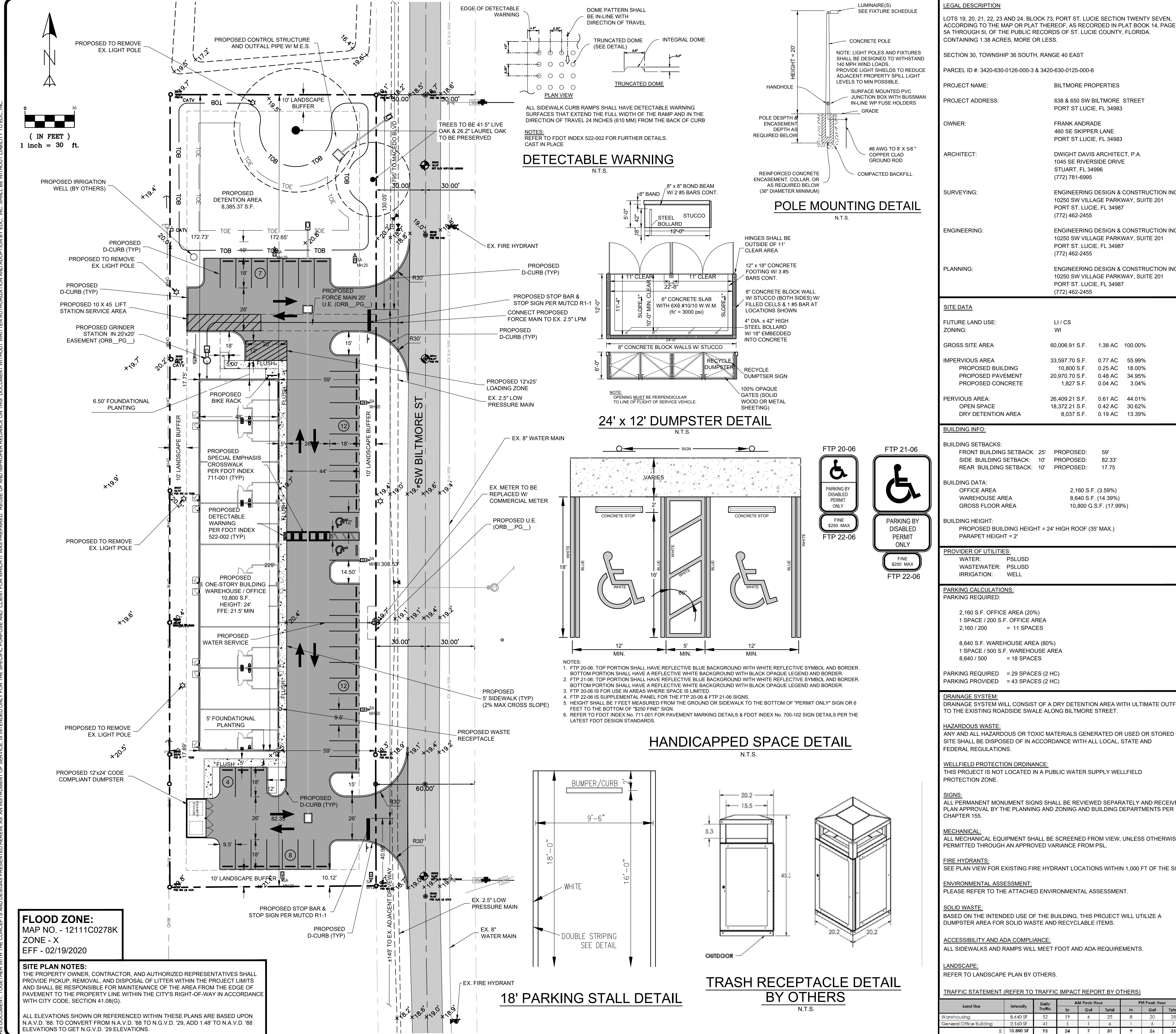


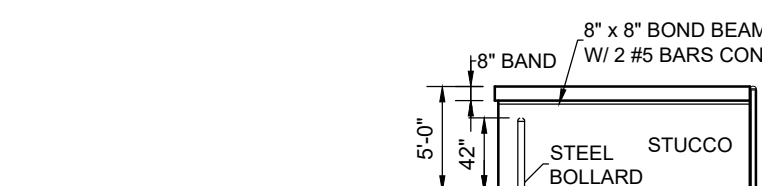
Z:\EDC-2023\22-208 - Biltmore Properties\ENGINEERING\AutoCAD\DWG\22-208 Site Plan FS.dwg SITE PLAN, 5/30/2024 2:57:05 PM, vtds, EDC, INC., EDC, INC.



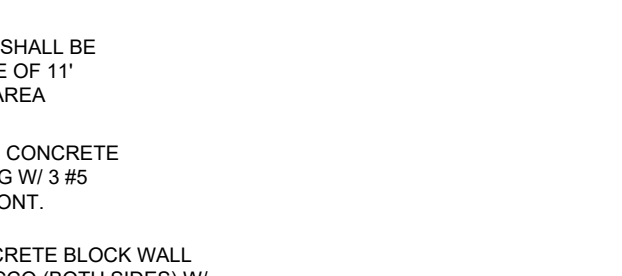
FLOOD ZONE:
MAP NO. - 12111C0278K
ZONE - X
EFF - 02/19/2020

SITE PLAN NOTES:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(G).
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

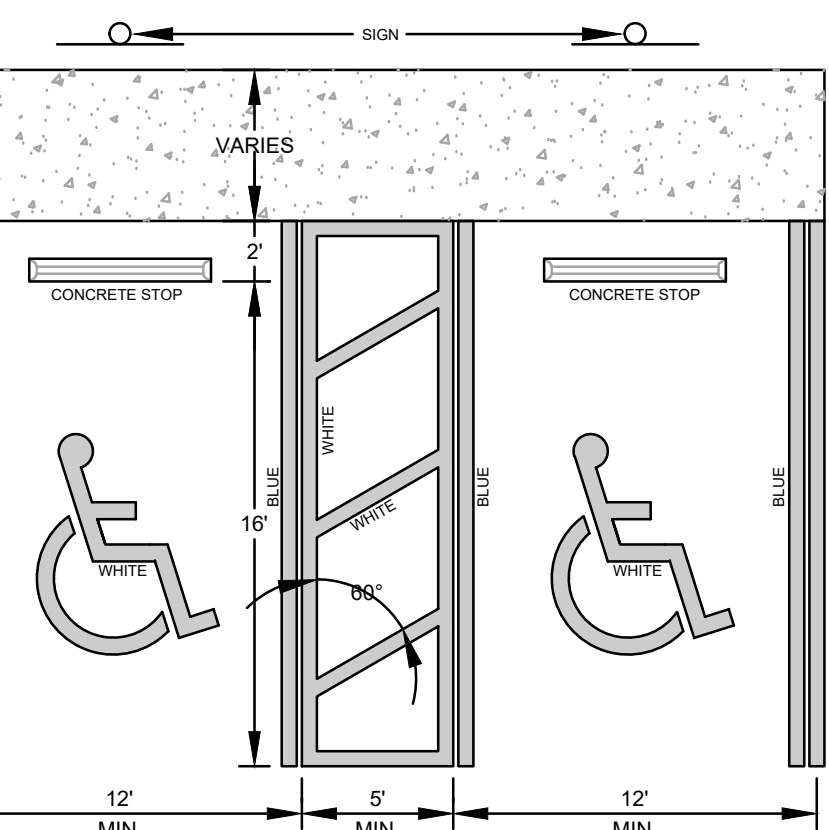
DETECTABLE WARNING



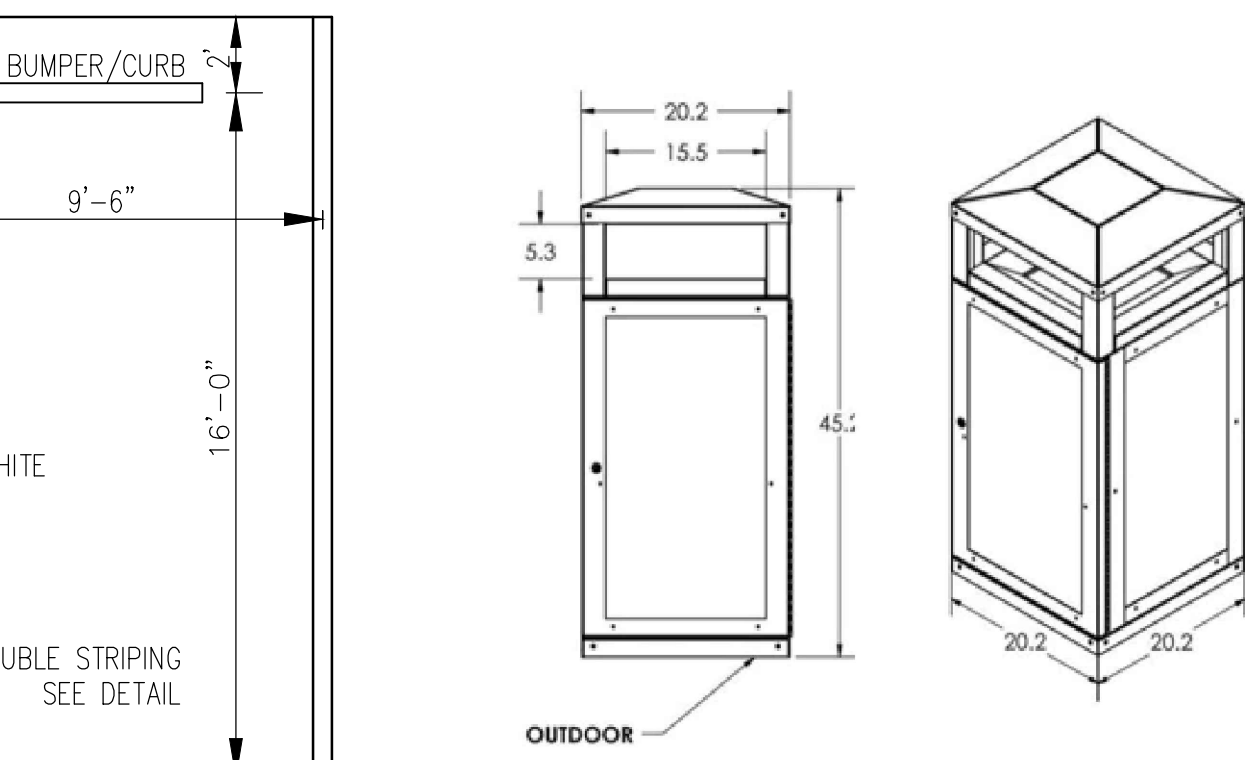
POLE MOUNTING DETAIL



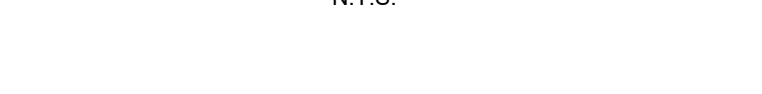
24' x 12' DUMPSTER DETAIL



HANDICAPPED SPACE DETAIL



TRASH RECEPTACLE DETAIL BY OTHERS



LEGAL DESCRIPTION
LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 73, PORT ST. LUCIE SECTION TWENTY SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 5, 5A THROUGH 5I, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 1.38 ACRES, MORE OR LESS.

SECTION 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST
PARCEL ID #: 3420-630-0126-000-3 & 3420-630-0125-000-6

PROJECT NAME: BILTMORE PROPERTIES
PROJECT ADDRESS: 638 & 650 SW BILTMORE STREET PORT ST. LUCIE, FL 34983

OWNER: FRANK ANDRADE
480 SE SKIPPER LANE
PORT ST. LUCIE, FL 34983

ARCHITECT: DWIGHT DAVIS ARCHITECT, P.A.
1045 SE RIVERSIDE DRIVE
STUART, FL 34996
(772) 781-6995

SURVEYING: ENGINEERING DESIGN & CONSTRUCTION INC.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

SITE DATA

FUTURE LAND USE:	L / CS		
ZONING:	WI		
GROSS SITE AREA:	60,006.91 S.F.	1.38 AC	100.00%
IMPERVIOUS AREA:	33,587.70 S.F.	0.77 AC	55.99%
IMPERVIOUS BUILDING:	10,800 S.F.	0.25 AC	18.00%
PROPOSED PAVEMENT:	20,970.70 S.F.	0.48 AC	34.95%
PROPOSED CONCRETE:	1,827 S.F.	0.04 AC	3.04%
PERVIOUS AREA:	26,409.21 S.F.	0.61 AC	44.01%
OPEN SPACE:	18,372.21 S.F.	0.42 AC	30.62%
DRY DETENTION AREA:	8,037 S.F.	0.19 AC	13.39%

BUILDING INFO:

BUILDING SETBACKS:			
FRONT BUILDING SETBACK:	25'	PROPOSED:	59'
SIDE BUILDING SETBACK:	10'	PROPOSED:	82.33'
REAR BUILDING SETBACK:	10'	PROPOSED:	17.75'
BUILDING DATA:			
OFFICE AREA:	2,160 S.F.	(3.59%)	
WAREHOUSE AREA:	8,640 S.F.	(14.39%)	
GROSS FLOOR AREA:	10,800 G.S.F.	(17.99%)	
BUILDING HEIGHT:	PROPOSED BUILDING HEIGHT = 24' HIGH ROOF (35' MAX.)		
PARAPET HEIGHT:	= 2'		

PROVIDER OF UTILITIES:

WATER:	PSLUSD
WASTEWATER:	PSLUSD
IRRIGATION:	WELL

PARKING CALCULATIONS:

PARKING REQUIRED:

2,160 S.F. OFFICE AREA (20%)	
1 SPACE / 200 S.F. OFFICE AREA	
2,160 / 200	= 11 SPACES
8,640 S.F. WAREHOUSE AREA (80%)	
1 SPACE / 500 S.F. WAREHOUSE AREA	
8,640 / 500	= 18 SPACES
PARKING PROVIDED = 29 SPACES (2 HC)	
PARKING REQUIRED = 43 SPACES (2 HC)	

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.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

MECHANICAL:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, UNLESS OTHERWISE PERMITTED THROUGH AN APPROVED VARIANCE FROM PSL.

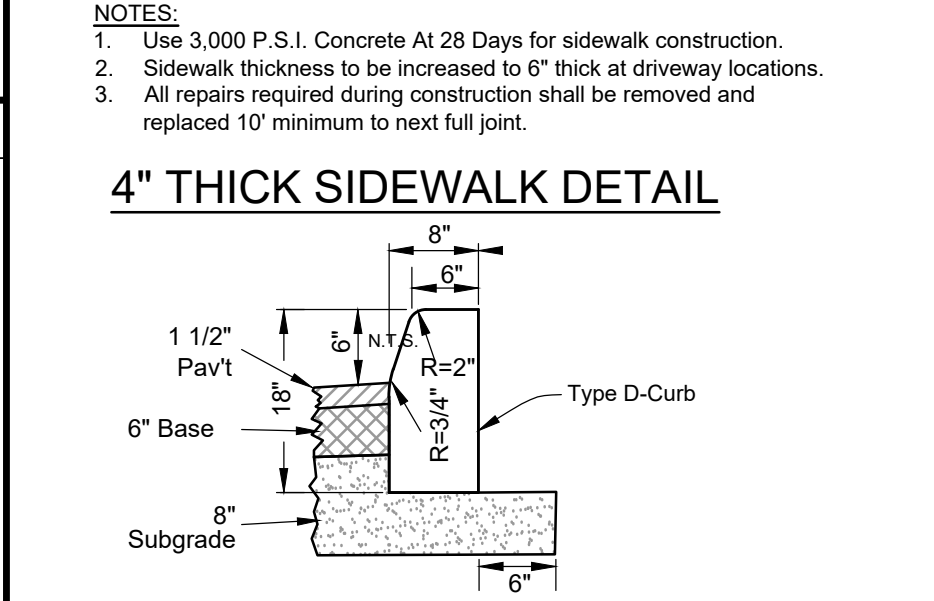
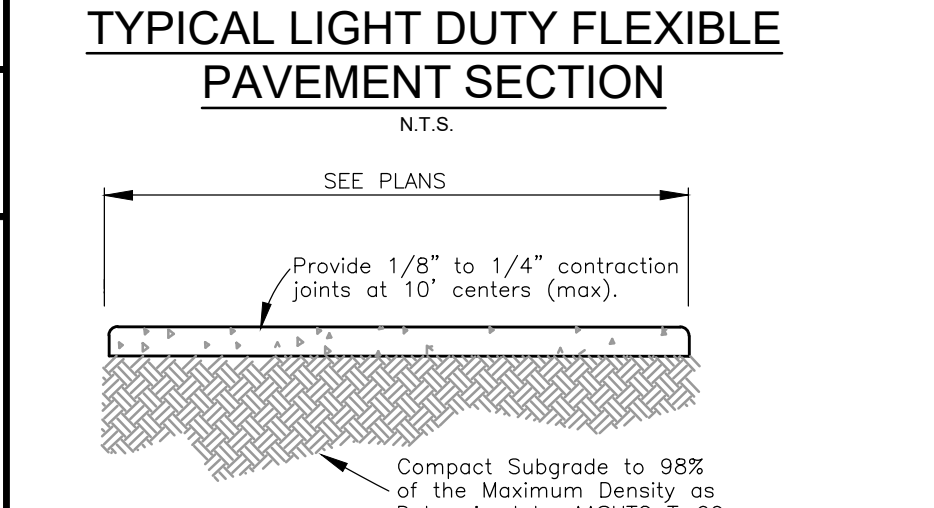
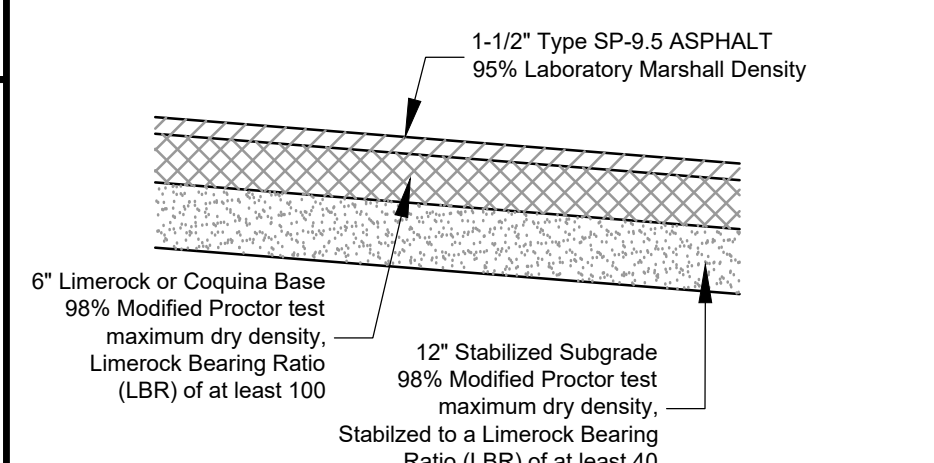
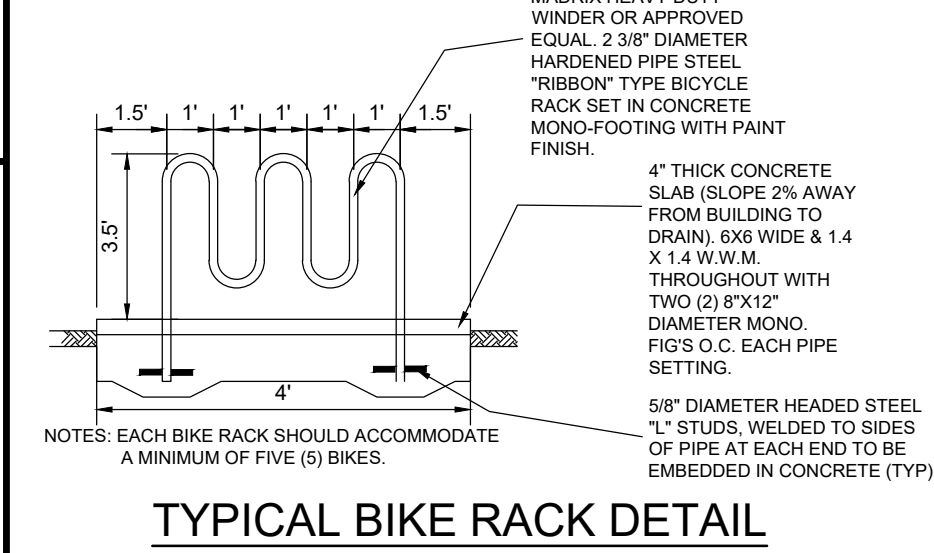
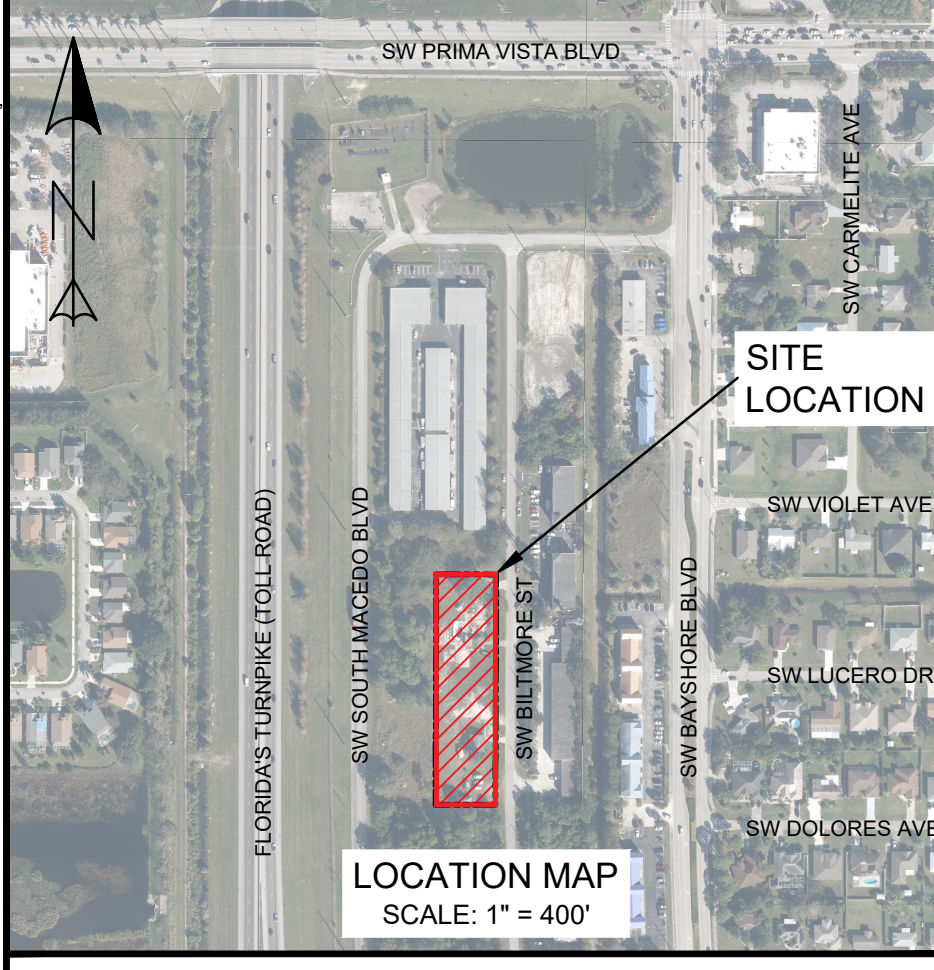
FIRE HYDRANTS:
SEE PLAN VIEW FOR EXISTING FIRE HYDRANT LOCATIONS WITHIN 1,000 FT OF THE SITE.

ENVIRONMENTAL ASSESSMENT:
PLEASE REFER TO THE ATTACHED ENVIRONMENTAL ASSESSMENT.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

TRAFFIC STATEMENT (REFER TO TRAFFIC IMPACT REPORT BY OTHERS):

Land Use	Intensity	Daily Traffic	AM Peak Hour				PM Peak Hour			
			In	Out	Total	In	Out	Total		
Warehousing	8,640 SF	52	19	4	23	8	22	30		
General Office Building	2,160 SF	41	5	1	6	1	6	7		
TOTAL	10,800 SF	93	24	7	31	9	28	35		



LEGEND

[Symbol]	PROPOSED SIGN
[Symbol]	MITERED END SECTION
[Symbol]	HANDICAP STALL
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED STANDARD ASPHALT
[Symbol]	PROPOSED CONCRETE

PSL PROJECT NO. P24-007
PSLUSD FILE NO. #11-100-01

22-208

1 OF 1

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ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34987 772-462-2455

DESIGNED BY: JLV
DRAWN BY: JLV & AT
CHECKED BY: JLV
DATE: 02/29/2024

DATE: 03/04/2024

BILTMORE PROPERTIES

FLORIDA

SITE PLAN

PORT ST. LUCIE

10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772-462-2455