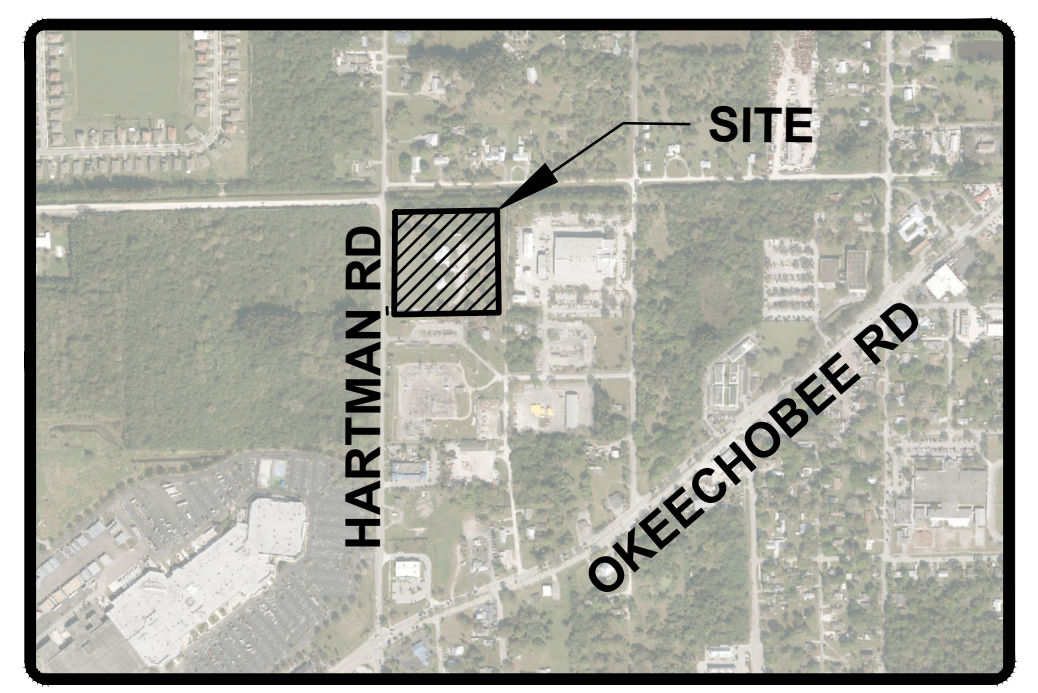
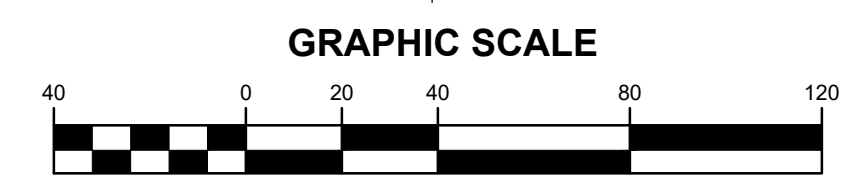
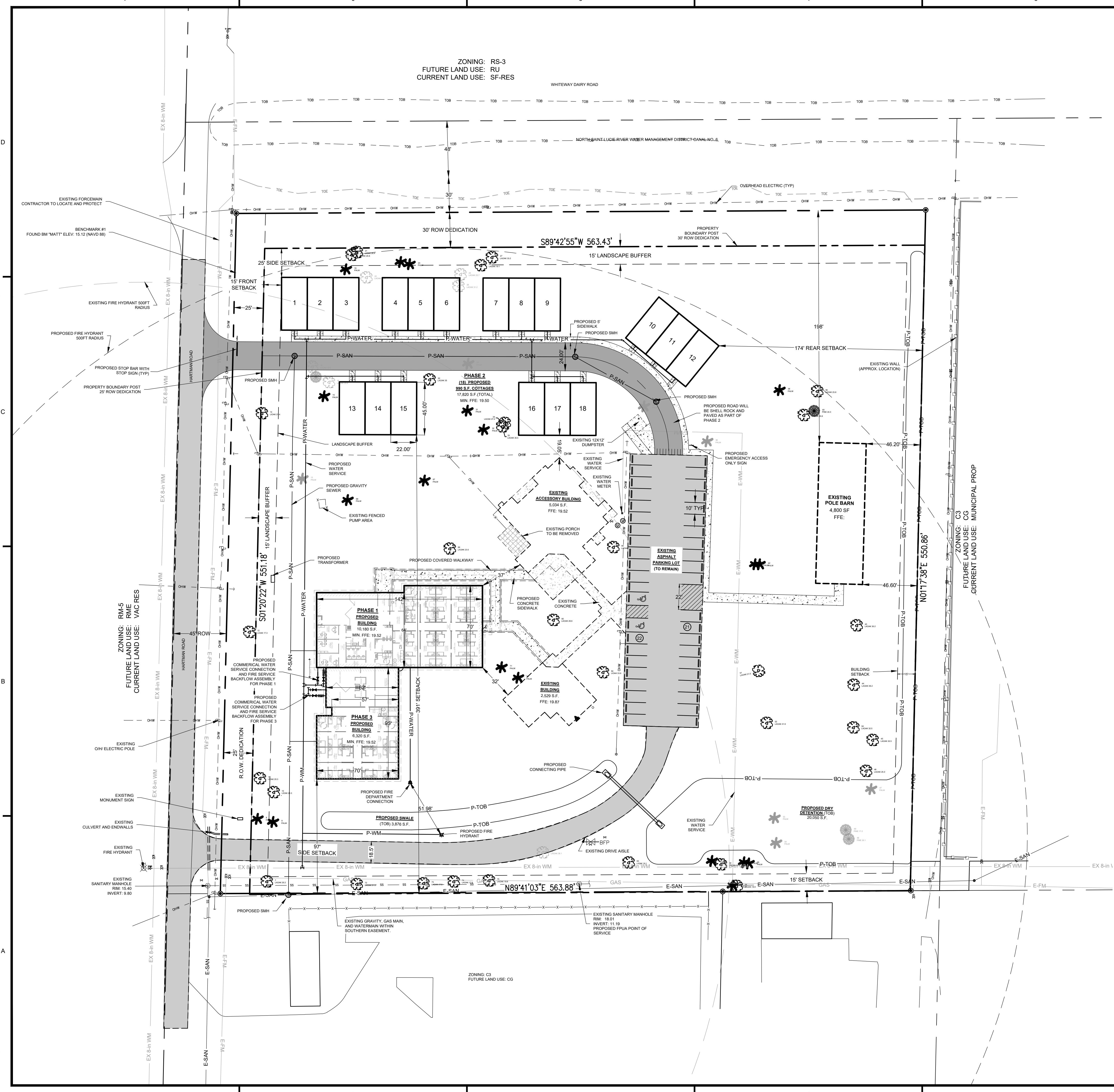


FILE LOCATION: Z:\DC\2020\20-250-000-GRACEWAY VILLAGE\ENR\DWG\2020\20-250-000-CSP-3-16-26.DWG, 2020.03.26, 9:10 AM
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SITE DATA
LEGAL DESCRIPTION
 THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 45 FEET FOR ROAD RIGHT-OF-WAY, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE NORTH 78 FEET AND THE WEST 25 FEET AND THE EAST 25 FEET, AND LESS AND EXCEPT THAT PORTION CONVEYED TO ST. LUCIE COUNTY IN OFFICIAL RECORDS BOOK 997, PAGE 2204, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.12 ACRES, MORE OR LESS.

PARCEL ID #: 2417-322-0001-000-2
PROJECT NAME: GRACEWAY VILLAGE
OWNERSHIP: GRACEWAY VILLAGE
 1780 HARTMAN ROAD
 FORT PIERCE, FL 34947

FUTURE LAND USE: CG
ZONING: C3
LAND SIZE: 310,085 S.F. (7.12 AC)

PARKING DATA
PARKING REQUIRED 2,529 S.F. @ (1 SPACE/200 S.F.) 13 SPACES
EXISTING BUILDINGS 2,529 S.F. @ (1 SPACE/200 S.F.) 13 SPACES
PHASE 1
 ADULT CONGREGATE LIVING FACILITY 10 UNITS @ (3/4 SPACE/UNIT) 8 SPACES
PHASE 2
 ADULT CONGREGATE LIVING FACILITY 18 UNITS @ (3/4 SPACES/UNIT) 14 SPACES
PHASE 3
 ADULT CONGREGATE LIVING FACILITY 8 UNITS @ (3/4 SPACES/UNIT) 6 SPACES
TOTAL REQUIRED PARKING SPACES 41 SPACES
STANDARD PARKING PROVIDED 43 SPACES

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

TRAFFIC STATEMENT:
 THE USE OF THE PROPOSED COTTAGES CLOSELY RESEMBLES A RESIDENTIAL LAND (ASSISTED LIVING) LAND USE WITH AN ITE LAND USE CODE OF 254. BASED ON THE INDEPENDENT VARIABLE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA, THE DAILY WEEKDAY TRIPS IN AND OUT OF THE SITE IS 90 TRIPS PER DAY. THE AM PEAK HOUR TRIPS IS 10 AND THE PM PEAK HOUR TRIPS IS 11. ITE TRIP GENERATION MANUAL, 12 EDITION WAS USED TO DETERMINE THE WEEKDAY, AM PEAK AND PM PEAK HOUR TRIPS FOR THE PROPOSED INCREASE IN ASSISTED LIVING FACILITY GROSS AREA. THESE CALCULATED TRIPS ARE ONLY AN INCREASE OVER THE EXISTING USE FOR THE SITE.

ZONING CODE FOR: C3 (COMMERCIAL-3)							
	YARD SETBACKS			BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	
PER CODE	25'	15'	15'	N/A	60% MAX.	20% MIN.	
PROPOSED	15'	174'	25'	N/A	4%	30'	64%

	310,085 S.F.	7.12 AC	100.00%
IMPERVIOUS DATA	89,228 S.F.	2.05 AC	28.78%
EXISTING BUILDINGS	12,363 S.F.	0.28 AC	3.99%
EXISTING ASPHALT	22,885 S.F.	0.53 AC	7.38%
EXISTING CONCRETE	3,113 S.F.	0.07 AC	1.00%
PROPOSED BUILDINGS	34,320 S.F.	0.79 AC	11.07%
PROPOSED PAVEMENT	9,510 S.F.	0.22 AC	3.07%
PROPOSED CONCRETE	7,037 S.F.	0.16 AC	2.27%
PERVIOUS DATA	220,857 S.F.	5.07 AC	71.22%
OPEN SPACE	196,931 S.F.	4.52 AC	63.51%
PROPOSED RETENTION	23,926 S.F.	0.55 AC	7.72%

REV. DATE DESCRIPTION BY CHK.
 DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

HALEY WARD
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 LAND PLANNING | INTERIOR DESIGN
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 772.462.2455
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PROJECT
 GRACEWAY VILLAGE
 1780 HARTMAN ROAD

LEGEND			
	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT		PARKING STALL COUNT
	EXISTING DRAINAGE		PROPOSED DRAINAGE PIPE

SITE PLAN
 DATE: 3/20/2026 SCALE: AS SHOWN
 DRAWN BY: JJL DESIGNED BY: JJL CHECKED BY: MDL
 PROJECT No.: 20-250 CSP 3-16-26.DWG CERTIFICATE OF AUTHORIZATION No.: 32664
 DRAWING No.: **SP-101**