

SAINT LUCIE BATTERY & TIRE GATLIN BOULEVARD

SITE PLAN

SECTION 11, TOWNSHIP 37 S, RANGE 39 E
ST. LUCIE COUNTY, FLORIDA



ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRM C.O.A.# 3222

REVISIONS:	
BY:	DATE:
RR	03/01/22
RR	03/31/22

BY:	DATE:	COMMENT:
RR	03/01/22	PER SPRC COMMENTS
RR	03/31/22	PER SPRC COMMENTS

PROJECT:
SAINT LUCIE BATTERY & TIRE
GATLIN BOULEVARD
(FKA ECO-LUBE P07-366)
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
TWELVE 28, LLC

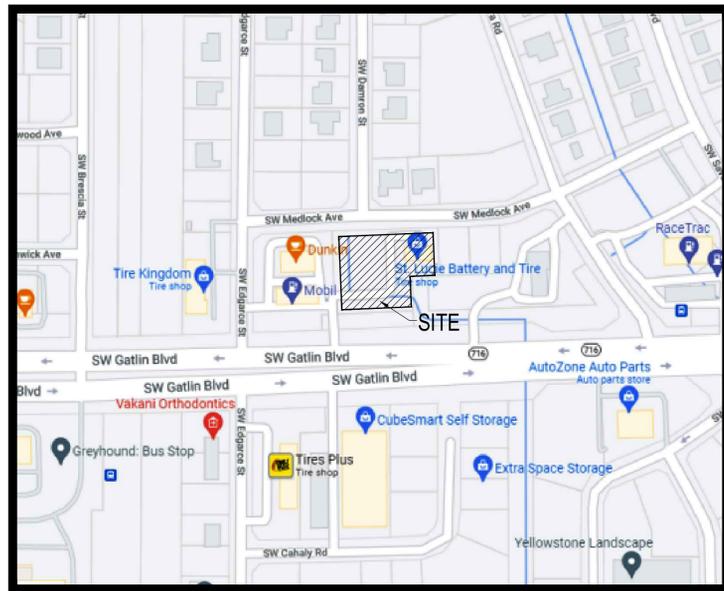


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
4/18/22

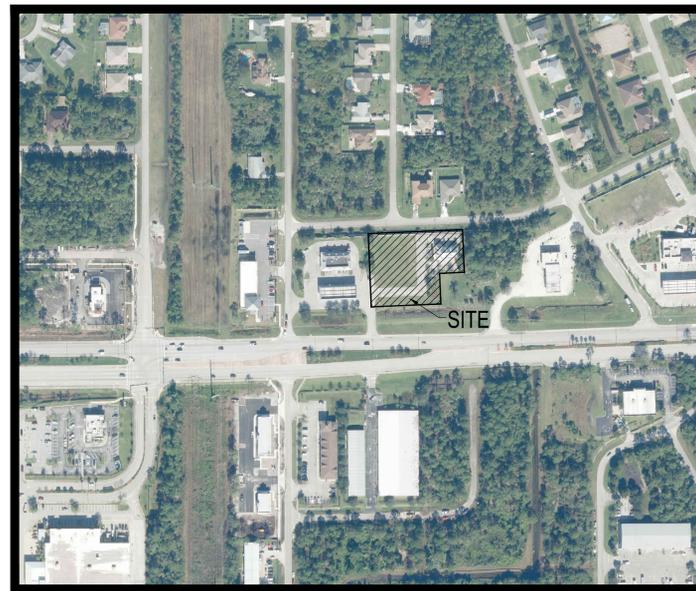
PROJECT No.: 21-1032
DRAWN BY: RP
CHECKED BY: RR
DATE: 01/05/2022
CAD ID: 21-1032 - COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV.



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	SITE PLAN
02	SITE PLAN DETAILS

LEGAL DESCRIPTION:

PARCEL 'B', FOTIOS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 15 & 15A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL.

CONTAINING 63,275 S.F., 1.22 ACRES

PLAN FOR
SAINT LUCIE BATTERY & TIRE

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

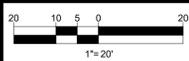
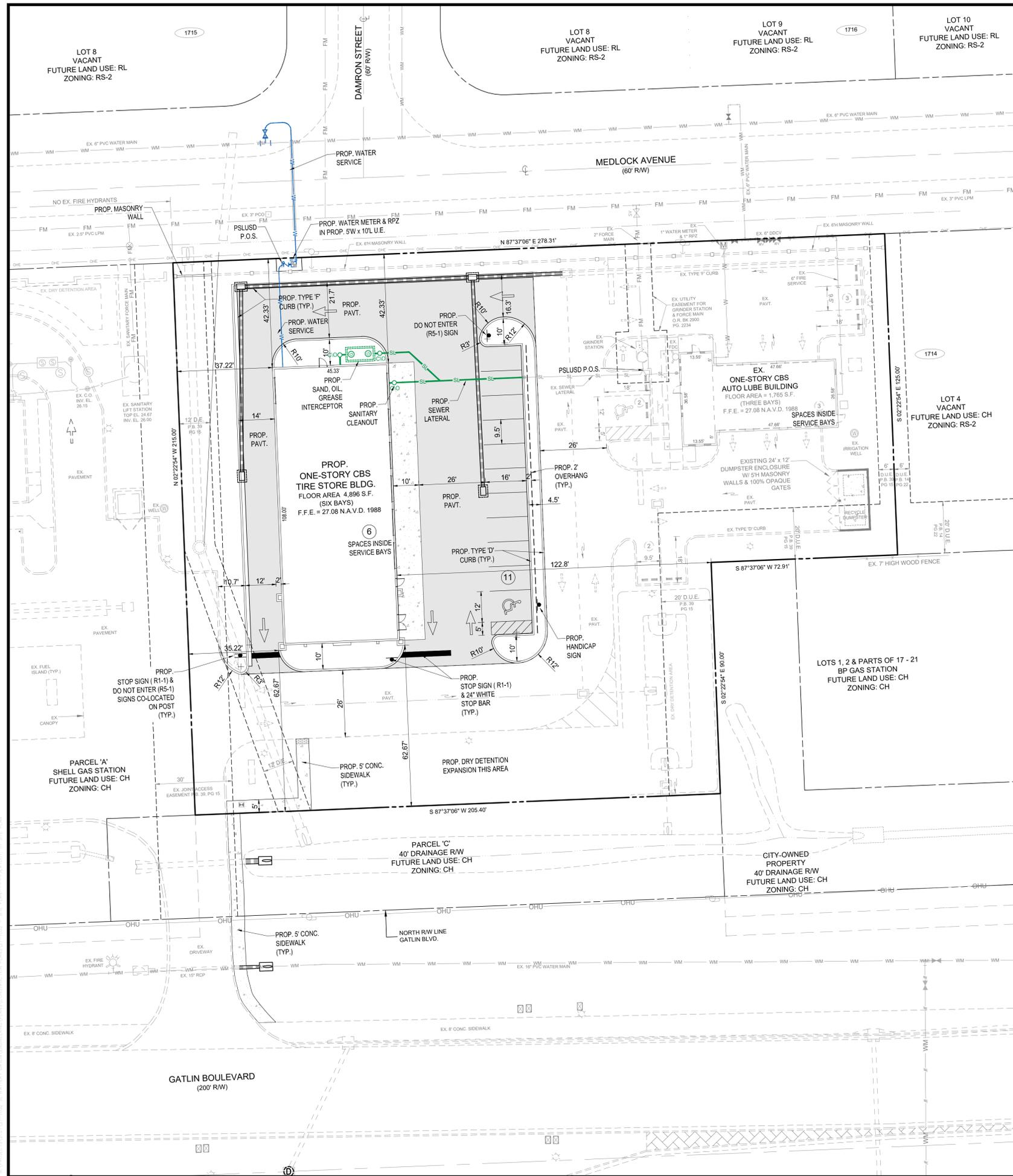
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 21-1032

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

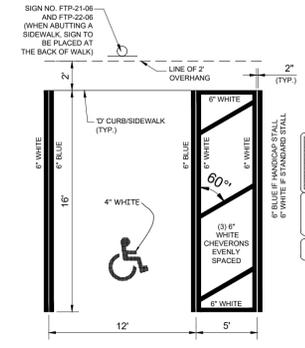


CITY OF PSL PROJECT NO. P07-366-A1
PSLUSD FILE NO. 11-963-00



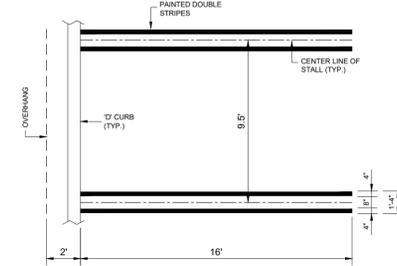
LEGEND

- HANDICAP STALL
- TRAFFIC FLOW DIRECTION
- NUMBER OF PARKING SPACES
- EXISTING GAS MAIN
- EXISTING BURIED ELECTRIC
- EXISTING WATER MAIN
- EXISTING FORCE MAIN
- EXISTING SITE LIGHT
- EXISTING EDGE OF PAVEMENT
- EXISTING FIBER OPTIC CABLE
- EXISTING IRRIGATION MAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CLEAN OUT
- PROPOSED LIGHTING WALL PACE



- NOTES:**
- HANDICAP STALL IS BASED FROM FOOT STANDARD INDEX #1708, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15100 OF FEDERAL STANDARD SPEC.
 - FTP-22-08 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FOOT STANDARD INDEX #1738, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FOOT STANDARD INDEX #1735, SHEET 4 OF 11.

HANDICAP SPACE DETAIL
N.T.S.

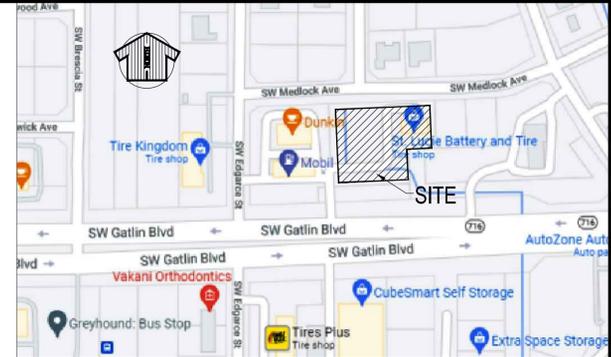


TYPICAL 18' PARKING STALL
1" = 5'

APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE
CONDITIONS: YES NO
DATE: 4/26/22

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

NOTE:
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).



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
PARCEL 'B', FOTIUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 15 & 16A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL

DEVELOPER:
TWELVE 28, LLC
P.O. BOX 14049
FT. PIERCE, FL 34945

PARCEL IDENTIFICATION NUMBERS:
4311-701-0002-0003

PROPERTY CLASSIFICATIONS:
ZONING: CH - COMMERCIAL HIGHWAY
FUTURE LAND USE: CH - COMMERCIAL HIGHWAY

MIN. BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET

BUILDING DATA:
PROPOSED BUILDING: 4,896 S.F.
PROPOSED BUILDING HEIGHT (1-STORY): 23 FEET

EXISTING BUILDING:
PROPOSED BUILDING HEIGHT (1-STORY): 1,765 S.F.
PROPOSED BUILDING HEIGHT (1-STORY): 20 FEET

PARKING CALCULATIONS:
PROPOSED TIRE STORE BUILDING:
3 SPACES PER SERVICE BAY
6 BAYS x 3 SPACES = 18

EXISTING AUTO LUBE BUILDING:
3 SPACES PER SERVICE BAY
3 BAYS x 3 SPACES = 9

TOTAL SPACES REQUIRED = 27 SPACES (2 HANDICAP)
TOTAL SPACES PROVIDED = 27 SPACES (2 H.C., 25 REGULAR)
(INCLUDES 9 SPACES IN SERVICE BAYS)

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE DRY DETENTION AREA LOCATED AT THE SOUTHEAST AREA OF THE PROJECT WITH A CONTROLLED DISCHARGE TO THE 40' DRAINAGE RIGHT-OF-WAY LOCATED ALONG THE NORTH SIDE OF GATLIN BOULEVARD. SFWM CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:
POTABLE WATER = PLSUSD
WASTEWATER = PLSUSD (EXISTING GRINDER STATION)
IRRIGATION = EXISTING WELL

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: TIRE STORE (848) - PROPOSED BUILDING

(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	28.52 / 1,000 S.F.	4,896 S.F.	140
P.M. PEAK HOUR TRIPS:	3.98 / 1,000 S.F.	4,896 S.F.	20
A.M. PEAK HOUR TRIPS:	2.72 / 1,000 S.F.	4,896 S.F.	14

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: QUICK LUBRICATION VEHICLE SHOP (841) - EXISTING BUILDING

(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	69.57 / 1,000 S.F.	1,765 S.F.	123
P.M. PEAK HOUR TRIPS:	8.70 / 1,000 S.F.	1,765 S.F.	16
A.M. PEAK HOUR TRIPS:	5.80 / 1,000 S.F.	1,765 S.F.	11

HAZARDOUS WASTE STATEMENT:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED 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 ZONE.

UPLAND PRESERVE REQUIREMENTS:
PROJECT AREA: 53,275 S.F. (1.223 AC)
EXISTING UPLANDS: 0 S.F. (0.000 AC)
MITIGATION REQUIRED: NO MITIGATION REQUIRED - NO UPLANDS ON SITE

PROJECT NOTES:
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY

SITE DATA:

TOTAL PROJECT AREA	53,275 S.F.	1.223 AC	100.00%
IMPERVIOUS AREA	1,765 S.F.	0.041 AC	3.31%
PROP. BUILDING	4,896 S.F.	0.112 AC	9.19%
EX. PAVEMENT/WALKS	16,824 S.F.	0.386 AC	31.58%
PROP. PAVEMENT/WALKS	10,439 S.F.	0.240 AC	19.59%
TOTAL IMPERVIOUS	33,924 S.F.	0.779 AC	63.68%
TOTAL PERVIOUS	19,351 S.F.	0.444 AC	36.32%

ENVIRONMENTAL STATEMENT:
THIS SITE IS CLEARED AND CONSISTS OF GRASS COVERAGE IN THE UNDEVELOPED AREAS. THERE IS NO NATIVE HABITAT OR TREES LOCATED ON THE SITE. THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS OR WETLANDS ON SITE. NO WILDLIFE OR EVIDENCE OF WILDLIFE, INCLUDING THAT FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN HAS BEEN OBSERVED ON THE SITE.



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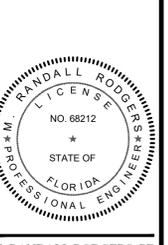


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SHEET TITLE:
SITE PLAN
SHEET NUMBER:
01



VELCON

ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
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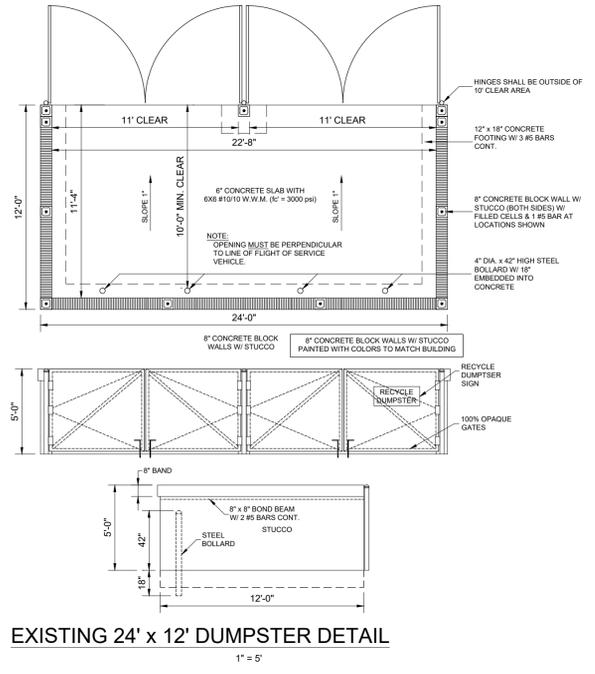
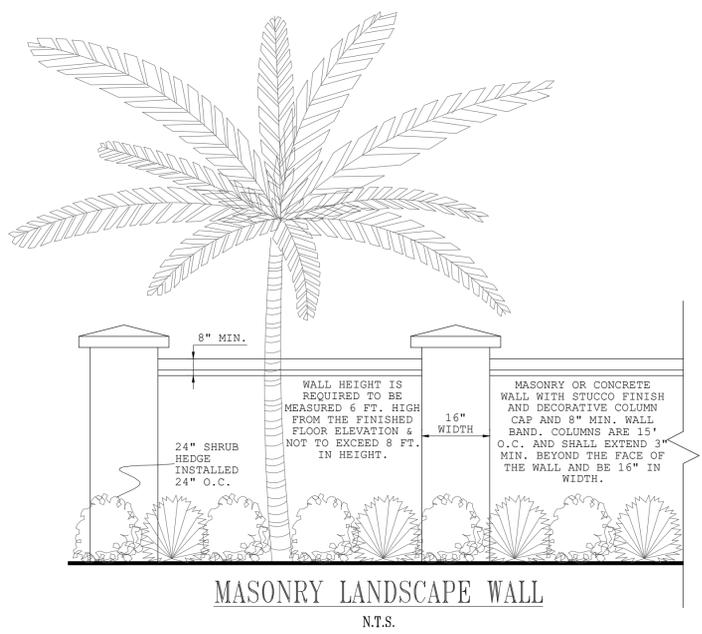


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SHEET TITLE:
**SITE PLAN
DETAILS**

SHEET NUMBER:
02



Printed on Monday, April 18, 2022, 5:39 PM by Shirley Gomez. PROJECT: 21-1032 - SITE PLAN - MASONRY LANDSCAPE WALL. SHEET: 02 - SITE PLAN DETAILS.



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