

SITE DATA

PARCEL ID #: 2420-111-0001-010-1
 PROJECT NAME: VIRGINIA AVE PROJECT
 OWNER: YAZJI PROPERTY INC
 910 SW SAINT LUCIE WEST BLVD
 PORT ST LUCIE, FL 34986
 FUTURE LAND USE: GC
 ZONING: C-3
 LAND SIZE: 37,042.66 S.F. (0.85 AC)
 BUILDING DATA
 PROPOSED BUILDING: 4,622 S.F. (0.11 AC)

ZONING CODE FOR: C-3 (COMMERCIAL-3)

PER CODE	YARD SETBACKS			CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
	FRONT	REAR	SIDE				
PROPOSED	81'	126'	10'	-	60% MAX.	65' MAX.	X% MIN.

SITE AREA DATA

IMPERVIOUS DATA	37,043 S.F.	0.85 AC	100.00%
PROPOSED BUILDINGS	27,565 S.F.	0.63 AC	74.42%
PROPOSED PAVEMENT	4,622 S.F.	0.11 AC	12.48%
PROPOSED CONCRETE	20,491 S.F.	0.47 AC	55.32%
PERVIOUS DATA	2,453 S.F.	0.06 AC	6.62%
OPEN SPACE	9,477 S.F.	0.22 AC	25.58%

UTILITY DATA:

WATER: FPUA
 WASTEWATER: FPUA
 IRRIGATION: WELL
 SOLID WASTE: WASTE PRO

PARKING DATA

PARKING REQUIRED (SEC. 125-315 OFF STREET PARKING)
 RESTAURANT (NON FAST FOOD)
 4,622 S.F. @ 1 SPACE/ 100 S.F. 47 SPACES
 TOTAL REQUIRED PARKING SPACES 47 SPACES (2 HC)
 STANDARD PARKING PROVIDED 49 SPACES (2 HC)

STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ANY AND 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.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

F.I.R.M. PANEL:
 1211C0186J
 ST. LUCIE COUNTY
 UNINCORPORATED AREA
 120286
 ZONE X

LEGEND

METER	●	EXISTING UTILITY POLE
ID	□	PROPOSED DRAINAGE INLET
ID MITERED	□	EXIST. DRAINAGE INLET
ID CON	□	EXISTING STREET LIGHT
PARKING SYMBOL	⊗	PROPOSED LIGHT POLE (SINGLE)
CONCRETE	■	DRAINAGE FLOW ARROW
PAVEMENT	▨	PROPOSED LIGHT POLE (DOUBLE)
ID CONCRETE	■	PARKING STALL COUNT
ID PAVEMENT	▨	EXISTING DRAINAGE
	—	PROPOSED DRAINAGE PIPE

ENGINEERS SURVEYORS
 ENVIRONMENTAL LAND PLANNERS
 INTERIOR DESIGNERS

10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: JAL
 DRAWN BY: JAL
 FILE NAME: 22-326 Virginia Ave Project.rvt
 LAYOUT: CSP
 SCALE: AS SHOWN
 DATE: 1/10/2023

REVISION COMMENTS

DATE	REVISION	COMMENTS
03-22-2023	1	REMOVAL OF ZONING ZONE (NOT REQUIRED)
03-22-2023	2	ADDITION OF 10' LANDSCAPE BUFFER

VIRGINIA AVE PROJECT

FLORIDA

SITE PLAN

FORT PIERCE

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 PORT SAINT LUCIE, FL 34987
 772-462-2455

22-326

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DESIGNED BY	JUL
DRAWN BY	JUL
CHECKED BY	JUL
FILE NAME	22-326 Virginia Ave Project
DETAILS	LAYOUT
AS SHOWN	SCALE
DATE	11/02/2022

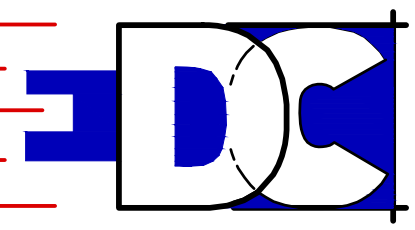
REVISION COMMENTS	DATE

VIRGINIA AVE PROJECT

DETAILS

FLORIDA

FORT PIERCE



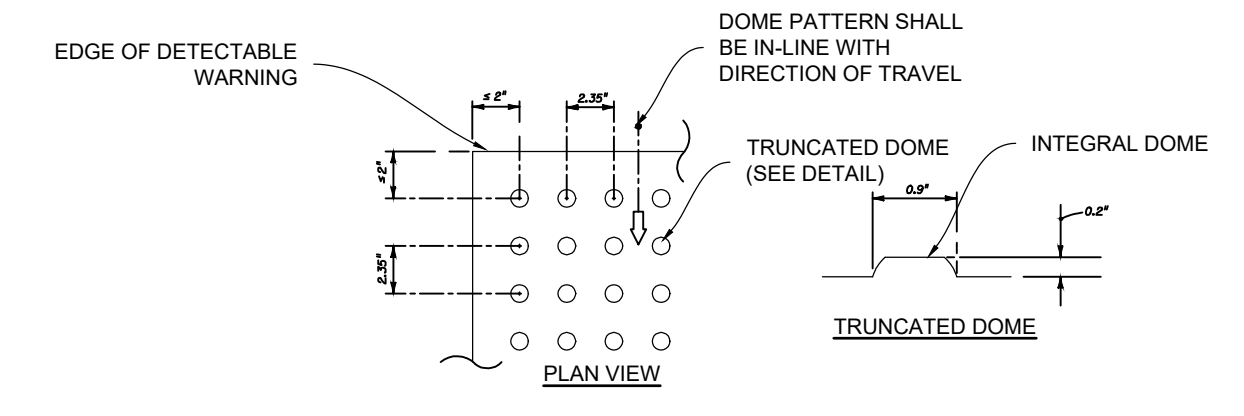
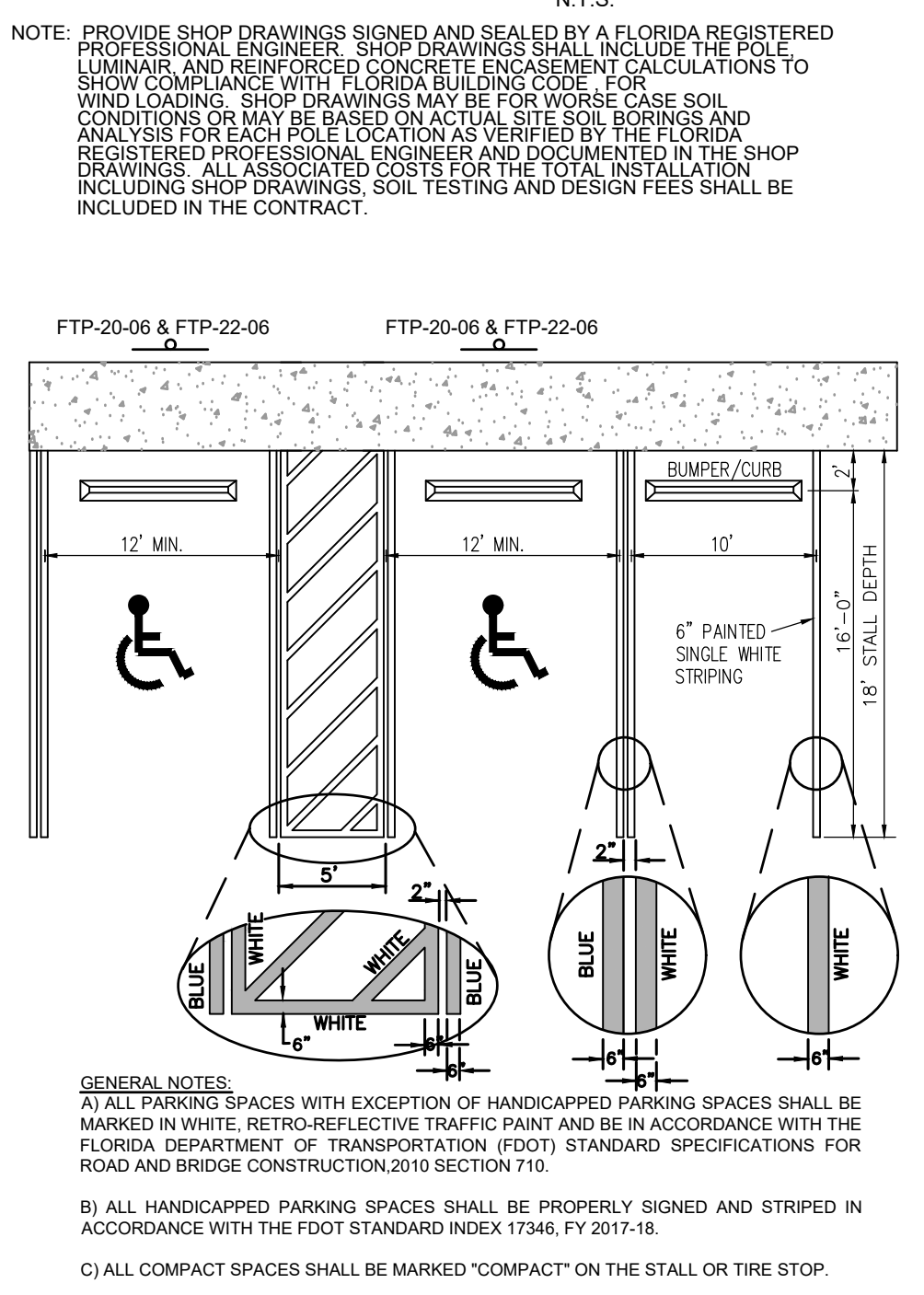
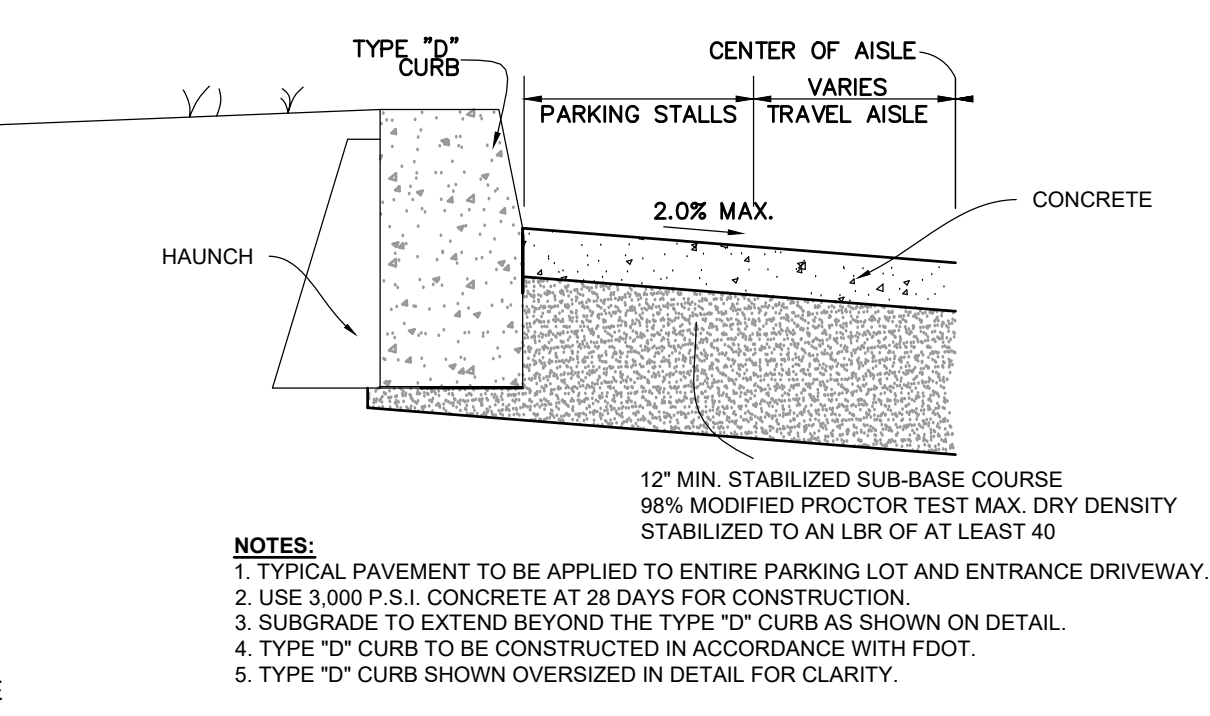
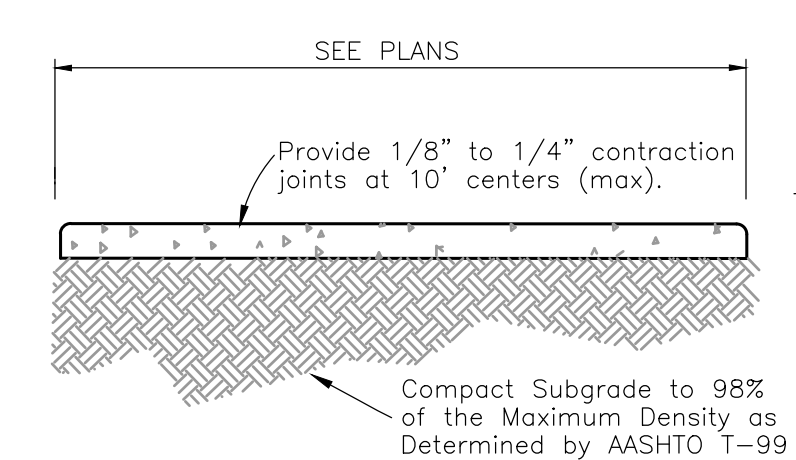
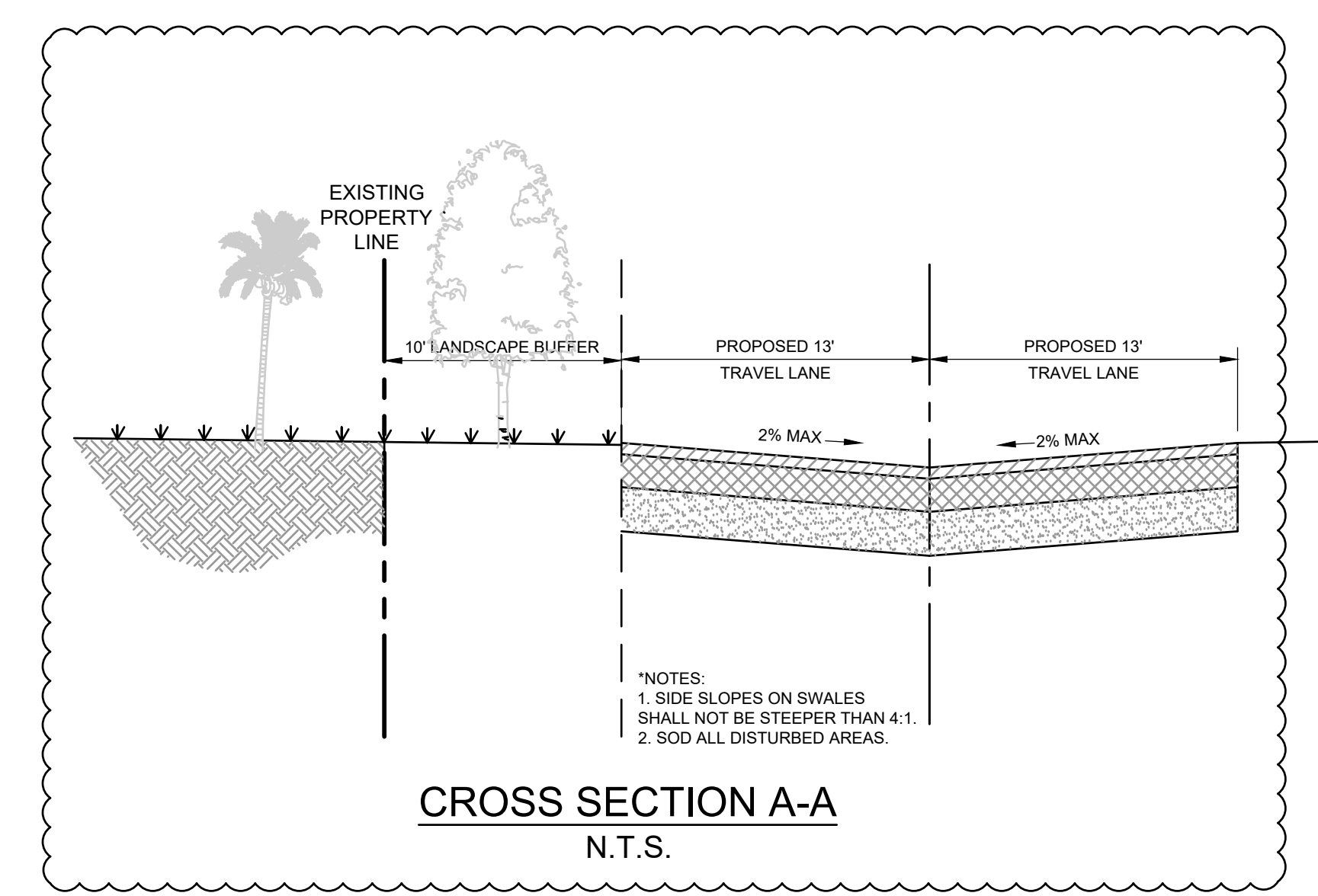
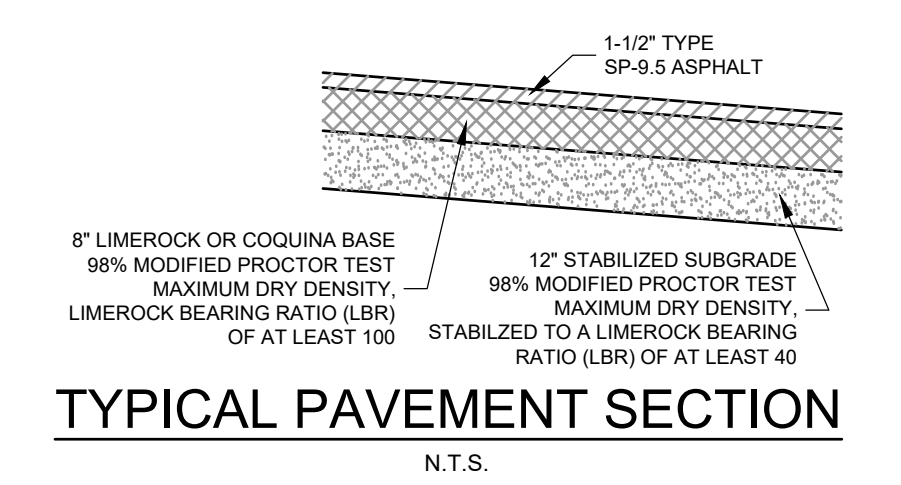
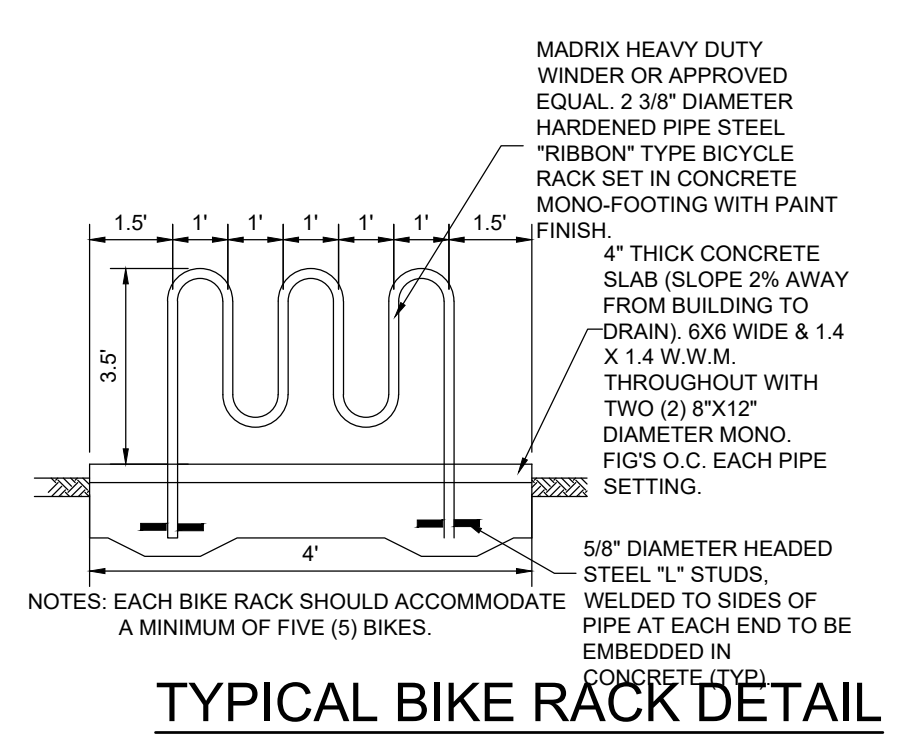
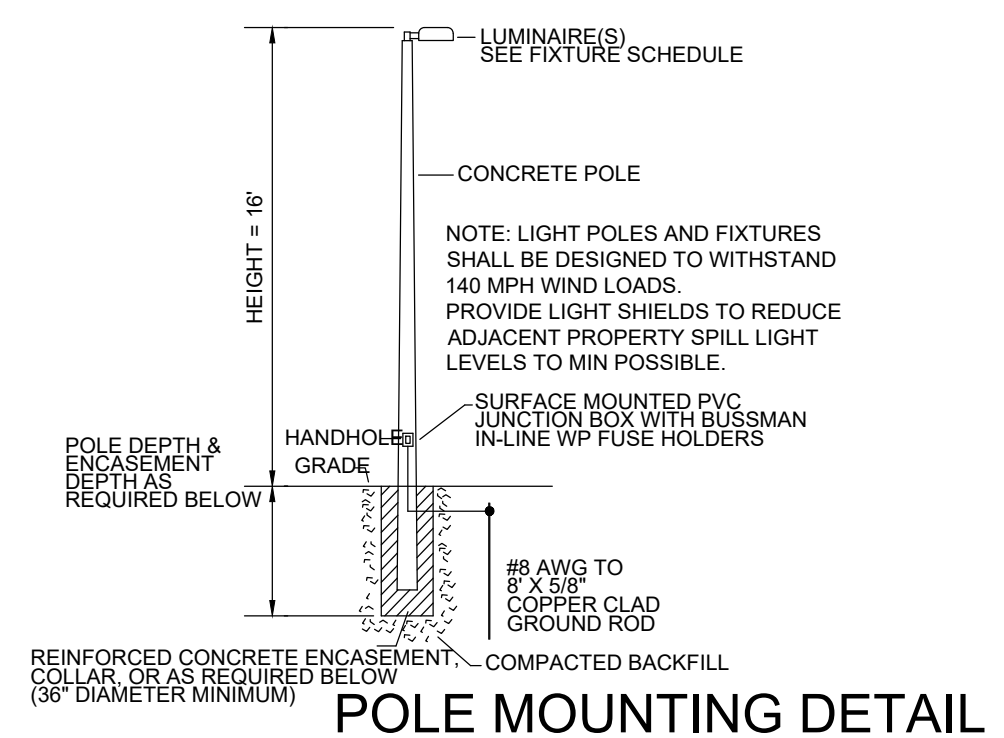
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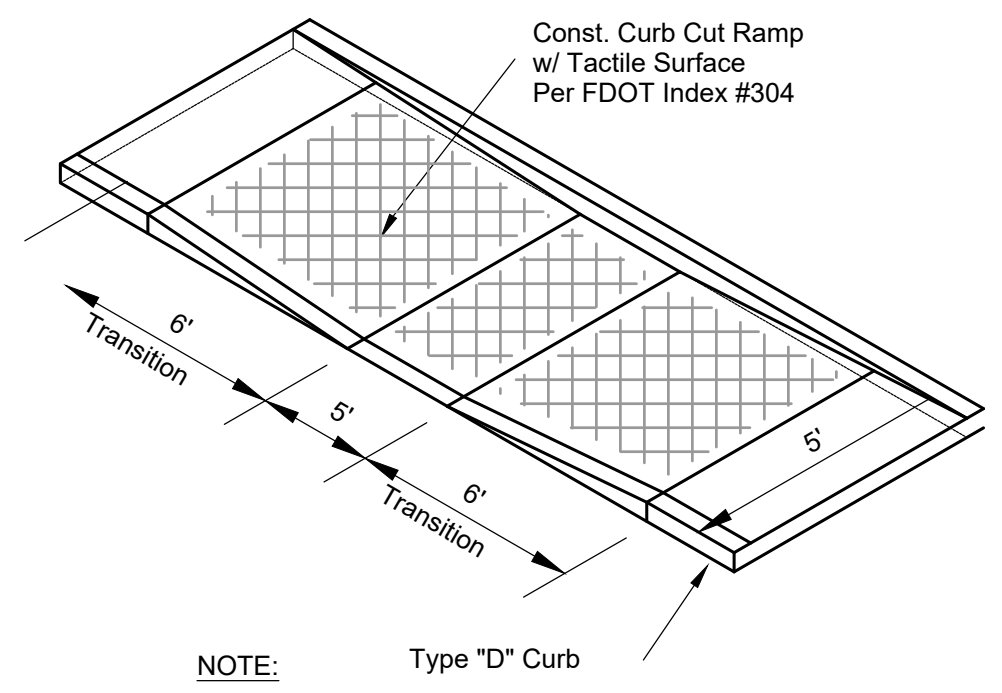
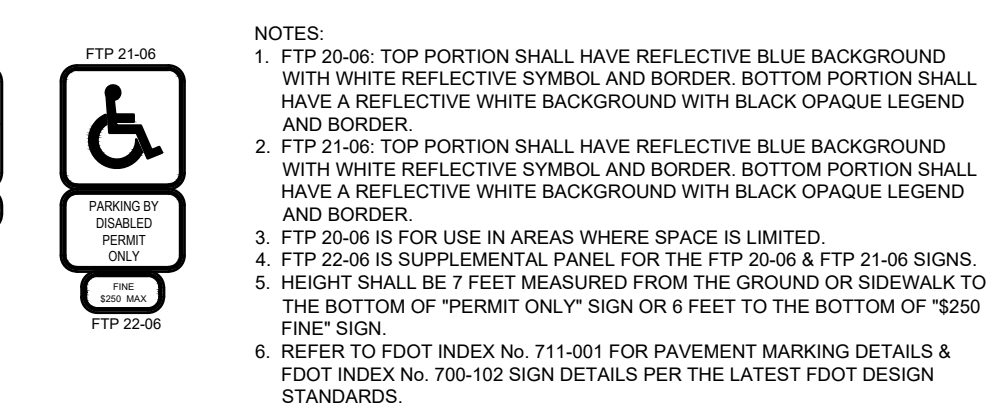
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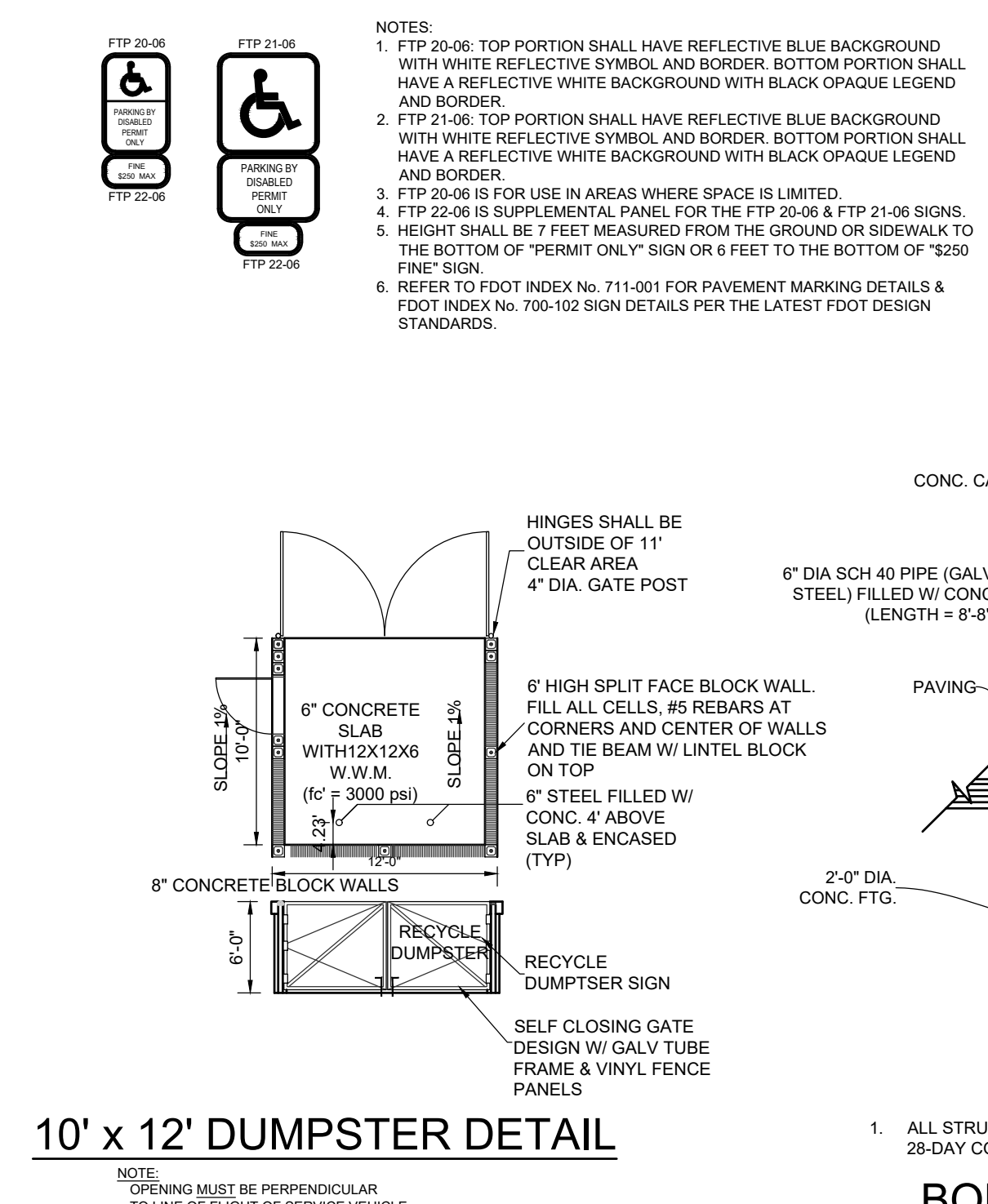
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DETECTABLE WARNING



HANDICAP CURB CUT RAMP



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