

LOCATION MAP

**TREE LEGEND:**

- OAK TREE (X"=DIAMETER)
- PINE TREE (X"=DIAMETER)
- PALM TREE (X"=HEIGHT)

**SITE DATA**

1. PROJECT NAME: THE MANOR, ADULT LIVING FACILITY
  2. LOCATION: 4201 SOUTH 25TH STREET, FORT PIERCE, FLORIDA
  3. OWNER/APPLICANT: RED LION CONSTRUCTION INC. MR. MARK NICHOLAS, PRESIDENT 7548 U.S. HIGHWAY #1 PORT ST. LUCIE, FL. 34952 PHONE: 727-463-3800
  4. ENGINEER: RICHARD M. LADYKO, P.E. LADYKO DESIGN GROUP, LLC 4400 BELLE GROVE DRIVE FORT PIERCE, FL. 34981 PHONE: 772-530-8261 FLORIDA C.A.: #28610
  5. SURVEYOR: HAYHURST LAND SURVEYING, INC. WILLIAM E. HAYHURST, P.S.M. 445 9TH ST. S.W., UNIT 7 VERO BEACH, FL. 32962 PHONE: 772-569-6680 FAX: 772-770-3446
  6. LANDSCAPE ARCHITECT: GREGORY BOGGS, ASLA BOGGS PLANNING & LANDSCAPE ARCHITECTURE 100 AVENUE A, SUITE 2E FORT PIERCE, FL. 34950 PHONE: 772-577-6473 CELL: 772-486-5228
  7. TYPE OF PROJECT: 32 ROOM ADULT LIVING FACILITY
  8. GROSS PROJECT SIZE: 59,200 S.F. 1.36 ACRES
  9. FUTURE LAND USE: RL (LOW DENSITY RESIDENTIAL)
  10. ZONING: OFFICE COMMERCIAL (C-1)
  11. PARCEL ID: 2432-411-0001-0002
  12. PROPOSED LAND USE BREAKDOWN: THIS APPLICATION
- |                 | Acres       | Square Footage | Percentage of site |
|-----------------|-------------|----------------|--------------------|
| Prop. Buildings | 0.62        | 26,926         | 45.48              |
| Pavement        | 0.22        | 9,793          | 16.54              |
| Walks and Misc. | 0.03        | 1,168          | 1.97               |
| Dry Detention   | 0.21        | 9,067          | 15.31              |
| Open Space      | 0.28        | 12,246         | 20.68              |
| <b>TOTAL</b>    | <b>1.36</b> | <b>59,200</b>  | <b>100.00</b>      |
13. UTILITY SERVICE: WATER SERVICE: FORT PIERCE UTILITIES AUTHORITY
  - SEWER TREATMENT: FORT PIERCE UTILITIES AUTHORITY
  14. SITE DRAINAGE: THE PROJECT WILL PROVIDE ON-SITE DRY DETENTION FOR WATER QUALITY AND STORM ATTENUATION. DISCHARGE WILL BE TO N.S.L.R.W.C.D. CANAL NO. 101.
  15. PARKING CALCULATIONS: ADULT CONGREGATE CARE FACILITIES (ITE CODE 253) SHALL HAVE 0.45 SPACES PER UNIT PER THE REQUIREMENTS OF THE INSTITUTE OF TRAFFIC ENGINEERS (ITE), 4TH EDITION EDITION GENERATION MANUAL.
- | Category                                  | Spaces                         |
|---|--------------------------------|
| Required Parking (0.45 spaces x 32 Units) | 14 Spaces                      |
| Provided Parking                          | 22 Spaces                      |
| Paved Parking                             | 22 Spaces                      |
| Total Provided                            | 22 Spaces (inc. 1 Handicapped) |
16. BUILDING SETBACKS: Front 25 FT., Sides 15 FT., Rear 15 FT.
  17. CONSTRUCTION: ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

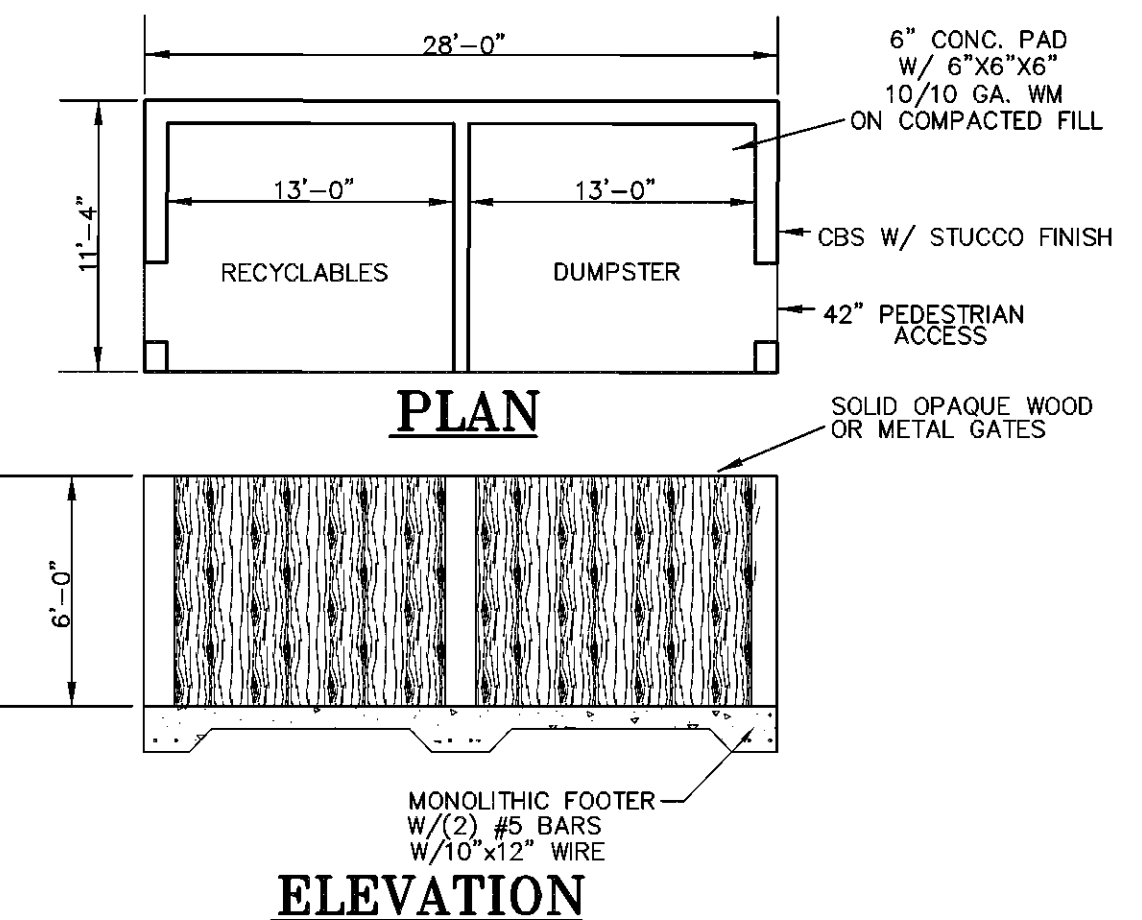
**LEGAL DESCRIPTION**

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE, WHICH SAID LINE IS ALSO THE CENTERLINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FT.; THENCE RUN WEST A DISTANCE OF 40.0 FT. TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FT. TO A POINT; THENCE RUN WEST AND PARALLEL TO THE QUARTER SECTION LINE A DISTANCE OF 316.0 FT.; THENCE RUN NORTH AND PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200.0 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316.0 FT. TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

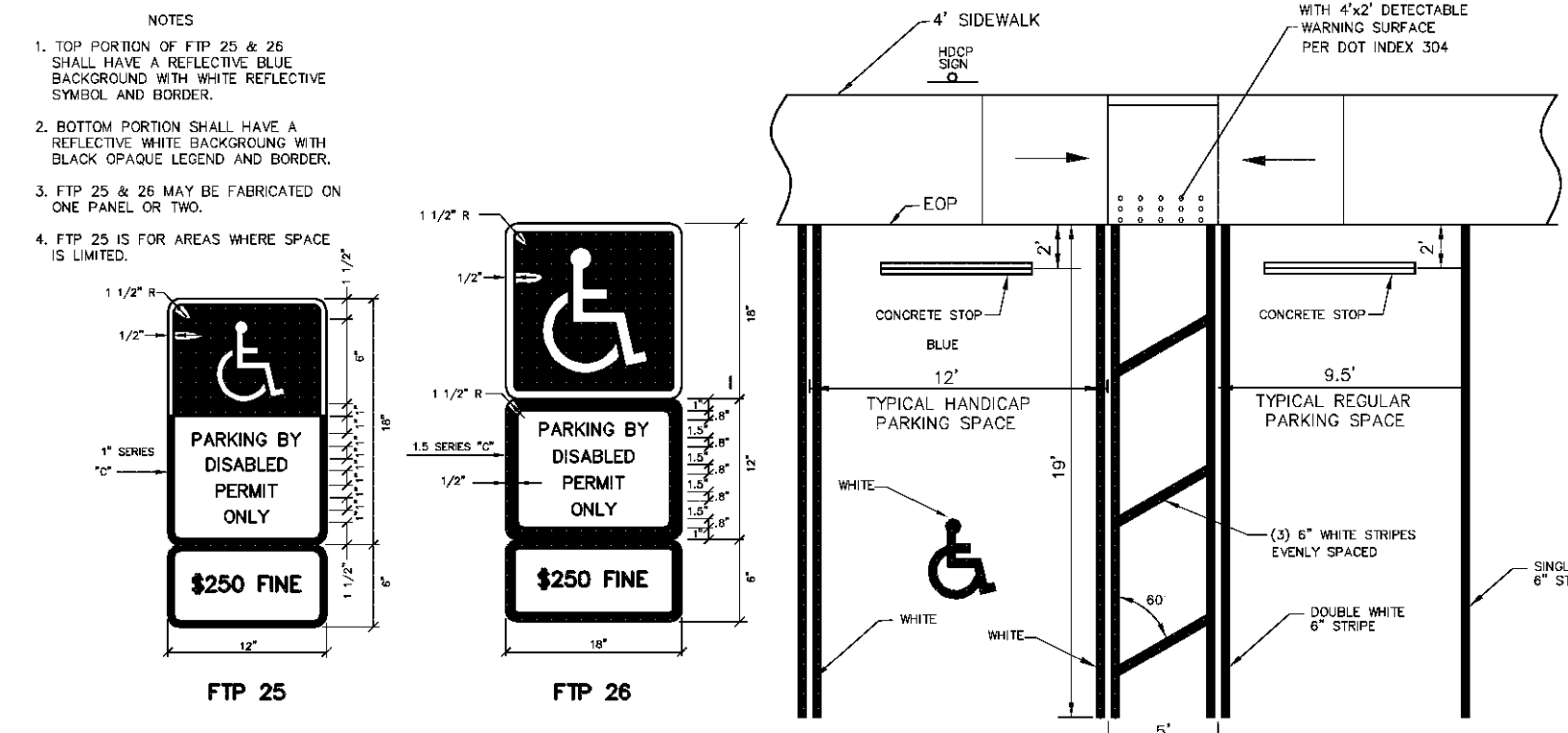
LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 1.36 ACRES MORE OR LESS.

RICHARD M. LADYKO, P.E. FL. REG. NO. 34288



**DUMPSTER ENCLOSURE DETAIL**



**PARKING SPACE DETAIL**

- REVISIONS -

REVISIONS PER CITY OF FORT PIERCE T.R.C.	BY	DATE
	RML	9/24/18

COMPUTER FILE REF.	FIELD BK./PG.

**Ladyko Design Group, LLC**  
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 26409

4400 BELLE GROVE DRIVE  
FT. PIERCE, FL. 34981  
PHONE: 772-530-8261  
FAX: 772-464-1383  
enginpod225@aol.com

DESIGNED	BY	DATE
CALCS.	RML	8-17-18
DRAWN	RML	8-17-18
CHECKED	RML	8-27-18
APPROVED		

**THE MANOR ADULT LIVING**

**PROPOSED SITE PLAN**

DATE:	8/17/18
HORIZ. SCALE:	1"=20'
VERT. SCALE:	1"=20'
JOB No.	18-065
SHEET	1 OF 1