

LEGAL DESCRIPTION
 LOTS 1 & 2, GOODWILL CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGES 5 & 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 140,982 S.F., 3.237 ACRES
 SECTION 18, TOWNSHIP 37 SOUTH, RANGE 40 EAST
 PARCEL ID #: 342057506160007
 PROJECT NAME: GOODWILL CENTER
 OWNER/DEVELOPER: ACCENT SHOPPES, LLC
 439 S.E. PORT ST. LUCIE BLVD.
 PORT ST. LUCIE, FL 34984
 (772) 879-2616

SITE DATA
 LOTS 1 & 2
 FUTURE LAND USE: ROI
 ZONING: LMD

GROSS SITE AREA 140,982 S.F. (3.237 AC) = 100.00%

LOT 1 SITE DATA
 GROSS SITE AREA 68,482 S.F. (1.572 AC) = 100.00%
 IMPERVIOUS AREA 50,537 S.F. (1.160 AC) = 73.80%
 EXISTING BUILDING #1 13,600 S.F. (0.312 AC) = 19.86%
 EXISTING PAVEMENT 36,937 S.F. (0.848 AC) = 53.94%
 PAVEMENT AREA 17,945 S.F. (0.412 AC) = 26.20%
 BUILDING HEIGHT: ONE STORY (HEIGHT OF 25 FT.)

LOT 2 SITE DATA
 GROSS SITE AREA 72,500 S.F. (1.664 AC) = 100.00%
 IMPERVIOUS AREA 49,309 S.F. (1.132 AC) = 68.01%
 PROPOSED BUILDING #2 12,716 S.F. (0.292 AC) = 17.54%
 PROPOSED GENERATOR ROOM 316 S.F. (0.007 AC) = 0.44%
 EXISTING PAVEMENT 36,277 S.F. (0.833 AC) = 50.03%
 PAVEMENT AREA 23,191 S.F. (0.532 AC) = 31.99%
 BUILDING HEIGHT: ONE STORY (HEIGHT OF 25 FT.)

BUILDING DATA:
 BUILDING #1 RETAIL AREA = 13,600 S.F.
 BUILDING #2 GROUP HOME/MEDICAL OFFICE = 12,716 S.F.
 TOTAL FLOOR AREA = 26,316 S.F.

PARKING CALCULATIONS:
 PARKING REQUIRED: (JOINT PARKING AGREEMENT PER PLAT)
 1 SPACE / 200 S.F. OFFICE/RETAIL AREA = 132 SPACES
 26,316 / 200 = 132 SPACES
 PARKING REQUIRED = 132 SPACES (5 HC)
 PARKING PROVIDED = 132 SPACES (5 HC)

PROVIDER OF UTILITIES:
 WATER: PSLUSD
 WASTEWATER: PSLUSD

DRAINAGE SYSTEM:
 DRAINAGE SYSTEM CONSISTS OF A TWO EXISTING DRY DETENTION AREAS WITH DISCHARGE TO THE EXISTING INLET AT THE CORNER OF DINNER STREET & GATLIN BLVD. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT HAS BEEN PROVIDED. A SFWMD PERMIT MODIFICATION HAS BEEN APPROVED.

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.

TRAFFIC STATEMENT
 INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 7th EDITION

SPECIALTY RETAIL (814) (AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
SPECIALTY RETAIL (814)	44.32/1,000 S.F.	26,316 S.F.	= 1,166
A.M. PEAK HOUR SPECIALTY RETAIL (814)	6.84/1,000 S.F.	26,316 S.F.	= 180
P.M. PEAK HOUR SPECIALTY RETAIL (814)	2.71/1,000 S.F.	26,316 S.F.	= 71

THIS APPLICATION IS REQUESTING THE CONSTRUCTION OF BUILDING #2. ALL EXISTING INFRASTRUCTURE TO INCLUDE PARKING, DRAINAGE, WATER, AND SEWER SERVICE IS EXISTING AND WILL REMAIN IN-PLACE.

Date	Revisions	By

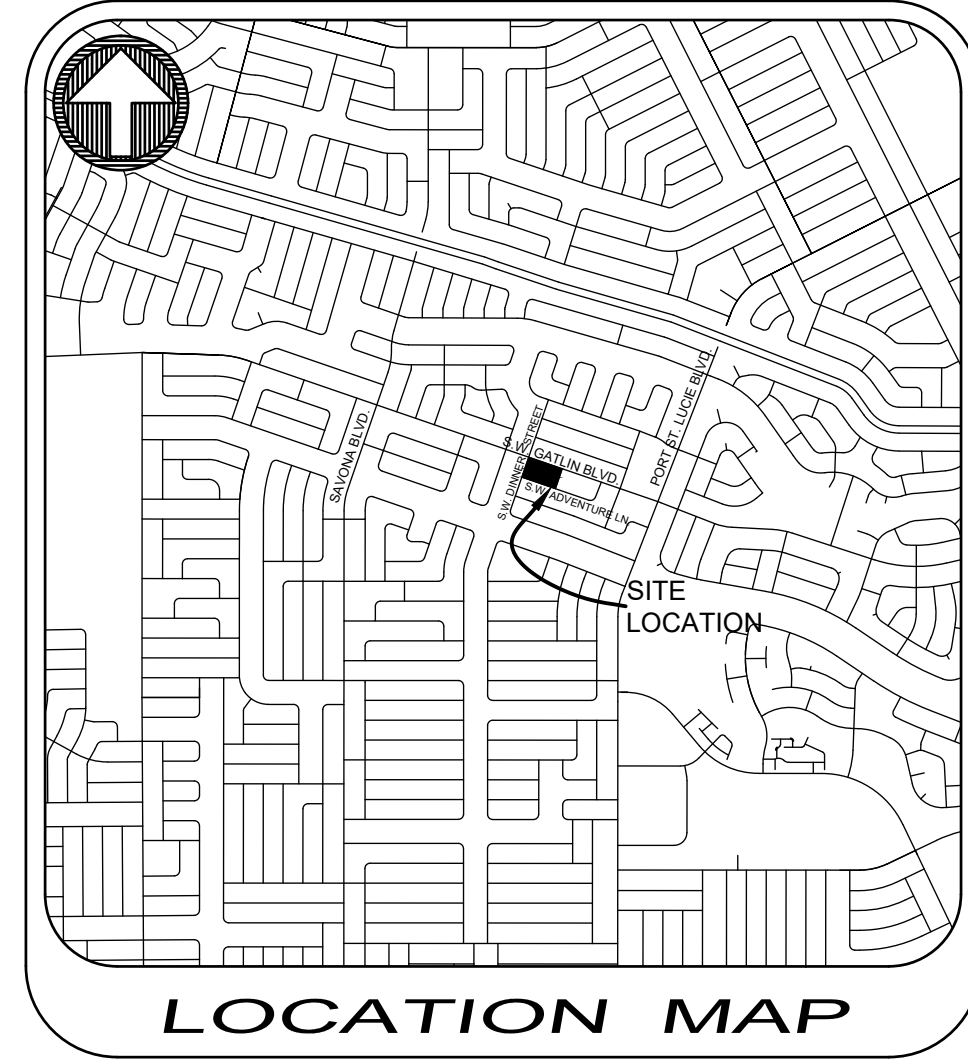
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PHOENIX GATLIN CENTER - LOT 2
 SITE PLAN AMENDMENT

LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	BLOCK NUMBER
	MITERED END SECTION
	NUMBER OF PARKING SPACES
	HANDICAP STALL
LPM	LOW PRESSURE FORCE MAIN
CT188	EX. TRAFFIC SIGNAL BOX

CAD DWG 111245P



PSL PROJECT NO. P14-136
(DATE)
R.J. KENNEDY, P.E. #56218 1934 TUCKER COURT FT. PIERCE, FL 34950 phone: 772-462-2455

DRAWN RJV
CHECKED RIK
DATE 08-20-2014
SCALE 1" = 30'
JOB NO. 141381
SHEET 1