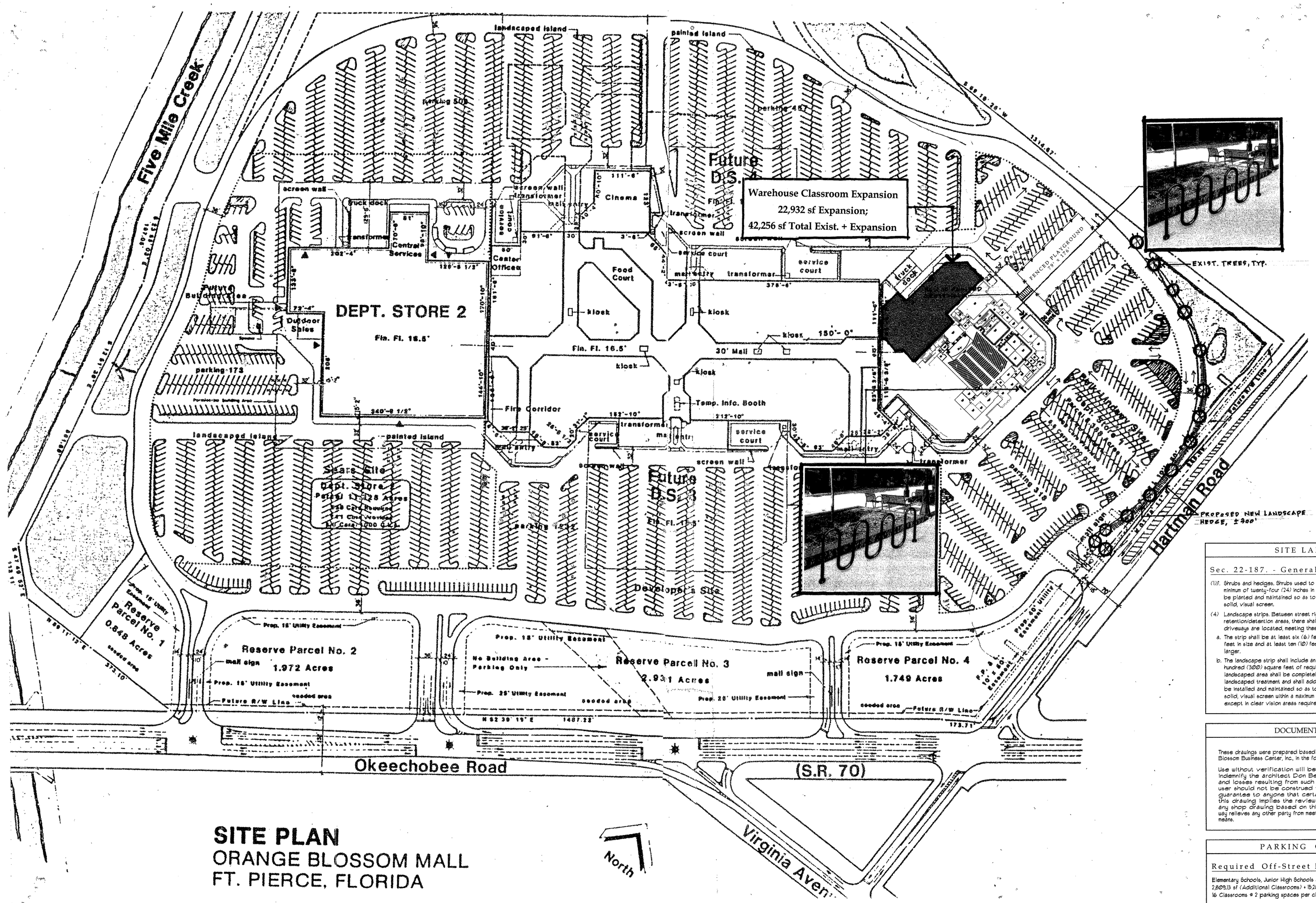

SITE PLAN
ORANGE BLOSSOM MALL
FT. PIERCE, FLORIDA

SITE LANDSCAPING

Sec. 22-187. - General landscaping requirements

(1) f. Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six inch or higher continuous, unbroken, solid, visual screen.

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lotsten thousand (10,000) square feet or larger.

b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in Section 22-53.

DOCUMENT QUALIFICATION

These drawings were prepared based on information provided by the Owner, Orange Blossom Business Center, Inc., in the form of a site plan.

Use without verification will be at the user's sole risk. The user shall indemnify the architect Don Bergman Architecture, LLC, from all claims and losses resulting from such use. The delivery of this drawing to the user should not be construed to provide an express warranty or a guarantee to anyone that certain conditions exist or that the use of this drawing implies the review and the approval by the architect of any shop drawing based on this information. Use of this drawing in no way relieves any other party from meeting requirements imposed by contract or other means.

PARKING CALCULATIONS

Required Off-Street Parking

Elementary Schools, Junior High Schools and Day-Care Centers - 2 spaces per classroom
2,609.13 sf (Additional Classrooms) + 15,282.58 sf (Existing Educational Occupancy) + 18,092.1 sf
16 Classrooms * 2 parking spaces per classroom = 32 parking spaces

Churches - 1 space per 40 sf of actual Assembly area for non-fixed seating facility
984.7 sf (Altar) + 9,955.7 sf (Sanctuary) = 10,940.4 sf
10,940.4 sf / 40 sf of Assembly area per parking space = 274 parking spaces

Total = 306 Off-street parking spaces

Required Short-Term Bicycle Parking

Commercial, Public and Civic : 1/10 total vehicle spaces - 2 spaces minimum req'd.

School - 32 required parking spaces x .01 = .32 = 4 Short-term Bicycle spaces
Church - 274 required parking spaces x .01 = 2.74 = 28 Short-term Bicycle spaces

Total = 32 Short-term Bicycle spaces

ST. JAMES CHRISTIAN ACADEMY - SITE DEVELOPMENT PLAN

NO SCALE

dB

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St. James Christian Academy

Conditional Use Application

Additional Classrooms

Orange Blossom Business Center

4300 North Okeechobee Rd.
Fort Pierce, FL

Seal :

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Consultant :

Key Plan :

Sheet Title :
Site Development Plan

No Scale

Revisions :

Comm. :	Date :
13-013	06.26.13
Drawn :	Checked :
DLB	DBA

Sheet No.

SD-1.0

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