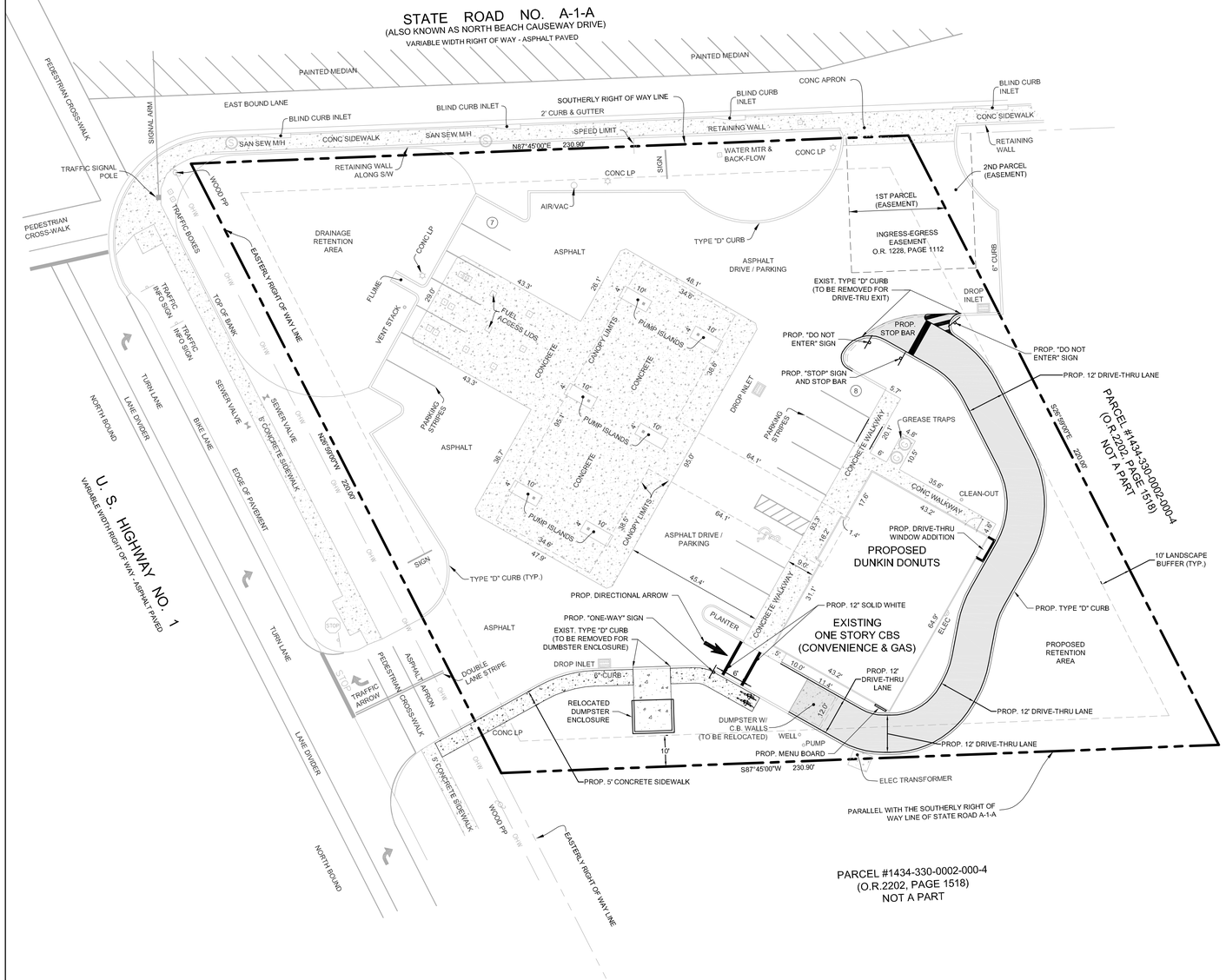
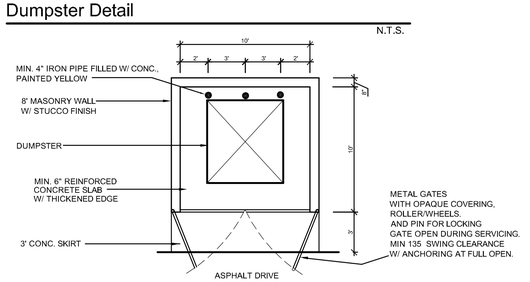


PARCEL #1434-330-0002-000-4
(O.R.2202, PAGE 1518)
NOT A PART

Dumpster Detail

N.T.S.



Site Data

Total Site Area	46,138 s.f. / 1.06 Ac.
Land Use	Commercial
Zoning	C3 General Commercial

Site Area Statistics

Existing

TOTAL BUILDING AREA	2,825 S.F.	(0.07 A.C.)	(7%)
TOTAL OPEN SPACE AREA	19,683 S.F.	(0.45 A.C.)	(42%)
TOTAL PAVEMENT AREA	23,630 S.F.	(0.54 A.C.)	(51%)
TOTAL SITE AREA	46,138 S.F.	(1.06 A.C.)	(100%)

Proposed

TOTAL BUILDING AREA	2,849 S.F.	(0.07 A.C.)	(7%)
TOTAL OPEN SPACE AREA	16,770 S.F.	(0.38 A.C.)	(36%)
TOTAL PAVEMENT AREA	26,519 S.F.	(0.61 A.C.)	(57%)
TOTAL SITE AREA	46,138 S.F.	(1.06 A.C.)	(100%)

Parking Calculations

Required Parking Spaces	
1 Space / 200 sf @ 2,849	15 spaces
Required Handicapped Spaces	1 spaces
Total Provided Parking Spaces	15 spaces
Total Provided Handicapped Spaces	1 spaces

Building Setbacks

U.S. Hwy. 1	25'
State Rd. A1A	15'
Side	0'
Rear	0'

Building Use Data

Convenience / Gas / Dunkin Donuts	2,849 sf

Legend

- PROPOSED ASPHALT
- PROPERTY LINE
- ROW LINE
- EXISTING SANITARY MANHOLE
- EXISTING GREASE TRAP
- EXISTING VENT STACK / WELL / PUMP
- EXISTING SEWER VALVE
- EXISTING SIGN
- EXISTING CONCRETE LIGHT POLE
- EXISTING TRAFFIC BOX
- EXISTING CURB INLET
- EXSIITING WOOD POWER POLE

Legal Description

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF A-1-A AND EAST OF U.S. HIGHWAY NO. 1, SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND THAT PART OF THE SOUTH 10.13 ACRES OF LOT 2, LYING WEST OF OLD DIXIE HIGHWAY AND EAST OF U.S. HIGHWAY NO. 1 AND SOUTH OF A-1-A, SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH 89°40'00" EAST, ALONG THE LINE BETWEEN TOWNSHIPS 34 AND 35 SOUTH, FOR 128.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 26°59'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR 311.55 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 87°45'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, FOR 230.90 FEET; THENCE SOUTH 26°59'00" EAST, ALONG A LINE PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, FOR 220.00 FEET; THENCE SOUTH 87°45'00" WEST, ALONG A LINE PARALLEL TO SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, FOR 230.90 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 26°59'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR 220.00 FEET TO THE POINT OF BEGINNING.

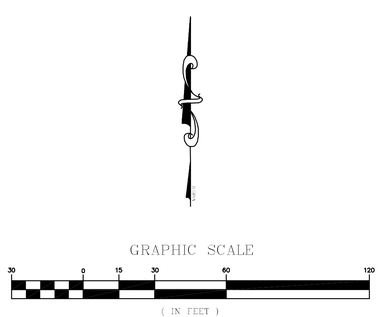
Development Team

Developer
PSL Donuts, LLC
2550 SE Willoughby Boulevard
Stuart, FL 34994

Civil Engineer
Bowman Consulting
501 SE Port St. Lucie Boulevard, Suite 222
Port St. Lucie, FL 34984
Phone: 772-249-0733

Surveyor
Bowman Consulting
7881 SW Ellipse Way, Suite 101
Stuart, FL 34997
Phone: 772-283-1413

Landscape Architect
Lucido & Associates
701 East Ocean Boulevard
Stuart, FL 34994
Phone: 772-200-2100



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Cad file name: G:\2 – Engineering\Ft. Pierce Dunkin\1 Construction\Site Plan.dwg 3/26/2014

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Bowman Consulting Group, Ltd.
501 SE Port St. Lucie Boulevard
Suite 101
Port St. Lucie, FL 34984
Phone: (772) 249-0733
Fax: (888) 000-5678
www.bowmanconsulting.com
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FLORIDA

FORT PIERCE DUNKIN DONUTS

SITE PLAN

CITY OF FORT PIERCE

PLAN STATUS	

DATE	DESCRIPTION	
JB DESIGN	JB DRAWN	GR CHKD

SCALE 1" = 30'

JOB No. 010060-01-001

DATE FEBRUARY, 2014

SHEET C1