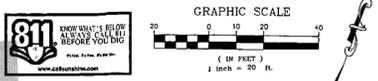


LEGAL DESCRIPTION

LOT 1 ST. LUCIE WEST PLAT NO. 104 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79 PAGE 16 PUBLIC RECORDS OF ST. LUCIE COUNTY

LOCATION MAP



LEGEND

PROPERTY LINE	EX. CONCRETE
PROP. ASPHALT DRIVE	EX. BRICK STRUCTURE
PROP. CONC. SIDEWALK	EX. SEWER MANHOLE
PROP. CONC. DRIVE	EX. ELEC. HAND HOLE
PROP. DUMPSTER PAD	EX. ELEC. BOX
EX. STRAIGHTENER LINE	EX. LIGHT POLE
PROP. TYPE 'T' CURB	EX. SIGN
PROP. LIGHT POLE	EX. TREES

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	43,732 SF	(0.99 A.C.)	(100%)
OPEN SPACE AREA	18,472 SF	(0.41 A.C.)	(42%)
TOTAL IMPERVIOUS AREA	25,260 SF	(0.56 A.C.)	(58%)
BUILDING FOOTPRINT	4,802 SF	(0.10 A.C.)	(11%)
PAVEMENT & SIDEWALK	42,845 SF	(0.96 A.C.)	(97%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,802 SF	1/175 SF PER	87
OUTDOOR AREA	489 SF	1/175 SF PER	3
TOTAL PARKING REQUIRED			90
TOTAL PARKING PROVIDED			95

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	25'	188.4'
LEFT SIDE (SOUTH)	10'	171.5'
RIGHT SIDE (NORTH)	10'	36.2'
REAR (WEST)	10'	41.4'

SITE SUMMARY

ZONING	CO - GENERAL COMMERCIAL
F.U.I.	CO - GENERAL COMMERCIAL
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL

TRAFFIC STATEMENT

TRAVEL USE	EAST TOWARD DRIVE THRU (S.W.)
INDEPENDENT VARIABLE	KDF = 4.8
DAILY TRIP GENERATION	498.12 DAILY TRIPS/SP = 2,280 DAILY TRIPS
TRIP GENERATION A.M. PEAK	45.42 AM PEAK TRIPS/SP = 208 AM PEAK TRIPS
TRIP GENERATION P.M. PEAK	50.91 PM PEAK TRIPS/SP = 235 PM PEAK TRIPS
HOURS OF OPERATION	8:30 AM - 10:00 PM
STANDING SPACES	75
STANDING SPACES DIMENSIONS	18' X 10'
OVERALL STANDING LENGTH	420'

PRIOR APPROVALS

SPECIAL EXCEPTION	17-0-21
PARKING VARIANCE	P17-005

DRAINAGE STATEMENT

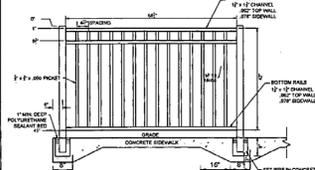
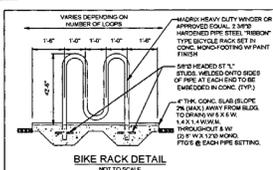
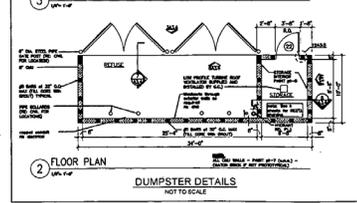
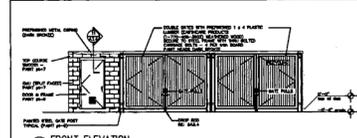
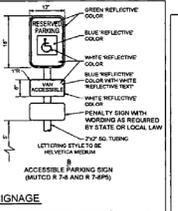
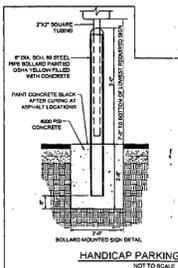
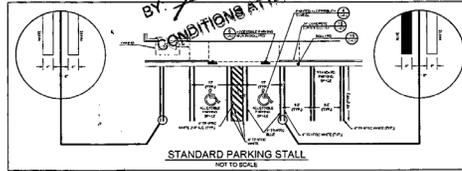
PROJECT INFORMATION:
 THE SUBJECT PROPERTY IS PART OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SURFACE WATER MANAGEMENT CONSTRUCTION/OPERATION MODIFICATION PERMIT NO. 56-00573-0. THE CHECK-FLEX IMPROVEMENTS CONSISTS OF CONSTRUCTING A 492 SQUARE FOOT BUILDING LOCATED BETWEEN THE ARBY'S AND BANK OF AMERICA ON ST. LUCIE WEST BOULEVARD.

EXISTING CONDITIONS:
 THE 1.26 ACRE SITE IS LARGELY UNDEVELOPED, WITH A SMALL PORTION OF THE SITE CONTAINING A SHARED ACCESS DRIVE FOR THE BANK OF AMERICA TO THE EAST AND A LIFT STATION. THIS SITE IS PART OF A 102.8 ACRE MASTER DEVELOPMENT.

PERMIT SPECIAL CONDITIONS:
 THERE ARE TWO (2) SPECIAL CONDITIONS SET FORTH IN THE SWAMP PERMIT NO. 56-00573-0 THAT PERTAIN TO THE SITE. THE FIRST SPECIAL CONDITION STATES THAT THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT 16.5 FEET MSL. THE PROPOSED BUILDING HAS A FINISHED FLOOR ELEVATION OF 21 FEET MSL, WHICH EXCEEDS THE MINIMUM FINISHED FLOOR REQUIREMENT. THE SECOND SPECIAL CONDITION STATES THAT THE MINIMUM ROAD ELEVATION SHALL BE AT 13.5 MSL. THE LOWEST ON SITE PAVEMENT ELEVATION IS 23 FEET MSL, WHICH EXCEEDS THE MINIMUM ROAD ELEVATION REQUIREMENT.

CONCLUSION:
 THE PROPOSED IMPROVEMENTS WILL MEET OR EXCEED ALL PERMIT CONDITIONS SET FORTH IN THE SWAMP PERMIT NO. 56-00573-0.

SITE PLAN APPROVED
DATE October 23, 2017
BY City Council
CONDITIONS ATTACHED: YES □ NO □



5200 Burlington Rd
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By

Mark Date By

Mark Date By



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STORE
 PORT ST. LUCIE
 PORT ST. LUCIE, FL
 34913

WHO OF W. ST. LUCIE WEST BLVD
 AND THE COUNTY CURB LINE
 PORT ST. LUCIE, FL 34986

SHEET TITLE
 SITE PLAN

VERSION: V7
 ISSUE DATE: 09-2016

Job No.: 00914-01-048
 Store #: 3813
 Date: 10/13/2017
 Drawn By: JLB
 Checked By: JLT

Sheet
C-2.0