

GENERAL NOTES
 PROJECT NAME: ROYAL PALM SHOPS
 LOCATION: 1717 S. US Hwy#1, FORT PIERCE, FL
 OWNER: BAMBOO PALMS LLC, 300 Turner St. Clearwater, FL 33756
 CURRENT ZONING: C-3
 FUTURE LAND USE: C-3
 CURRENT USE: OCCUPIED
 LEGAL DESCRIPTION: PARCEL 1 BEING THE EAST 417.35 FEET OF THE SOUTH 300 FEET OF THE NORTH 680 FEET ON THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING WEST OF US HIGHWAY #1 RIGHT OF WAY, LESS AND EXCEPTION THE NORTH 248.5 FEET OF THE EAST 145 FEET THEREOF, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 PARCEL 2 NORTH 248.5 FT OF THE EAST 145 FT OF THE EAST 417.35 FT OF THE SOUTH 300 FT OF THE NORTH 680 FT OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING WEST OF US #1 RIGHT OF WAY, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 PIN: 241531100040106 / 241531100040003
 BUILDING HEIGHT: 30.0 FEET
 NUMBER OF STORIES: ONE
UTILITIES
 ELECTRICAL: FPUA
 WATER & SEWER: FPUA FOR WATER AND WASTEWATER
 TELEPHONE: ATT
 SOLID WASTE: FORT PIERCE SOLID WASTE
NOTE: ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

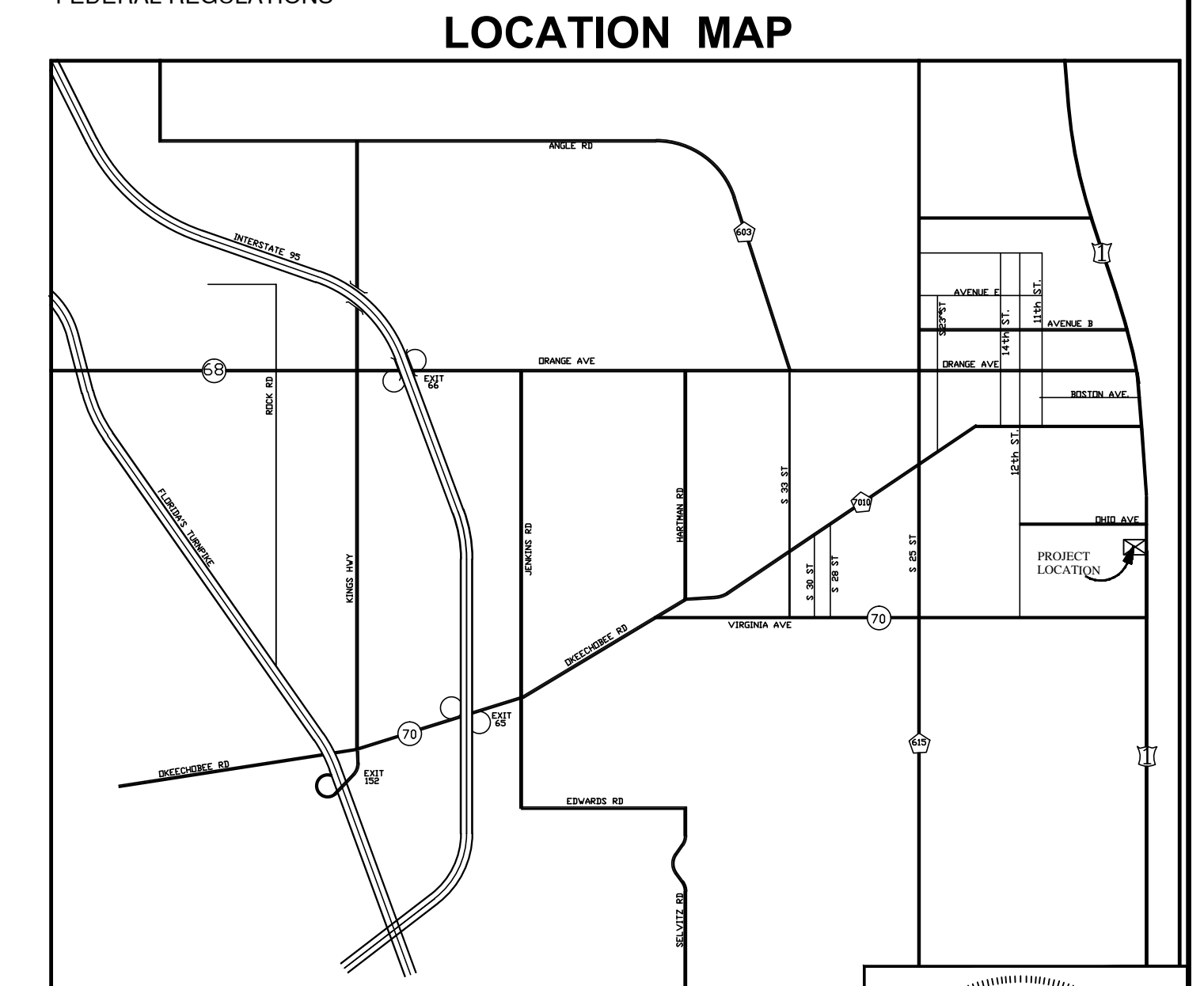
AREA TABULATION

SITE COVERAGE	SF	ACREAGE	% OF SITE
EXIST. BLDG	13200	0.3030	10.54
EXIST. COVERED SIDEWALK	1540	0.0354	1.23
EXIST. PAVED AREA	32245	0.7402	25.75
TOTAL IMPERVIOUS	46985	1.0786	37.52
GREEN AREA / OPEN SPACE	78220	1.7957	62.48
TOTAL	125205	2.8743	100.00

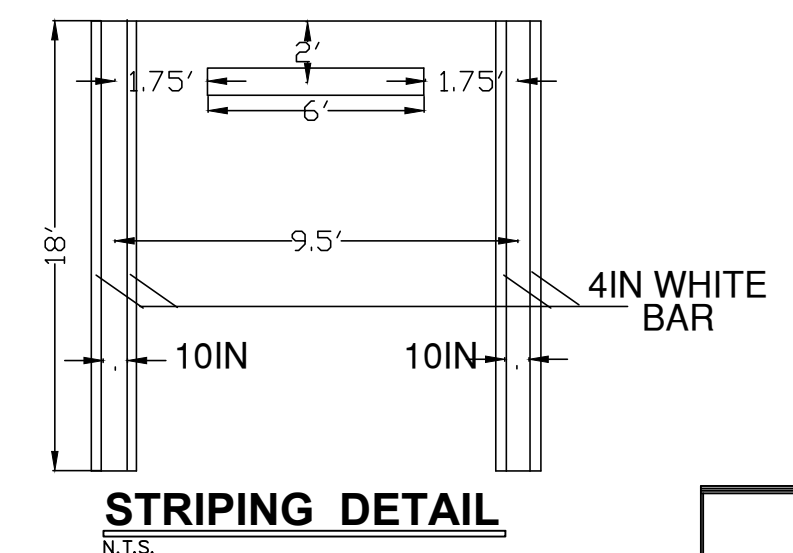
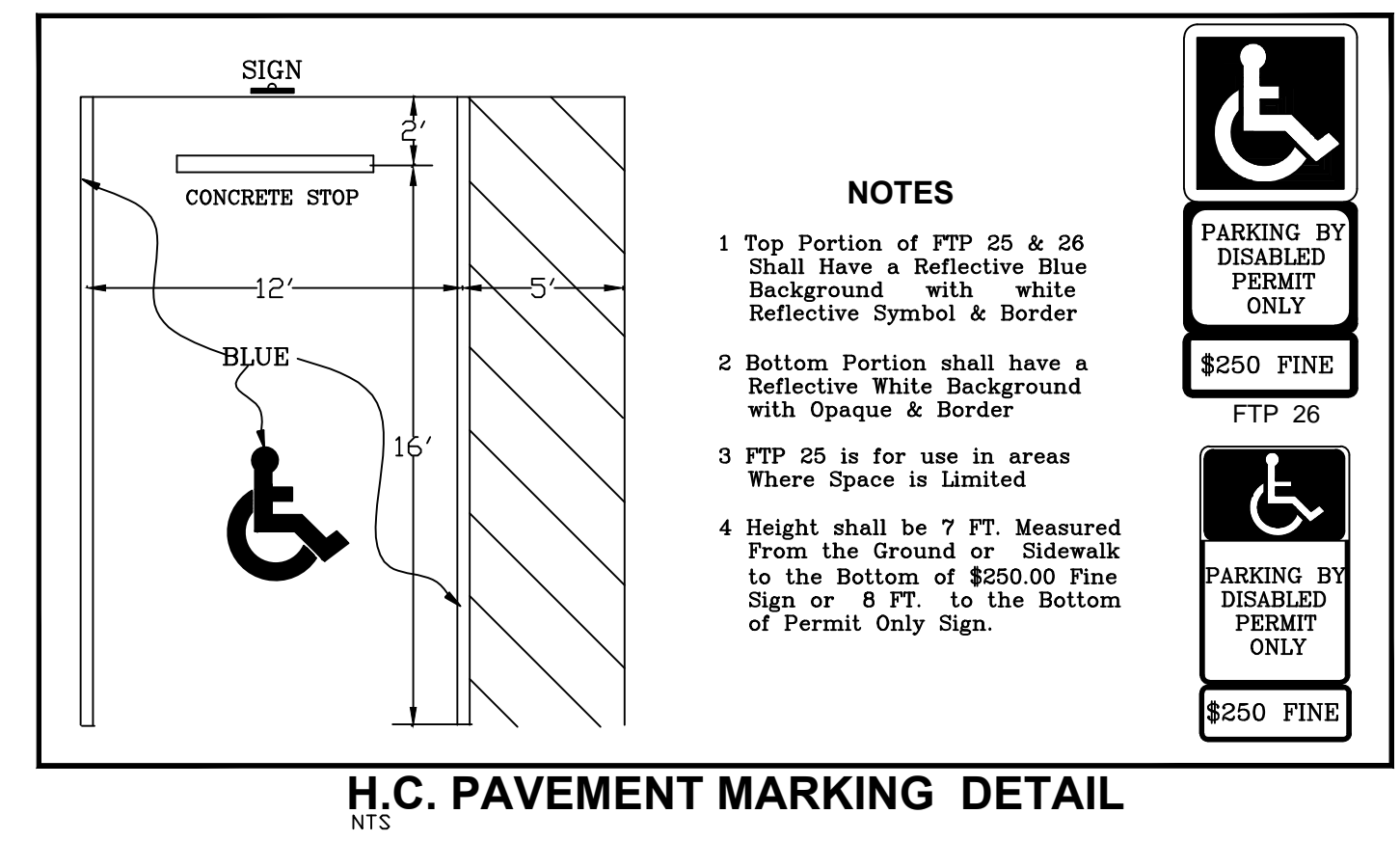
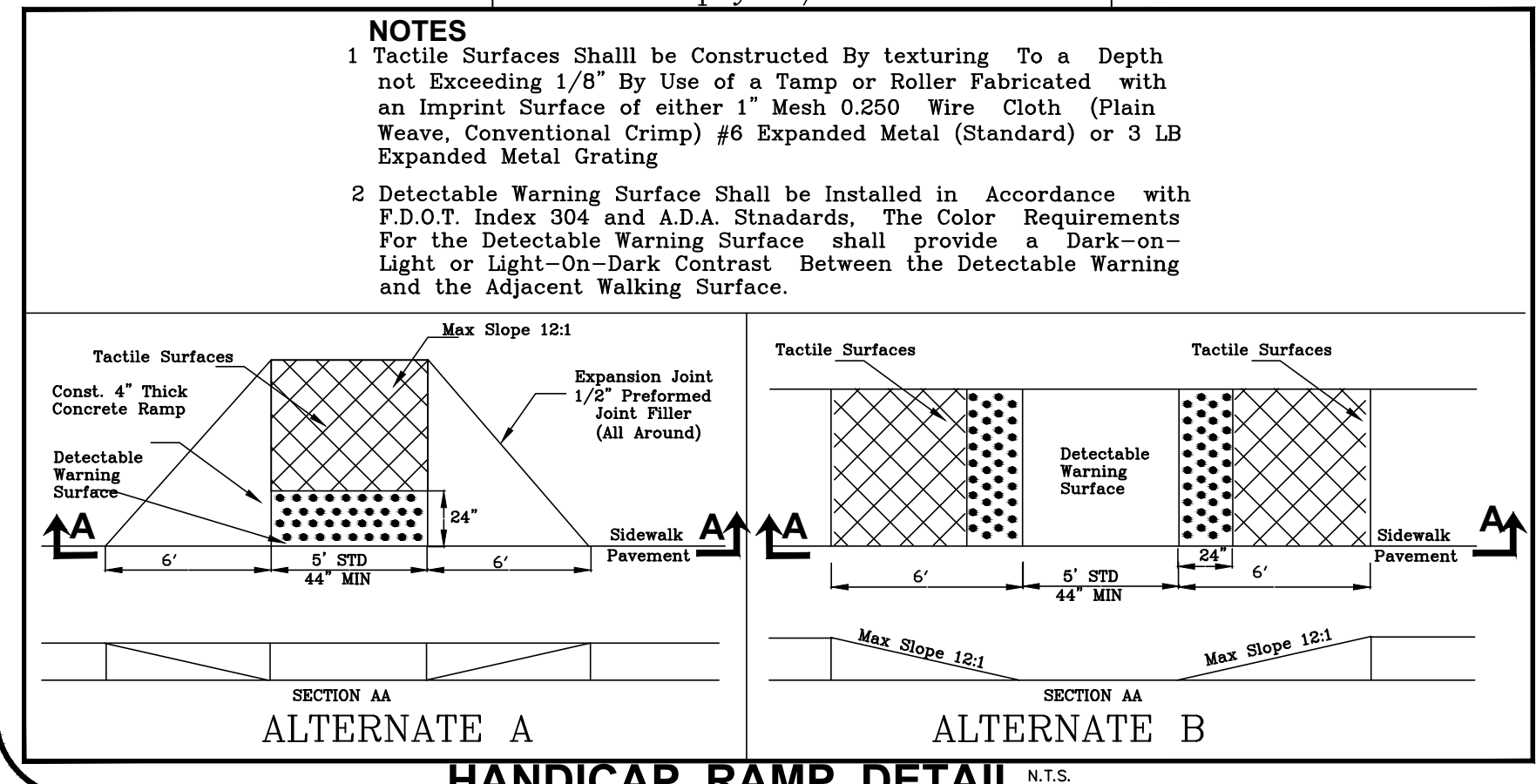
PARKING CALCULATIONS
 PARKING SPACES REQUIRED : 13200SF X 1SPACE/300SF = 44 SPACES
 TOTAL 44 SPACES
 PARKING PROVIDED : 49 REGULAR & 3 H.C. TOTAL 52 SPACES

BUILDING SETBACKS
 FRONT : 77.00 FT
 REAR : 280.35 FT
 LEFT SIDE : 52.00 FT
 RIGHT SIDE : 28.00 FT

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0179 DATED 3/16/2012
DRAINAGE STATEMENT: PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH CITY OF PIERCE CH 17&22
SOLID WASTE STATEMENT: CURB SIDE PICK UP WILL BE PROVIDED
HAZARDOUS WASTE: ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS



NOTE: Proposed Sidewalks & Ramps Must Comply W/ADA Standards



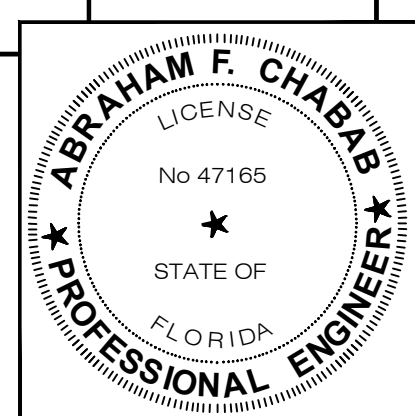
48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
 1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM CHABAB, Inc.
 FL. BOARD OF PROF. ENG. AUTH.#26790
 5428 NW EDGEWATER AVE
 PORT ST. LUCIE FL 34983
 Email agchabab@msn.com
 772 878-5079/475-6630
 Fax 772 785-8291

ROYAL PALM SHOPS

SITE PLAN

DESIGNED BY	AC	REVISIONS	DATE
DRAWN BY	AC		
DATE	Nov. 21/2015		
SHEET	1 OF 1		



SCALE 1" = 20'

