LEGAL DESCRIPTION:
ST LUCIE WEST PLAT #28 PARCEL 3 TRACT A-1 BEING TRACT A-1 AND ST LUCIE WEST PL;AT #36 THAT PART OF PARCEL 3-B MPDAF. FROM INT OF C/L OF SW FLAMINGO DR AND ELY LIE ST LUCIE WETS PLAT #2 COUNTRY CLUB ESTATES PHASE 1 PARCEL 8, TH RUN N 74 DEG 24 MIN. 50 SEC 446.67 FT. TH N 15 DEG 35 MIN 10 SEC W 40 FT TO POB, TH N 15 DEG 35 MIN 10 SEC W 400 FT, TH N 62 DEG 52 MIN 37 SEC E 200 FT, TH N 74 DEG 24 MIN 50 SEC E 109.95 FT, TH S 15 DEG 35 MIN 10 SEC E 440 FT, TH S 74 DEG 24 MIN 50 SEC W 305.91 FT TO POB (6.02 AC) (OR 1745-2744)

TRAFFIC STATEMENT:
BASED ON THE EXISTING USE OF THE SITE A CHURCH (ITE LAND USE DESCRIPTION 560, 10TH EDITION) THE ADT GENERATED WILL BE ON SUNDAY ONLY FOR CHURCH SERVICES IS 1.21 ADT PRE SEAT (SUNDAY PEAK). THE EXISTING CHURCH HAS 150 SEATS SO THE ADT IS CALCULATED AT 182.

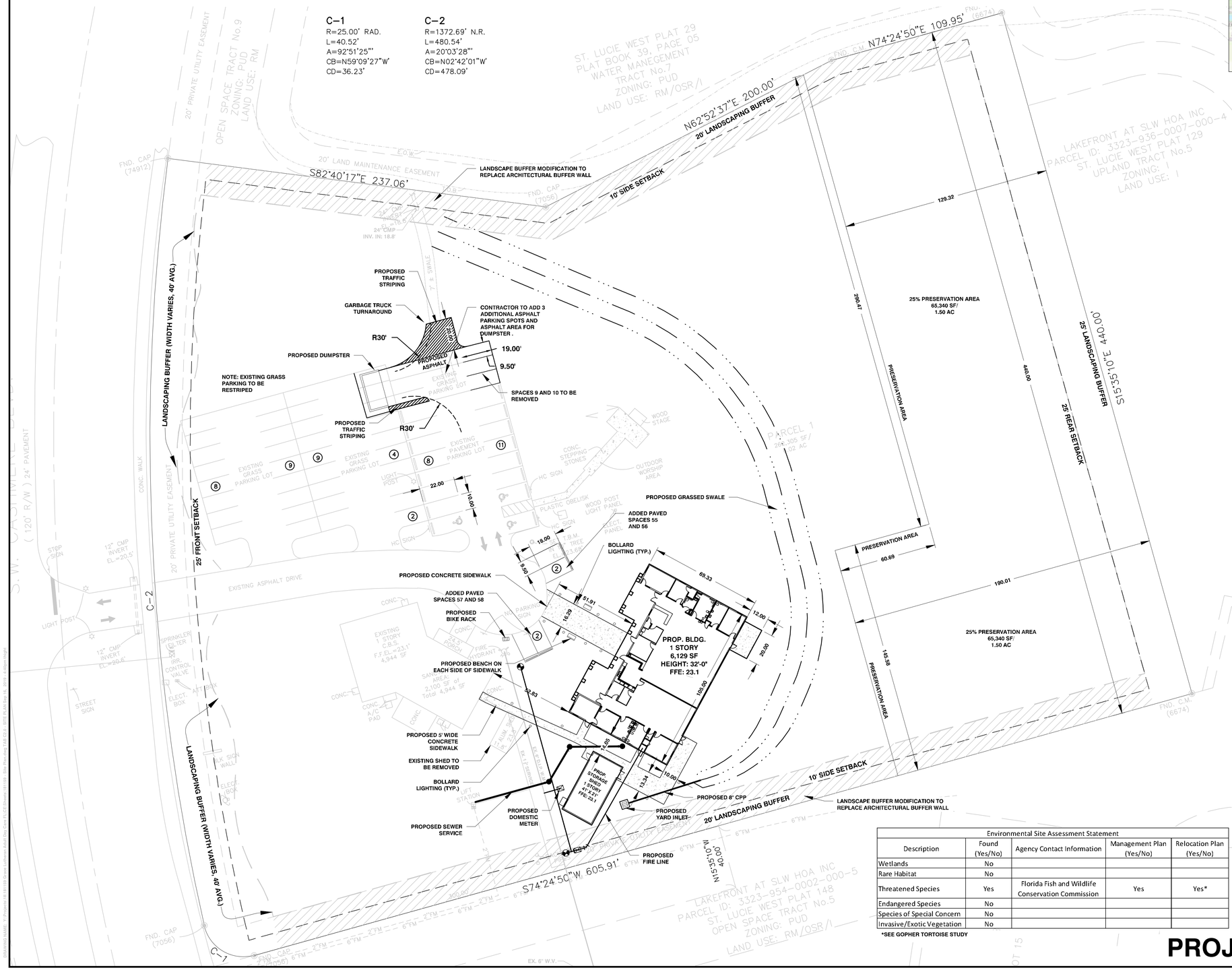
BASED ON THE PROPOSED USE OF THE SITE AN ADULT DAYCARE CENTER (ITE LAND USE DESCRIPTION 565, 10TH EDITION) THE ADT GENERATED WILL BE ON WEEKDAYS 8:00 AM TO 5:00 PM AND THE 4.09 ADT PER ADULT. THE MAXIMUM NUMBER IS 45 PER WEEKDAY; SO THE ADT IS CALCULATED AT 184.

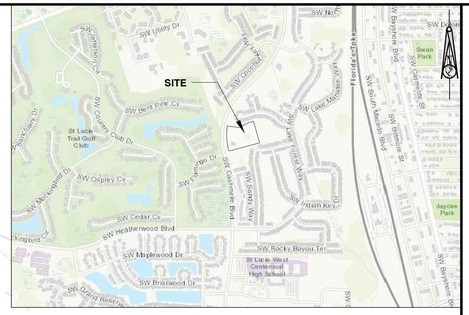
THE PROPOSED BUILDING ADT GENERATED WILL BE DURING THE WEEKDAYS ONLY FROM 8:00 AM TO 5:00PM. THEREFORE, THERE WILL BE NO NET INCREASE IN ADTS FOR THE SITE.

DRAINAGE STATEMENT:
THE TOTAL PARCEL AREA OF GRACE LUTHERAN CHURCH OF PSL IS 262,605 SF OR 6.02 ACRES. THE PROPOSED IMPROVEMENTS WILL BE CONTAINED ON 27,719 SF OR 0.64 ACRES.

THE PROPOSED SITE DEVELOPMENT WILL CONTAIN A BUILDING, A STORAGE SHED, AND A DUMPSTER WITH WATER, SEWER, DRAINAGE AND PARKING.

THE PROPOSED NEW ADDITION IS APPROXIMATELY 6,129 SF. THIS BUILDING WILL BE USED MONDAY - FRIDAY FROM 7 AM UNTIL 6 PM FOR ALZHEIMER'S CARE.





VICINITY MAP

REFER TO SHEET C1.0 FOR GENERAL NOTES & REQUIREMENTS WHICH MAY PERTAIN TO INFORMATION ON THIS SHEET.

GENERAL NOTES:

THIS PROPERTY IS KNOWN AS "GRACE LUTHERAN CHURCH OF PSL"

OWNER:
GRACE LUTHERAN CHURCH OF PSL
555 SW CASHMERE BLVD
CITY OF PORT ST. LUCIE, FL 34986

ENGINEER/ARCHITECT:
THE EARTHWORKS GROUP
11655 HWY 707
MURRELLS INLET, SC 29576

THE MAJORITY OF THIS PROPERTY IS LOCATED IN
FLOOD ZONE X ACCORDING TO F.I.R.M. # 12111C0275J
REVISED FEBRUARY 16, 2012
"AE-7" FLOOD ZONE = 0 AC
"X" FLOOD ZONE = 6.02 AC
OVERALL AREA = 6.02 AC
PARCEL ID: 3323-732-0001-000-6

DEVELOPMENT NOTES:

TOTAL ACREAGE: 6.02 AC (262,305 SF)
TOTAL UPLANDS: 6.02 AC (262,305 SF)

UPLAND PRESERVE SPACE: 1.50 AC

SETBACKS

FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 25'
MAXIMUM HEIGHT: 35'

WATER, SEWER, AND FIRE SERVICE TO BE PROVIDED BY ST. LUCIE WEST

NO ALCOHOLIC BEVERAGE LICENSE TO BE APPLIED FOR

NO ADDITIONAL OUTDOOR LIGHTING PROPOSED

PARKING NOTES:

PARKING REQUIRED FOR EXISTING CHURCH:
1 SPACE PER 40 SF OF ASSEMBLY (WORSHIP) AREA
2,100 SF OF EXISITING WORSHIP AREA
53 SPACES REQUIRED

PARKING REQUIRED FOR PROPOSED ALZHEIMER'S BUILDING:
1 SPACE PER 300 SF GROSS FLOOR AREA (PAVED)
20 SPACES REQUIRED

22 PAVED PARKING SPACES PROVIDED
33 UNPAVED PARKING SPACES PROVIDED
55 TOTAL SPACES

NOTE: THE EXISTING CHURCH AND THE PROPOSED ALZHEIMER'S BUILDING WILL NOT OPERATE AT THE SAME HOURS. NO ADDITIONAL PARKING IS REQUIRED. (SEE TRAFFIC STATEMENT)

SITE DATA

FUTURE LAND USE:	INSTITUTIONAL (I)	
ZONING	INSTITUTIONAL (I)	

AREA CALCS

GROSS AREA	6.02 ACRES (262,305 SF)	
EXISTING TOTAL CHURCH BUILDING AREA	4,944 SF (0.113 ACRES)	1.88%
EXISTING PAVEMENT AREA	13,165 SF (0.302 ACRES)	5.02%
PROPOSED BUILDING AREA	7,973 SF (0.183 ACRES)	3.04%
PROPOSED SIDEWALK AREA	2,557 SF (0.059 ACRES)	0.97%
PROPOSED PAVEMENT AREA	2,283 SF (0.052 ACRES)	0.87%
TOTAL IMPERVIOUS AREA	0.71 ACRES (30,928 SF)	11.79%
REMAINING OPEN SPACE (LANDSCAPING/LAWN/FORESTED)	5.31 ACRES (231,304 SF)	88.21%

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 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).

NOTE:
ALL INVASIVE SPECIES OF VEGETATION WILL BE REMOVED.

Environmental Site Assessment Statement

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	No			
Rare Habitat	No			
Threatened Species	Yes	Florida Fish and Wildlife Conservation Commission	Yes	Yes*
Endangered Species	No			
Species of Special Concern	No			
Invasive/Exotic Vegetation	No			

*SEE GOPHER TORTOISE STUDY

PROJECT NUMBER: P19-060

EARTHWORKS
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MURRELLS INLET, SC 29576
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843.651.7903
www.earthworksgroup.com

STEVEN L. STRICKLAND • PROFESSIONAL ENGINEER • LICENSE NO: 70535 • STATE OF FLORIDA

FLORIDA CERT. OF AUTHORIZATION THE EARTHWORKS GROUP, INC. CA# 28980

REVISION SCHEDULE

NO.	DATE:	DESCRIPTION	BY
1	5/14/19	PRELIMINARY CITY OF PSL COMMENTS	RTH
2	6/11/19	CITY OF PSL COMMENTS	RTH
3	6/13/19	REVISED PARKING	RTH
4	6/18/19	ST LUCIE WEST COMMENTS	RTH
5	6/20/19	REVISED PARKING LAYOUT	RTH
6	6/25/19	ST LUCIE WEST COMMENTS	RTH
7	7/9/19	CITY OF PSL COMMENTS	RTH
8	7/15/19	CITY OF PSL COMMENTS	RTH
9	7/18/19	CITY OF PSL COMMENTS	RLH
10	07/25/19	CITY OF PSL COMMENTS	RTH
11	09/16/19	CITY OF PSL COMMENTS	RTH

ALZHEIMER'S COMMUNITY CARE AT GRACE LUTHERAN CHURCH

SITE PLAN

PREPARED FOR: GRACE LUTHERAN CHURCH OF PSL

CITY OF PORT ST. LUCIE

0 15 30 60

PROJECT: 181159
DATE: 5/1/2019
SCALE: 1" = 30'
DESIGNED BY: RTH
DRAWN BY: RTH
CHECKED BY: MHD

SHEET
C2.0

JOB NAME: 181159 - ALZHEIMER'S COMMUNITY CARE AT GRACE LUTHERAN CHURCH

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