

Location Map



Legal Description

THE SOUTH 165 FEET OF THE EAST 440 FEET OF LOT 7, OF J. I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7, AND RUN WEST ALONG THE SOUTH LINE OF LOT 7, 440 FEET TO A CONCRETE MONUMENT; THENCE TURN AND RUN EAST PARALLEL TO THE SOUTH LINE OF LOT 7, 440 FEET TO THE EAST LINE OF SAID LOT 7; THENCE TURN AND RUN SOUTH ALONG THE EAST LINE OF LOT 7, TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR SOUTH U. S. HIGHWAY NO. 1

Site Data

PCN	2434-601-0026-000-2
SECTION / TOWNSHIP / RANGE	34 / 35 S / 40 E
PARCEL AREA	65,668.3 SF / 1.51 AC.
EXISTING ZONING	C-3
EXISTING FUTURE LAND USE	GC
EXISTING USE	MOTEL
PROPOSED USE	GROUP LIVING ESTABLISHMENT
PHASES OF CONSTRUCTION	ONE
FLOOD ZONE	X

Development Standards (C3)

MINIMUM LOT SIZE / WIDTH	10,000 SF / 70'
BUILDING SETBACKS	FRONT 25'
MAXIMUM BUILDING HEIGHT	65'
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Parking Data

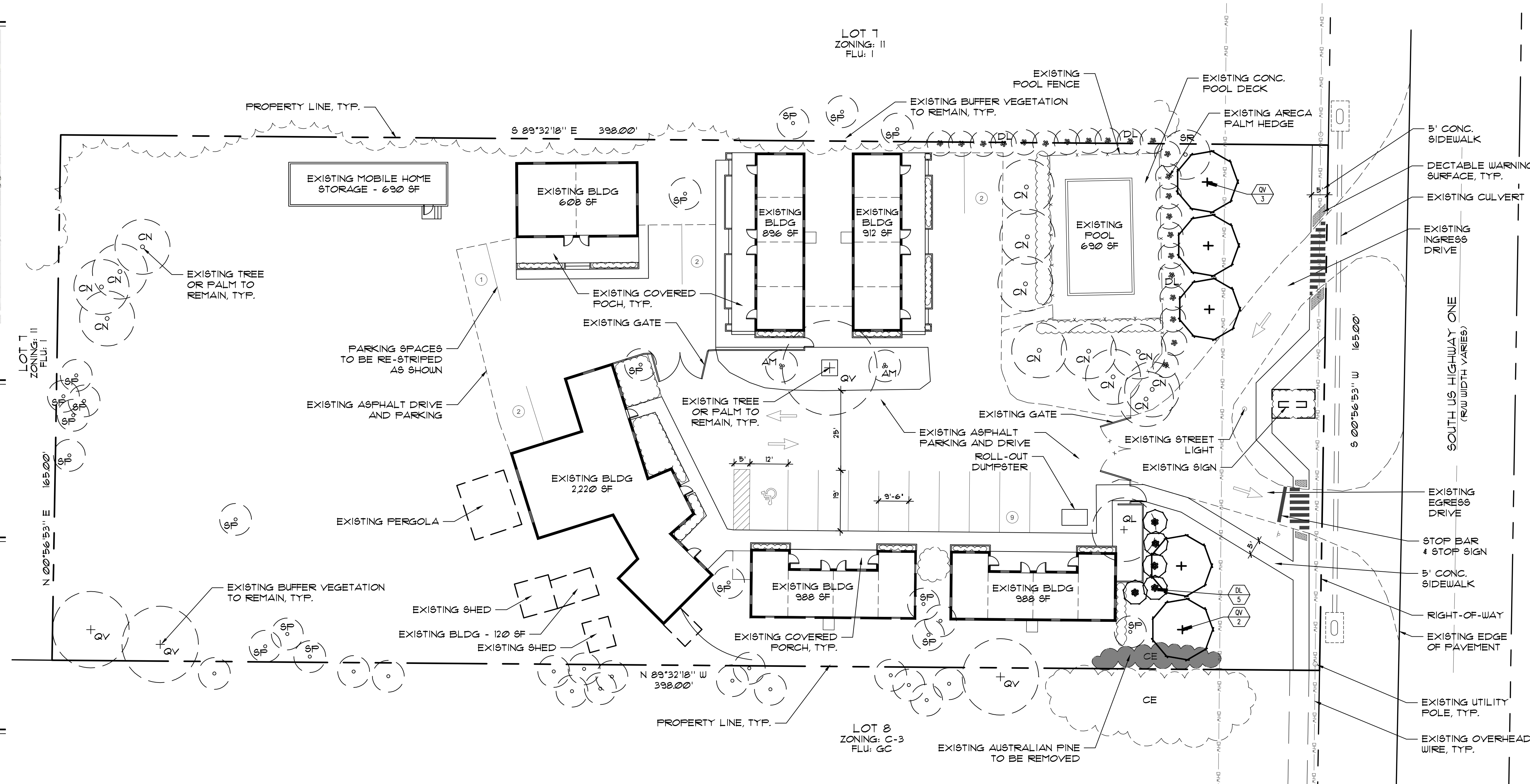
PARKING SPACES REQUIRED ( 1 SPACE / 3 BEDS )	36 / 3
PARKING SPACES PROVIDED	16

Notes

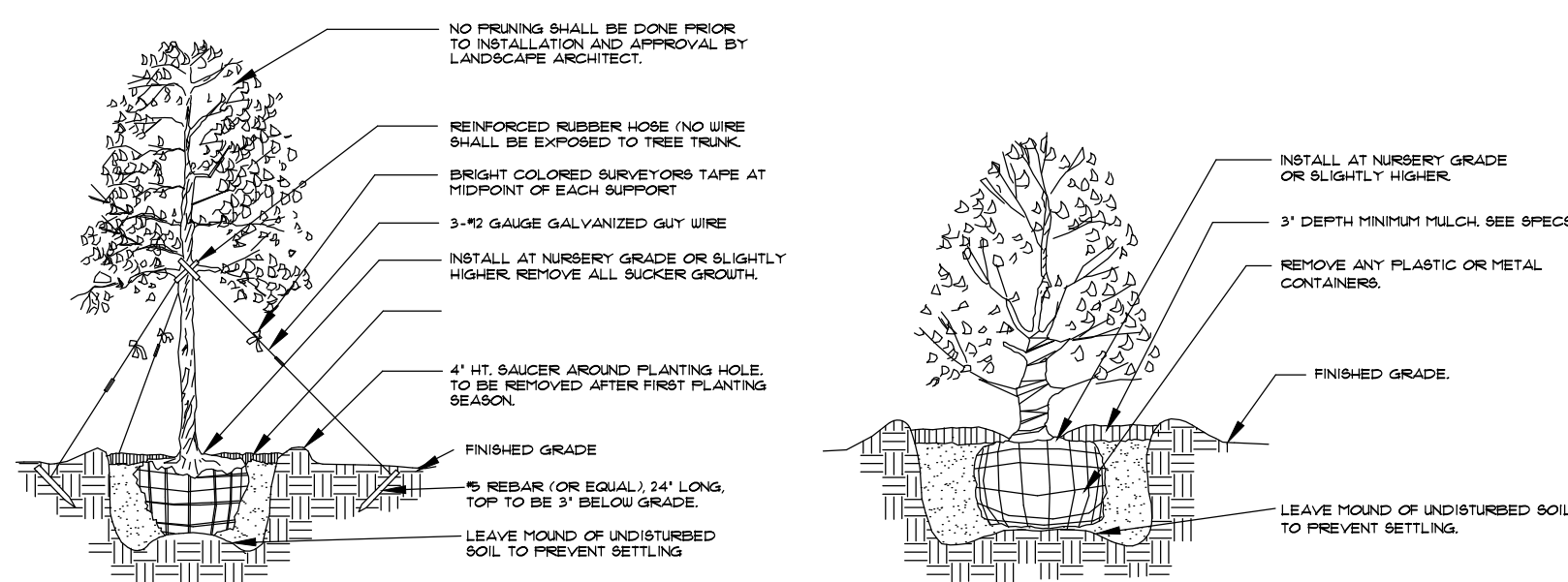
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE REMOVAL OF EXOTIC SPECIES CAUSES ANY LANDSCAPE BUFFER TO BE DEFICIENT, EXISTING PLANT MATERIAL SHALL BE PROVIDED TO COMPLY WITH CITY ORDINANCES.
- PROPOSED TIMETABLE FOR CONSTRUCTION: "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
- NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
- ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
- REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.

Drainage Notes

- MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
- CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.



Planting Details



Tree Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION. BRACING - SPECIAL SITE CONDITIONS THAT REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL ADJUST BRACING OR WIRE ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

Shrub Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Existing Plant Symbol Key

- EXISTING TREE / PALM TO REMAIN
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED

Existing Tree Key

- AM = Adonidia merrillii = Christmas Palm
- CE = Casuarina equisetifolia / Australian Pine
- CN = Cocos nucifera / Coconut Palm
- DL = Dysoxia lutescens / Areca Palm
- QL = Quercus laurifolia / Laurel Oak
- QV = Quercus virginiana / Live Oak
- SP = Sabal palmetto / Sabal Palm
- SR = Syagrus romanzoffiana / Queen Palm

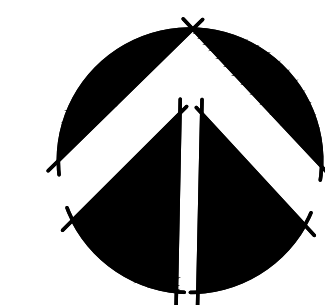
Landscape Buffer Requirement

East Buffer ( 1 Tree / 300 SF of buffer ) 1,300 / 300 5 Trees

Plant List

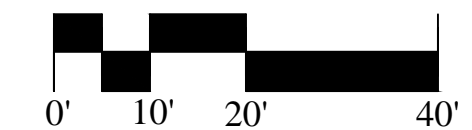
SYM	QTY	NAME	SPECIFICATIONS
DL	5	Dysoxia lutescens / Areca Palm	6'-7' HL, full to base, plant as hedge
* QV	5	Quercus virginiana / Live Oak	2' x 6', 25" dbh, limbed up, full canopy
SOD		Stenotaphrum secundatum / St. Augustine Florant	Solid sod, laid tight

\* DENOTES FLORIDA NATIVE SPECIES



NORTH

Scale: 1" = 20'-0"



McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

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Motel FP

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City of Fort Pierce, Florida

Site Improvement Plan

Drawn By \_\_\_\_\_ SL  
Checked By \_\_\_\_\_ MM  
Scale \_\_\_\_\_ 1" = 20'-0"  
Drawing Date \_\_\_\_\_ 9/27/16

Development Team

Owner  
Motel FP LLC  
3625 S US Hwy 1  
Fort Pierce, FL 34982

Site Planner  
Michael T. McCarty  
McCarty & Associates  
Land Planning and Design  
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