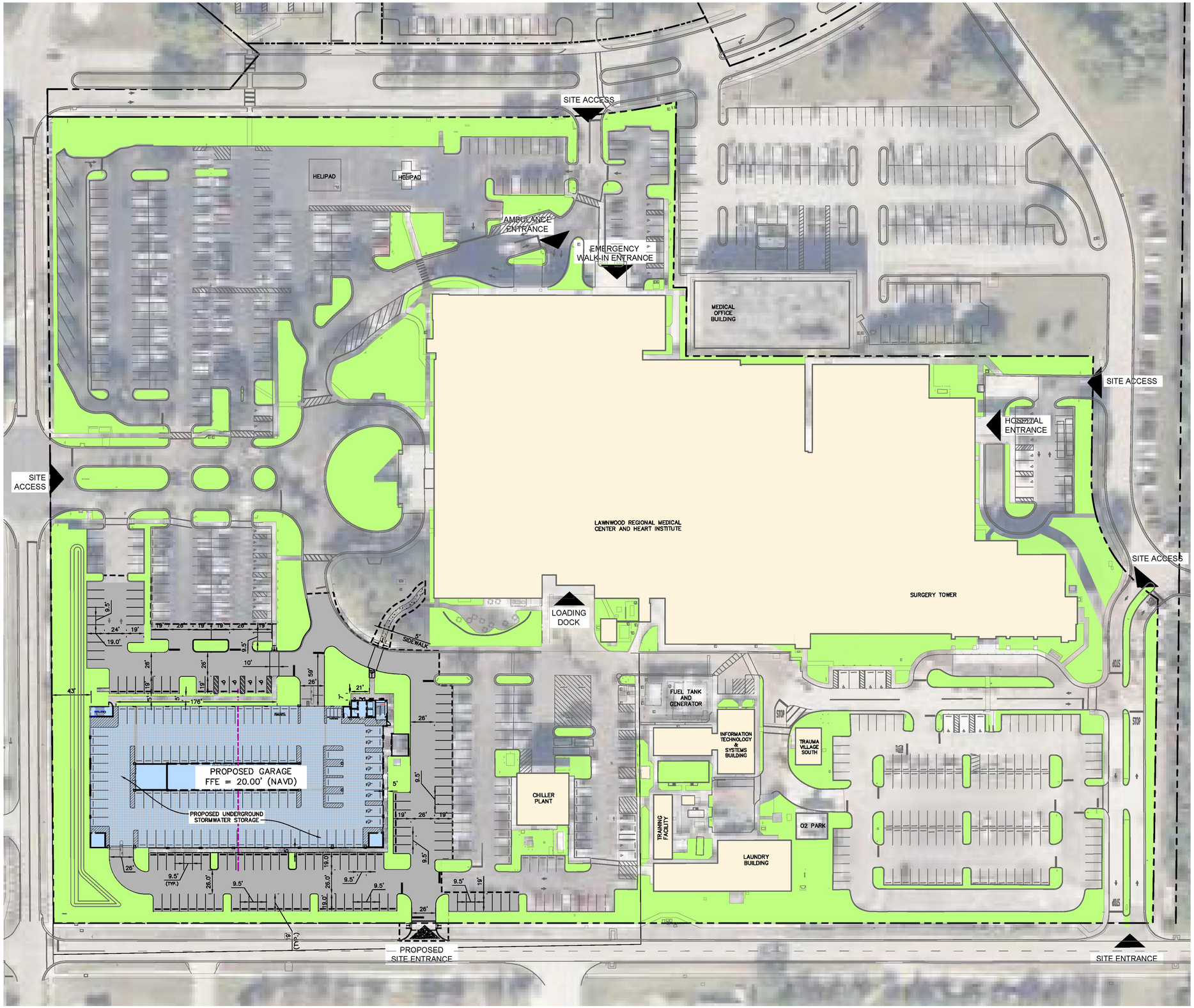

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	638 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	840 FEET
REAR (SOUTH):	10 FEET	82 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	23%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 313 SPACES

PROPOSED SPACES TOTAL: 710 SPACES
EV SPACES: 10 SPACES
SW LOT: 109 SPACES (INCLUDES 4 ADA SPACES)
PARKING GARAGE: 591 SPACES

PROPOSED TOTAL: 1,412 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS (AFFECTED AREA)			
PERVIOUS:	30,376 S.F.	0.70 AC	20%
BUILDING:	0 S.F.	0.00 AC	0%
IMPERVIOUS:	119,370 S.F.	2.74 AC	80%
TOTAL:	149,746 S.F.	3.44 AC	100%

PROPOSED CONDITIONS (AFFECTED AREA)			
PERVIOUS:	34,866 S.F.	0.80 AC	23%
BUILDING:	0 S.F.	0.00 AC	0%
GARAGE:	50,432 S.F.	1.16 AC	34%
IMPERVIOUS:	64,448 S.F.	1.48 AC	43%
TOTAL:	149,746 S.F.	3.44 AC	100%

NOTE:

THE PROPOSED SITE PLAN AMENDMENT SHALL INCLUDE THE FOLLOWING NOTE:
"ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 119 AND 125."

MICHAEL FREDERICK SCHWARTZ LICENSE No. 56200 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Date: 11/02/2025

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
818 Ed Preston Blvd | Suite 107 | Nashville, Tennessee 37203
Phone: 615-255-2288 | Fax: 615-255-2289

REVISIONS:

DATE: 10/16/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.E.P. & T. CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
1812 HAYES AVENUE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
1812 HAYES AVENUE, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1401 PGA BLVD, SUITE 200
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare

HCA DESIGN MANAGER:
RYAN ROHE

HCA CONSTRUCTION MANAGER:
BRIAN STEPHENS

BARGE #:
3766337

HCA #:
3080200035

VENDOR INFORMATION

OVERALL SITE PLAN

C2.00

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Plotted By:Mahoney, Vanesa Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C2.00 OVERALL SITE PLAN October 31, 2025 10:33:25am K:\WPB_DevServices\140950052 - HCA FL Lawnwood Hospital Parking Garage\CADD\PlanSheets\C2.00 OVERALL SITE PLAN.dwg