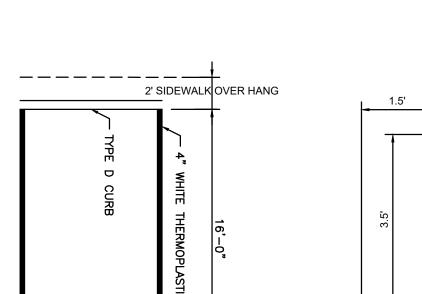
NO ALTERATION OF WETLAND PRESERVE, UPLAND PRESERVE, OR TRANSITION ZONES IS PERMITTED EXCEPT IN COMPLIANCE WITH A PRESERVE AREA MANAGEMENT PLAN APPROVED BY VILLAGE OF INDIANTOWN.

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 OF LESS THAN (20) FEET ] REQUIRE NO OFFSET.

15. NO TREE, SHRUBS, HEDGES ON TO SO CONTAIN THE AVERAGE FROM LENGTH BILLS THO (2) FEET FROM ROWER LINES. 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, THE PROPOSED DEVELOPMENT RATES AS LOW HAZARD ACCORDING TO THE WILDLAND FIRE RISK AND HAZARD SEVERITY ASSESSMENT FORM PROVIDED BY FLORIDA FIREWISE COMMUNITIES. 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.

ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH SECTION 711 OF THE FDOT STANDARD SPECIFICATIONS.
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR



**16' PARKING DETAIL** 

"RIBBON" TYPE BICYCLE RACK SET IN CONCRETE MONO-FOOTING WITH PAINT FINISH. FIG'S O.C. EACH PIPE SETTING. 5/8" DIAMETER HEADED STEEL "L" STUDS, WELDED NOTES: EACH BIKE RACK SHOULD ACCOMMODATE END TO BE EMBEDDED IN CONCRETE (TYP). A MINIMUM OF FIVE (5) BIKES.

TO LINE OF FLIGHT OF SERVICE 8" CONCRETE BLOCK WALLS W/ STUCCO 24' x 12' DUMPSTER DETAIL

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). HINGES SHALL BE OUTSIDE OF 11' CLEAR AREA 12" x 18" CONCRETE 22'-8" FOOTING W/ 3 #5 BARS CONT. 6" CONCRETE SLAB WITH 6X6 #10/10 W.W.M. 8" CONCRETE BLOCK WALL (fc' = 3000 psi)--- W/ STUCCO (BOTH SIDES) W/ FILLED CELLS & 1 #5 BAR AT NOTE: 7 I OPENING MUST BE PERPENDICULAR LOCATIONS SHOWN 4" DIA. x 42" HIGH STEEL - BOLLARD W/ 18" EMBEDDED INTO CONCRETE RECYCLE DUMPSTER SIGN 100% OPAQUE GATES (SOLID WOOD OR METAL SHEETING) PSL PROJECT NO. P22-327 FITNESS CENTER & P22-328 VEHICLE REPAIR AND MAINTENANCE

**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. REQUIRED PARKING: 33 SPACES 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. FTP 20-06 FTP 21-06 2' SIDEWALK OVER HANG PARKING B DISABLED PERMIT FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE /HITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 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 MARKIN DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE HANDICAPPED SPACE DETAIL LATEST FDOT DESIGN STANDARDS.

MADRIX HEAVY DUTY WINDER OR APPROVED EQUAL. 2 3/8" DIAMETER HARDENED PIPE STEEL — 4" THICK CONCRETE SLAB (SLOPE 2% AWAY FROM BUILDING TO DRAIN). 6X6 WIDE & 1.4 X 1.4 W.W.M. THROUGHOUT WITH TWO (2) 8"X12" DIAMETER MONO. TO SIDES OF PIPE AT EACH

TYPICAL BIKE RACK DETAIL

N.T.S.

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( IN FEET ) 1 inch = 20 ft.

**DEVELOPMENT TEAM** 

JENSEN MHP, LLC

5454 SW QUAIL HOLLOW PALM CITY, FL 34990

CIVIL ENGINEER/PLANNER: THE MILCOR GROUP, INC. MELISSA G. CORBETT, P.E.

HOBE SOUND, FL 33455

10975 SE FEDERAL HIGHWAY

TRM CONSTRUCTION MANAGEMENT

PROFESSIONAL SURVEYING AND MAPPING

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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PORT ST. LUCIE, FL 34952

5220 US HIGHWAY 1, #104

1708 SE JOY HAVEN STREET

PSLUSD

PSLUSD

PORT ST. LUCIE, FL 34983

PROVIDERS OF UTILITIES:

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IRRIGATION: TBD

WATER:

SEWER:

LANDSCAPE: PAUL GOULAS

KNOW IT NOW, INC.

SURVEYOR:

THE **MILCOR** GROUP, INC. A DIVISION OF:

HOBE SOUND, FL 33455 725 SE PORT ST LUCIE BLVD UNIT 104 PORT ST. LUCIE, FL 34984

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No 59292 Feb 14 2023 STATE OF ONAL

SHEET NO.

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