

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: NONE
 EXISTING USE: VACANT
 PROPOSED USE: QUICK SERVICE OIL CHANGE

LOT AREA:
 EXISTING 0.92± ACRES
 PROPOSED 0.92± ACRES

FLOOR AREA RATIO (PROPOSED):
 BUILDING AREA 1,730 SF
 % FAR (TOTAL) 0.04%

PARKING (PROPOSED):
 GENERAL PARKING SPACES 8
 ACCESSIBLE SPACES 2

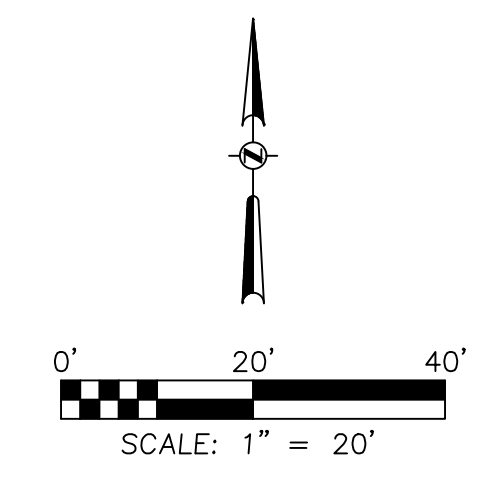
TOTAL VEHICLE SPACES 10

RATIO (SPACES/GFA) 3 / PER BAY

SETBACKS (PROPOSED):
 NORTH 20 FEET MIN
 SOUTH 15 FEET MIN (PRIMA VISTA BLVD)
 EAST 10 FEET MIN
 WEST 0 FEET MIN

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:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE 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 APPROVALS.
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON 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

HORSEPOWER: 2 HP
 VOLTAGE: 230 V
 PHASE: 3
 FREQUENCY: 60 HZ
 SPEED: 3450 RPM
 IMPELLER DIAMETER: 5.5"
 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.

| | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Maximum Daily Flow (GPM) | Peak Daily Flow (GPM) |
|---|--|--------------------------|--------------------------|-----------------------|
| Existing Lift Station Pump Capacity | | | | |
| Quick Service Oil Change: (Fixture Units) | | 32 | | |
| Fixture | No. of Fixtures | Units/Fixture | Total Fixture Units | |
| Toilets | 1 | 1 | 1 | |
| Sinks | 1 | 1 | 1 | |
| Janitorial Sink | 1 | 1 | 1 | |
| Mob Sink | 1 | 1 | 1 | |
| Drinking Fountain | 1 | 0.5 | 0.5 | |
| TOTAL: | | | 4.5 | |
| Wastewater ERU: | 300 | GPD | | |
| Water ERC: | 350 | GPD | | |
| formula: | 25 | factor | | |
| formula: | 300 | factor | | |
| Wastewater: | (4.5x25/300)x300gpd = | | 113 | |
| Water: | (4.5x25/300)x350gpd = | | 131 | |
| | | | 0.1 | 0.2 |
| | | | | 0.4 |
| Existing usage by Family Dollar and O'Reilly's Auto Parts with proposed oil change facility: | | | | |
| Family Dollar | 48,000 Gallons Per Billing Cycle / 27 Days = | 1,778 | 1.2 | 2.5 |
| O'Reilly's Auto Parts | 3,000 Gallons per billing cycle / 29 Days = | 104 | 0.1 | 0.1 |
| Commuting Total Required: | | 1,995 | 1.4 | 2.8 |
| | | | | 5.5 |

* The master plan anticipated 8.47 ERC's, based on current calculations only 6.65 ERC's are being proposed with existing uses. The proposed capacity is 1.82 ERC's less than previously planned for.

| NO. | DATE | DESCRIPTION |
|-----|-----------|---------------------------|
| 1 | 3/15/2022 | CHANGES PER CITY COMMENTS |
| 2 | 4/12/2022 | CHANGES PER CITY COMMENTS |

NOT VALID WITHOUT ORIGINAL SIGNATURE BY A REGISTERED PROFESSIONAL ENGINEER AND GEODETIC SURVEYOR
 PROJECT MANAGER: H. TRAN
 PROJECT NO.: 3281-018
 DATE:

RETAIL DEVELOPMENT PROPERTIES
 CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC 34683
 TRANSPORTATION SURVEYING
 GIS
 PHONE (727) 789-9500
 AVIDGROUP.COM

LOT 3 @ PRIMA VISTA COMMERCIAL CENTER
 Port St. Lucie, FL
SITE PLAN

SHEET NO. **1**

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

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