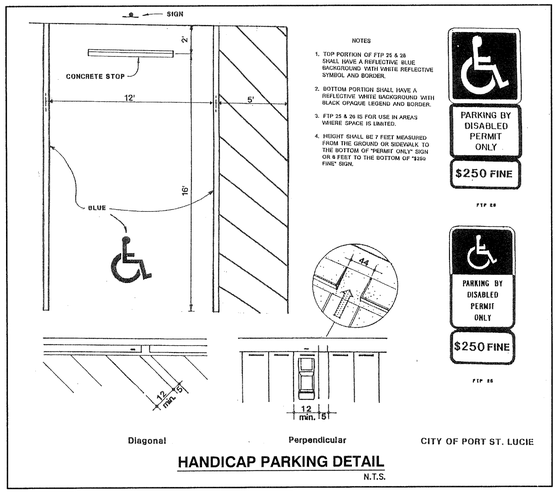
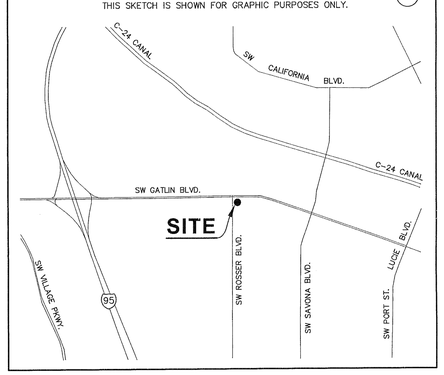


HANDICAP PARKING DETAIL

N.T.S.

VICINITY MAP

THIS SKETCH IS SHOWN FOR GRAPHIC PURPOSES ONLY.



DRAINAGE NOTE

DETENTION PONDS WILL BE DESIGNED FOR WATER QUALITY (1" RUNOFF) AND QUANTITY PER THE CITY OF PORT ST. LUCIE SPECIFICATIONS. ALLOWABLE DISCHARGE EQUALS 0.5-0.75 cfs/acre.

THE STORMWATER POND SHALL BE DESIGNED TO MEET SFWMD CRITERIA. THE EXISTING SFWMD PERMIT WILL BE MODIFIED.

CROSS ACCESS NOTE

IF THE ADJACENT PROPERTY EAST OF THIS PROJECT IS EVER DEVELOPED, THE OWNER OF THIS PROJECT OR ITS SUCCESSOR IN TITLE SHALL, AT THE REQUEST OF THE CITY, ENTER INTO A CROSS ACCESS AGREEMENT WITH THE OWNER OF SUCH ADJACENT PROPERTY, ALLOWING FOR THE ADJACENT PROPERTY TO SHARE THE ENTRANCE FROM GATLIN, SUBJECT TO MUTUALLY AGREEABLE TERMS AND CONDITIONS

WALL NOTES

THE WALL SHALL MATCH THE ARCHITECTURAL FEATURES OF THE PROPOSED BANK. THE REQUIRED WALL SPECIFICATIONS/INSTALLATION MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A FOUNDATION PERMIT FOR THE BUILDING.

THE 6-FOOT WALL MEASURED FROM FINISH FLOOR, NOT TO EXCEED 8 FEET.

N

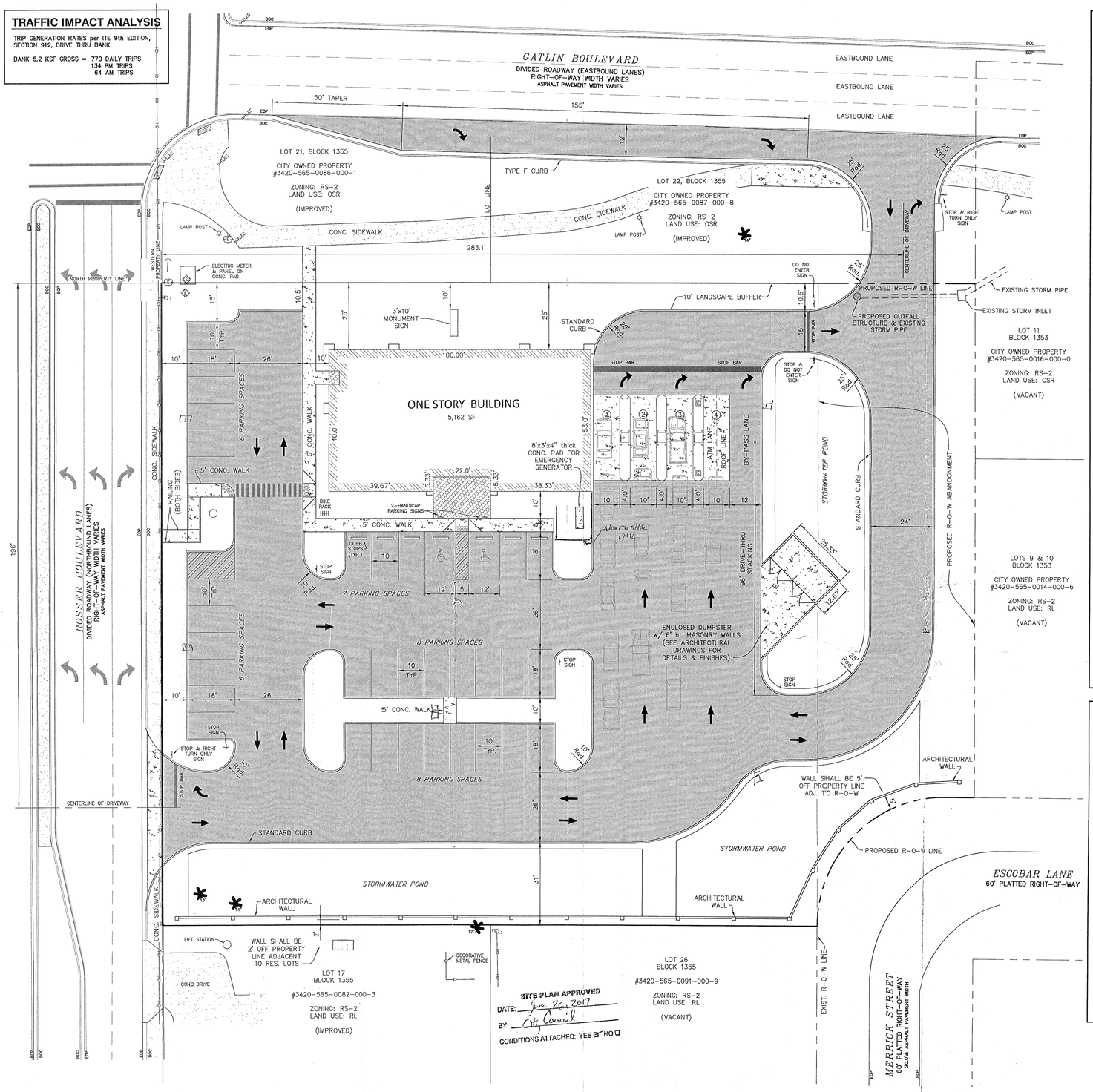
0 10' 20' 40'

SCALE: 1" = 20'

TRAFFIC IMPACT ANALYSIS

TRIP GENERATION RATES per ITE 9th EDITION, SECTION 912, DRIVE THRU BANK:

BANK 5.2 KSF GROSS = 770 DAILY TRIPS
134 PM TRIPS
64 AM TRIPS



SITE PLAN APPROVED
DATE: June 26, 2017
BY: City Council
CONDITIONS ATTACHED: YES ☐ NO ☐

SITE SUMMARY

PARCEL ID # 342056500830000

SECTION 13, TOWNSHIP 37 S., RANGE 39 E.

OWNER/DEVELOPER:

MIDFLORIDA CREDIT UNION
129 S. KENTUCKY AVENUE, SUITE 600
LAKELAND, FLORIDA 33801
PHONE: 863-307-5070

CONTACT: JAMES MITCHELL
Facilities Project Manager
EMAIL: james.mitchell@midflorida.com

PROPERTY AREA:

	s.f.	acres
	60,190 s.f.	1.38 ACRES
WITH R-O-W	72,198 s.f.	1.66 ACRES

ZONING: CG & SFR-2

LAND USE: CG (GENERAL COMMERCIAL)

BUILDING SETBACKS FOR CG:
FRONT = 25'
SIDE = 10' / 20' ADJACENT RESIDENTIAL
REAR = 10' / 20' ADJACENT RESIDENTIAL

MAXIMUM BUILDING HEIGHT = 35'

PROPOSED BUILDING HEIGHT = 34' AFF

SITE IMPERVIOUS DATA:

	s.f.	acres	%
IMPERVIOUS AREAS			
BANK	5,162	0.12	7
PAVEMENT & DRIVE-THRU (VSA)	38,009	0.87	53
CONC. WALKS, PADS & DUMPSTER	1,660	0.04	2
PERVIOUS SURFACES	27,377	0.63	38
TOTAL =	72,198	1.66	100

FLOOR AREA RATIO (FAR) =
(5,162 sf / 72,198 sf) x 100 OR
(0.12 ACRES / 1.66 ACRES) x 100 = 7.1%

IMPERVIOUS SURFACE RATIO (ISR) =
(44,821 sf / 72,198 sf) x 100 = 62.1%

VEHICULAR SURFACE AREA (VSA) =
(PARKING AREAS & DRIVE-THRU LANES)
(38,009 sf/ 72,198 sf) x 100 = 52.6%

PARKING REQUIRED:
FINANCAL INSTITUTE w/ DRIVE-THRU =
1 SPACE PER 200 SF =
(5,162 SF/ 200 SF)

REQUIRED PARKING = 26 SPACES

PARKING PROVIDED:
PAVED SPACES = 33 SPACES
HANDICAPPED = 2 SPACES

PROVIDED PARKING = 35 SPACES

LEGAL DESCRIPTION

(Provided – Title Commitment Agents file reference 16060015)

Lots 18, 19 20, 23, 24 and 25, Block 1355, PORT ST. LUCIE SECTION FOURTEEN, according to the map or plat thereof as recorded in Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.

Containing 1.38± acres

(Proposed vacation of right-of-way)

A parcel of land being a portion of the Merrick Street right-of-way lying between Lots 23, 24 and 25, Block 1355 and Lot 10 and 11, Block 1353, PORT ST LUCIE – SECTION 14, as recorded in Plat Book 13, Pages 5, 5A-5F, Public Records of St Lucie County, Florida, being described as follows:

Commence at the southeast corner of said Lot 25, Block 1355 for the Point of Beginning; thence North 00°00'00" West, along the east line of said Lots 23, 24, and 25, Block 1355, said line also being the west right-of-way line of Merrick Street, a distance of 240.00 feet to the northeast corner of said Lot 23, Block 1355; thence North 90°00'00" East, along the easterly extension of the north line of said Lot 23, a distance of 60.00 feet to the west line of said Lot 11, Block 1353; thence South 00°00'00" East, along the west line of said Lot 11 and Lot 10, Block 1353, said line also being the east right-of-way line of Merrick Street, a distance of 191.87 feet to the intersection of said west line of Lots 10 and 11 and the south line of said Lot 10, Block 1353; thence South 90°00'00" West, along the westerly extension of the south line of said Lot 10, a distance of 11.88 feet to the point of curvature of a curve to the left having a radius of 48.13 feet, a central angle of 90°00'00", a chord bearing of South 45°00'00" West, and a chord distance of 68.07 feet; thence Southwesterly along the arc of said curve, 75.60 feet to the Point of Beginning.

Containing 12,011 s.f. – 0.28± acres

RECEIVED
JUN - 9 2017
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

CITY of PORT ST. LUCIE
PROJECT # P17-062

No.	DATE	APPROVED	REVISION
1	4-4-17	KSP	FIRST ISSUE
2			
3			

No.	DATE	APPROVED	REVISION

LP ENGINEERING SERVICES, LLC
205 Century Boulevard
Bartow, Florida 33830
phone: 863-519-3470 fax: 863-533-3376
Certificate of Authorization No. 28840

Filename:	16014 BASE	Horizontal Scale:	1" = 20'
View:	SITE	Vertical Scale:	N/A
X-Ref:	N/A	Designed/Drawn by:	DRW
Drawing date:	5-5-17	Checked by:	KSP

MIDFLORIDA

CREDIT UNION - PORT ST. LUCIE BRANCH
SITE PLAN
2713 SW Rosser Boulevard, Port St. Lucie, Florida 34953

Kendall S. Phillips, State of Florida Professional Engineer, License No. 16930 This item has been electronically signed and sealed by Kendall S. Phillips, PE on 5/3/17 using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

PROJECT No. LP 16014

SHEET No. 1 OF 3

MidFLORIDA Credit Union - Port St. Lucie Branch

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