

ADJACENT LOTS:			
DIRECTION	FUTURE LAND USE	ZONING	EXISTING USE
NORTH	CG	CG	HOLIDAY INN
SOUTH	CG	CG	GENERAL COMMERCIAL USE
EAST	CG	PUD	LIFE CARE CENTER PUD
WEST	CG	CG	SHOPPING CENTER

USABLE OPEN SPACE:

AMENITIES	SF
SIDEWALK	312
GREENS	570
BENCHES	30
TOTAL	912

NOTE: PER GENERAL DESIGN REQUIREMENTS #9, A TOTAL AREA OF 0.5% SHALL BE DESIGNATED FOR USABLE OPEN SPACE.

LOT SIZE: 1.56
REQUIRED USABLE OPEN SPACE AREA: 340 SF
PROPOSED USABLE OPEN SPACE AREA: 912 SF

TRIP GENERATION: NEW DISCOUNT TIRE									
INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION, 10TH EDITION									
WEEKDAY: DAILY AVERAGE (BASED ON SF)									
LAND USE	ITE CODE	INTENSITY	UNITS	DIRECTIONAL SPLIT	IN	OUT	IN	OUT	TOTAL
TIKE STORE	848	INTENSITY	SF	50	50	85	85	170	
WEEKDAY: A.M. PEAK HOUR TRIPS (BASED ON 4 SERVICE BAYS)									
LAND USE	ITE CODE	INTENSITY	UNITS	DIRECTIONAL SPLIT	IN	OUT	IN	OUT	TOTAL
TIKE STORE	848	5.12	BAYS	53	47	11	10	21	
WEEKDAY: P.M. PEAK HOUR TRIPS (BASED ON 4 SERVICE BAYS)									
LAND USE	ITE CODE	INTENSITY	UNITS	DIRECTIONAL SPLIT	IN	OUT	IN	OUT	TOTAL
TIKE STORE	848	5.65	BAYS	46	54	11	12	23	

CITY OF PORT ST. LUCIE NOTES:

1. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR 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).

2. THE ENGINEER OF RECORD SHOULD BE IN ATTENDANCE WHEN THIS SITE PLAN IS SCHEDULED FOR CITY COUNCIL REVIEW.

3. ALL OUTDOOR LIGHTING INSTALLATIONS SHALL USE CONCEALED SOURCE FIXTURES. THESE SHALL BE CUT-OFF TYPE FIXTURES IN WHICH LENSES DO NOT PROJECT BELOW THE OPAQUE SECTION OF THE FIXTURE. ALL LIGHTING FIXTURES SHALL BE MOUNTED WITH A ZERO DEGREE TILT. GROUND MOUNTED FLOOD AND SPOT LIGHT FIXTURES THAT USED TO ILLUMINATE THE BUILDING FAÇADE ARE EXEMPT FROM THIS REQUIREMENT. FIXTURE STYLES SHALL BE CONSISTENT THROUGHOUT THE SITE.

4. THE PROPOSED DEVELOPMENT WILL NOT RESULT IN FAILURE OF THE ADOPTED LOS ON ADJACENT ROADWAYS. THE PROPOSED DEVELOPMENT DECREASES THE NUMBER OF DAILY TRIPS SIGNIFICANTLY; FROM 53 TRIPS TO 23 TRIPS DURING P.M. PEAK HOUR TIMES. SEE TRIP GENERATION TABLE ON THIS SHEET AND ACCESS MANAGEMENT DATA ATTACHED.

5. PROPOSED VAN ACCESSIBLE HANDICAP PARKING SIGN. CONSTRUCT PER ADA & CITY OF PORT ST. LUCIE STANDARDS AND REQUIREMENTS. SEE C-8 FOR DETAILS.

6. PROPOSED ADA DETECTABLE SURFACE, PER CITY OF PORT ST. LUCIE & ADA STANDARDS & REQUIREMENTS.

7. CONSTRUCT TURN DOWN SIDEWALK ADJACENT TO PAVEMENT AND PARKING. 2% MAX SLOPE ALL DIRECTIONS, SEE DETAIL SHEET.

8. PROPOSED CONC. SIDEWALK, 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE DETAIL SHEET.

9. PROPOSED 6' CROSSWALK PER ADA & FDOT INDEX 711-001, 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE.

10. PROPOSED BIKE RACK PER CITY OF ST. PORT LUCIE STANDARDS & REQUIREMENTS. SEE DETAIL SHEET C-7.

11. PROPOSED OPEN USABLE OPEN SPACE (SIDEWALK, W BENCHES, AND GREEN SPACE). SEE AMENITIES TABLE ON THIS SHEET FOR CALCULATIONS.

LEGEND

1 CONSTRUCT 18" VERTICAL CURB & GUTTER PER CITY OF PORT ST. LUCIE STD. REFER TO TYPICAL DETAIL 402.01. (INSTALL 24" VERTICAL CURB & GUTTER AT DRIVEWAY ENTRANCE TO MEET AND MATCH EXISTING)

2 PROPOSED ADA HANDICAP PARKING STALL, HC STALL, SYMBOL & ACCESS AISLE. STRIPE HC STALL, SYMBOL & AISLE PER CITY OF PORT ST. LUCIE & ADA STANDARDS AND REQUIREMENTS. PAVEMENT SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. SEE SHEET C-8 FOR DETAILS.

3 PROPOSED 5' X 6' LG. STD CONC. RAMP. DO NOT EXCEED 1:12 MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE SHEET C-10 FOR DETAILS.

4 PROPOSED 5'X6' MIN. CONC. LANDING AT BOTTOM AND TOP OF RAMP. DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.

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SITE DATA TABLE

PROJECT DATA

OWNER: DISCOUNT TIRE STORE
REAL ESTATE DEVELOPMENT
2025 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
PHONE: (480) 606-6838
AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001
PROJECT NAME: DISCOUNT TIRE STORE
PROPOSED USE: SPECIFIC FOR TIRE SERVICES (NO ADDITIONAL AUTO SERVICE)
NUMBER OF STORES: 1 STORE
BUILDING SQUARE FOOTAGE: 6,784 SF
TYPE OF CONSTRUCTION: II-B
PROPERTY ID: 3414-501-3810-100-1
ZONING: CG GENERAL COMMERCIAL
FUTURE LAND USE: GENERAL COMMERCIAL
PSLUSD PROJECT #11-056-00
CITY OF PORT ST. LUCIE PROJECT NO. P21-045

LOT DATA:

TOTAL, SF (AC)		
LOT AREA*	1.56 AC	
IMPERVIOUS		
EXISTING	52,561 (1.2)	0.77
PROPOSED	47,372 (1.08)	0.69
BUILDING	6,784 (0.16)	0.10
PAVEMENT	40,588 (0.93)	0.59
DECREASE	-5,189 (-0.18)	-0.08
PERVIOUS		
TOTAL, SF (AC)		
	21,010 (0.48)	0.31

PARKING DATA:

USE	CRITERIA	REQUIRED
VEHICLE SERVICE	3 PS/BAY	12 SPACES
WAREHOUSE (2,786 SF)	1 PS/500 SF	5.6 SPACES
OFFICE (133 SF)	1 PS/250 SF	0.5 SPACES
H.C. PARKING	1 HS/25 PS=1	2 SPACES
TOTAL REQUIRED	19 SPACES = 21 SPACES (2HC)	
TOTAL PROVIDED	40 SPACES (2HC)	

DATE	REVISIONS
5-10-21	△ REVISED PER PORT ST LUCIE SEU COMMENTS
4-19-21	△ REVISED PER PORT ST LUCIE SEU COMMENTS
3-14-21	△ REVISED PER PORT ST LUCIE SEU COMMENTS

DISCOUNT TIRE STORE	10180 S US HWY 1	PORT ST. LUCIE, FL 34952

DISCOUNT TIRE STORE	DISCOUNT TIRE

H & T CONSULTANTS, INC.	PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001	JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001	FAX: 904-419-1004

JOB NO:
DRAWN: SGH
CHECK: DS
DATE: FEB 2021
SHEET

C-3
SHEET OF

SE JENNINGS RD

PSLUSD PROJECT #11-056-00
CITY OF PORT ST. LUCIE PROJECT NO. P21-045
SCALE: 1"=20'