

7:EDC 2023.03.08 - Saint Matilda - Southern Grove/ENGINEERING/CADD/23-308 Site Plan PBs - 120224.dwg, 11/02/2023 6:28:22 AM - DWG TO PDF v3.0
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DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	---	---	---
RARE HABITAT	NO	---	---	---
THREATENED SPECIES	NO	---	---	---
ENDANGERED SPECIES	NO	---	---	---
SPECIES OF SPECIAL CONCERN	NO	---	---	---
INVASIVE/EXOTIC VEGETATION	NO	---	---	---

ENVIRONMENTAL ASSESSMENT NOTE:

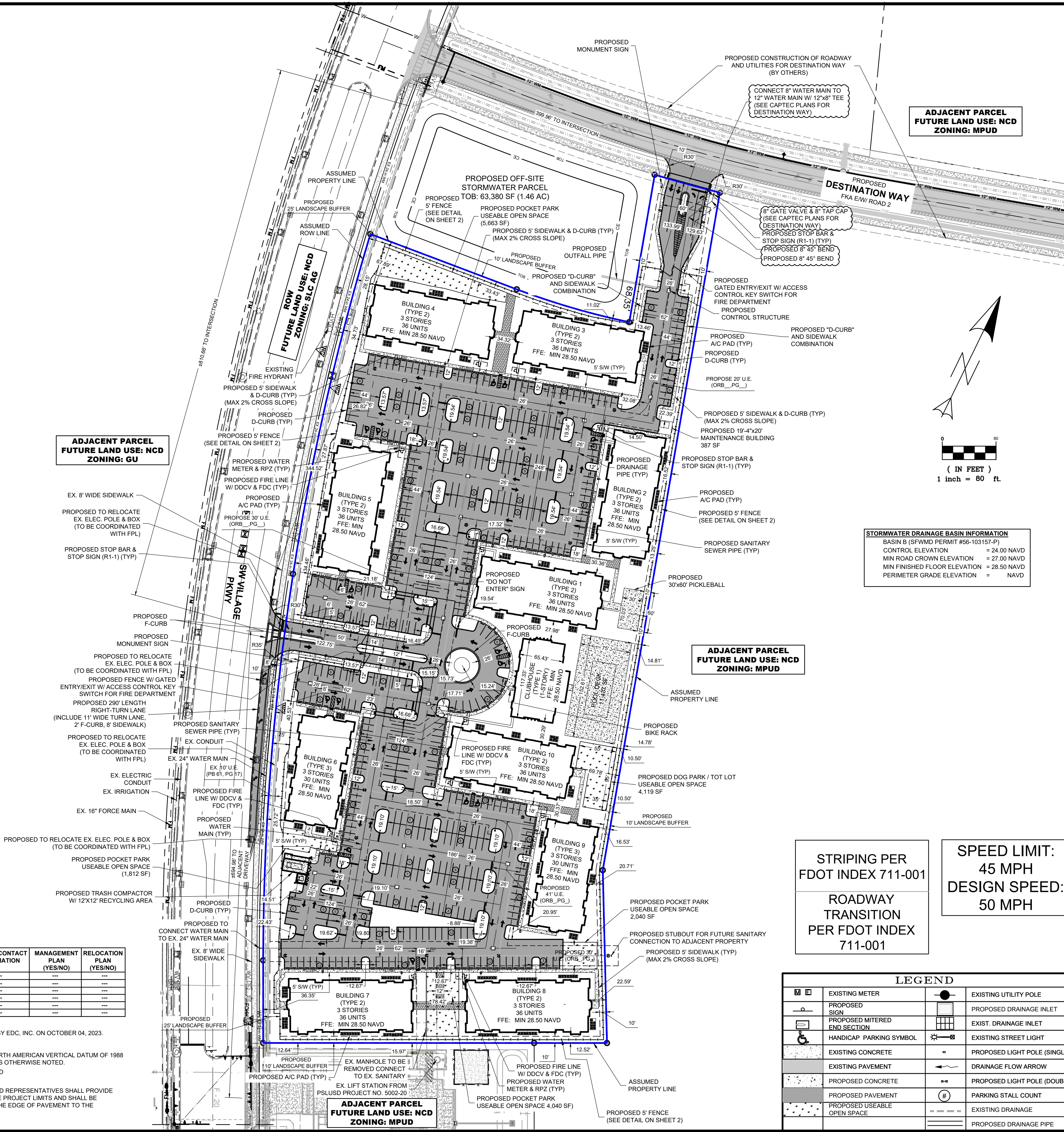
REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON OCTOBER 04, 2023.

VERTICAL DATUM NOTE:

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*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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 RIGHT-OF-WAY

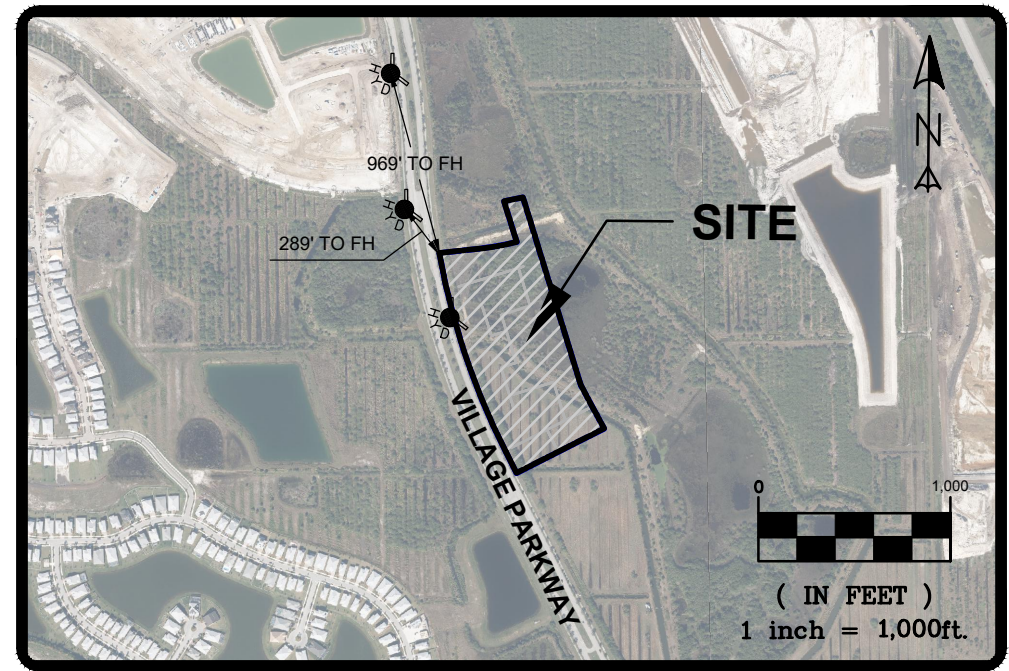


STRIPING PER
FDOT INDEX 711-001

ROADWAY
TRANSITION
PER FDOT INDEX
711-001

SPEED LIMIT:
45 MPH
DESIGN SPEED:
50 MPH

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
	PROPOSED USEABLE OPEN SPACE		EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

SITE DATA

LEGAL DESCRIPTION
SOUTHERN GROVE PLAT NO. 46, LOT 2, PB125, PG 17
PARCEL ID # 4322-801-0006-000-2
PROJECT NAME ST. MATILDA
OWNER PORT ST LUCIE GOVERNMENTAL FINANCE CORPORATION
121 SW PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34984
FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT (NCD)
ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)
LAND SIZE: 608,528 S.F. (13.97 AC)

BUILDING DATA

(1) BLDG (TYPE 1 - 0 UNITS): 0 UNITS
(8) BLDG (TYPE 2 - 36 UNITS): 288 UNITS
(2) BLDG (TYPE 3 - 30 UNITS): 60 UNITS
TOTAL BUILDING UNIT COUNT: 348 UNITS

MINIMUM LIVING AREA:

ONE (1) BEDROOM, SIX HUNDRED (600) SQ. FT.
TWO (2) BEDROOM, NINE HUNDRED (900) SQ. FT.
THREE (3) BEDROOM, ONE THOUSAND (1,000) SQ. FT.

BUILDING NAME	TYPE	GSF	STORIES	BUILDING HEIGHT
PROPOSED CLUBHOUSE*	TYPE 1	8,075 GSF	1	TOP ROOF RIDGE: 22'-2 97/256"
PROPOSED MAINTENANCE	-----	387 GSF	1	TOP ROOF RIDGE: 15'-0 85/256"
PROPOSED BUILDING 1	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 2	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 3	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 4	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 5	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 6	TYPE 3	34,481 GSF	3	TOP ROOF RIDGE: 48'-4 71/256"
PROPOSED BUILDING 7	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 8	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
PROPOSED BUILDING 9	TYPE 3	34,481 GSF	3	TOP ROOF RIDGE: 48'-4 71/256"
PROPOSED BUILDING 10	TYPE 2	39,737 GSF	3	TOP ROOF RIDGE: 48'-6 25/32"
GROSS SQUARE FOOTAGE		395,320 GSF		

*NOTE: CLUBHOUSE GSF INCLUDES 665 SF OF OUTDOOR PATIO

ZONING CODE FOR: EMPLOYMENT CENTER - MULTI-FAMILY DWELLING					
	FRONT	REAR	SIDE	CORNER	
PER CODE	25'	10'	10'	---	
PROPOSED	SEE PLAN VIEW FOR DIMENSIONS	22.58%	SEE ABOVE	31.74%	

IMPERVIOUS/PERVIOUS PROJECT DATA

PROJECT TOTAL AREA:	608,528 SF	13.97 AC	100%
IMPERVIOUS	416,352.70 SF	9.54 AC	68.28%
ASPHALT:	227,205 SF	5.22 AC	37.34%
CONCRETE:	50,733 SF	1.16 AC	8.34%
BUILDING:	137,414.70 SF	3.16 AC	22.58%
PERVIOUS	193,175.30 SF	4.43 AC	31.74%
OPEN SPACE:	193,175.30 SF	4.41 AC	31.74%

USEABLE OPEN SPACE AREA:

REQUIRED = 193,175.30 S.F. @ 5% = 9,658.77 S.F.
PROPOSED = 9.15% = 17,674 S.F.

PROVIDER OF UTILITIES:

WATER: PSLUSD
WASTEWATER: PSLUSD
IRRIGATION: WELL

PARKING DATA

PARKING REQUIRED
TOTAL REQUIRED PARKING SPACES
(348 UNITS @ 1.5 SPACES/UNIT)
STANDARD PARKING PROVIDED
522 SPACES (INCLUDES 10 HC)
551 SPACES (INCLUDES 16 HC)

STORMWATER DRAINAGE:

THE PROJECT IS LOCATED WITH BASIN B OF THE SOUTHERN GROVE MASTER CONCEPTUAL DRAINAGE SYSTEM (ERP# 58-103157-P). RUNOFF FROM THE PROJECT SITE WILL BE DIRECTED TO THE MASTER SYSTEM WHERE WATER QUALITY AND ATTENUATION WILL BE PROVIDED.

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.

WELL FIELD PROTECTION ORDINANCE:

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

MECHANICAL:

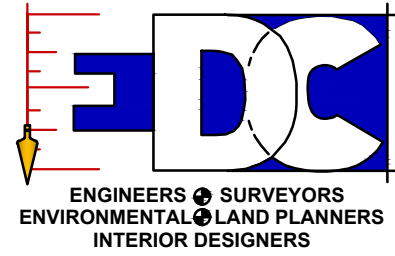
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS & RAMPS WILL MEET FDOT AND ADA REQUIREMENTS. DETECTABLE WARNINGS TO BE INSTALLED ON BOTH SIDES OF VILLAGE PARKWAY & DESTINATION WAY DRIVEWAYS, & AT ALL PARKING LOT CROSSWALKS PER FDOT 522-002 (TYP) & HC RAMP (TYP) EVERYWHERE DETECTABLE WARNINGS ARE REQUIRED.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.



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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9305
L.B. CERTIFICATE OF AUTHORIZATION 8088

DESIGNED BY JLV	DRAWN BY JLV	FILE NAME 23-308 and plan 03 120224.dwg
DATE 08/01/2024	SCALE AS SHOWN	LAYOUT Site Plan

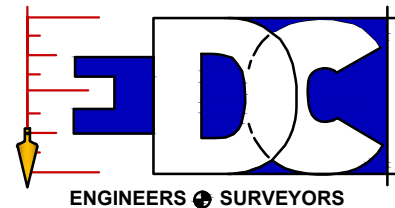
REVISION COMMENTS	DATE
UPDATE PROPOSED WATER MAIN LOCATION ON DESTINATION WAY	01-06-24
UPDATE SITE PLAN PER CITY COMMENTS	12-20-24
UPDATE SITE PLAN PER CITY COMMENTS	07-12-24

ST. MATILDA TRADITION

SITE PLAN

FLORIDA

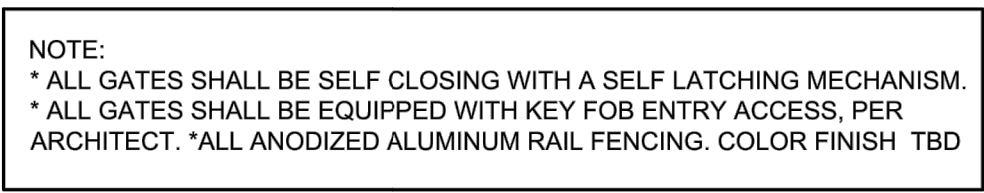
PORT ST. LUCIE



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23-308

1 OF 4



PLAN/ SECTION

FIXTURE TYPE SA, SB, SC, SD & SE (TWN).

GARDCO ECOFORM G2 SERIES, PER FIXTURE SCHEDULE.

GARDCO INFRARED MOTION RESPONSE SENSOR AND MODULE WITH "IMR17" OR "IMR3" LENS. PROVIDE "CM50" AUTOMATIC PROFILE DIMMING ON EACH LUMINAIRE.

FIXTURE WILL AUTOMATICALLY DIM TO 50% FOR 8 HOURS PER NIGHT DURATION, ONLY INTERRUPTED BY MOTION. 5 MINUTES AFTER NO MOTION WILL RETURN TO THE AUTOMATIC PROFILE SCHEDULE

UTILITIES STRUCTURES, INC. SQUARE TAPERED CONCRETE DIRECT BURIAL POLE. CONFIRM O.A. LENGTH WITH CERTIFIED WIND LOAD CALCULATIONS.

25'-0"

3 #10 THHN INSIDE POLE.

HANDHOLE, WITH FUSE HOLDER AND AMP FUSE

FURNISH AND INSTALL PULLBOX

FINISH GRADE

18"

24"

EXOTHERMIC WELD

CONDUIT OUT TO NEXT POLE (EXCEPT FOR LAST BOX)

CONDUIT IN FROM PREVIOUS PULL BOX

#8 AWG GROUND

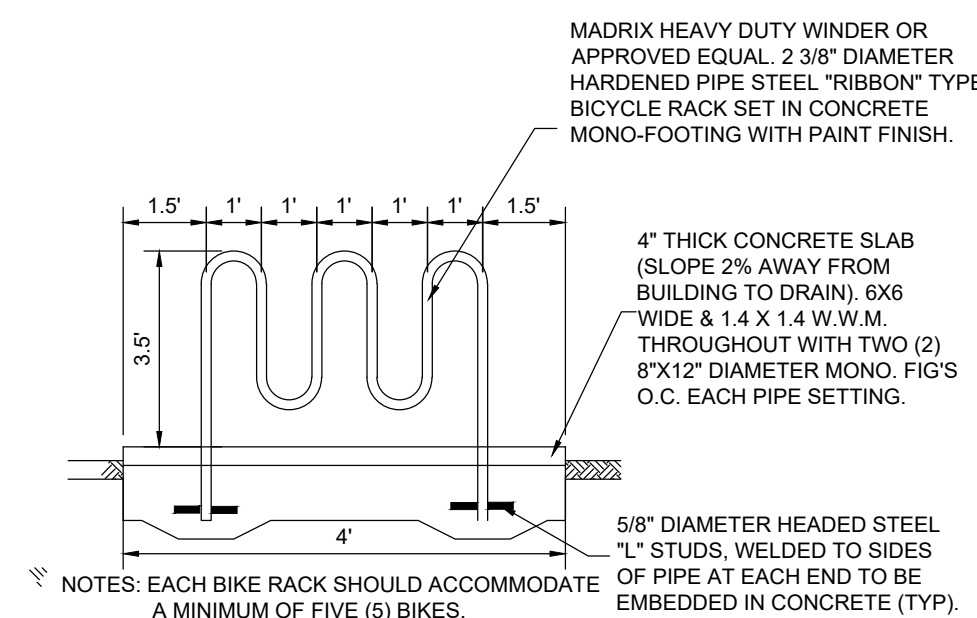
5/8"X 10' COPPER CLAD STEEL GROUND ROD

AS REQUIRED

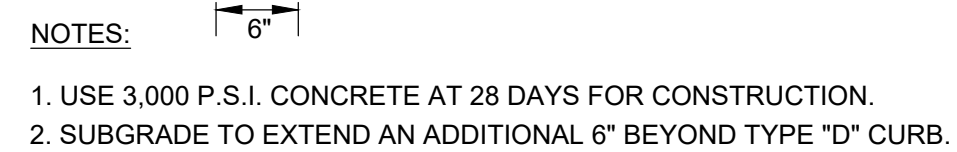
PROVIDE WIND LOAD CALCULATIONS FOR 186MPH, SIGNED AND SEALED BY A FLORIDA ENGINEER. CONFIRM BURIAL DEPTH FOR EACH POLE ASSEMBLY / MOUNTING HEIGHT.

PROVIDE BACKFILL AS REQUIRED FOR WIND LOADING

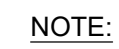
LIGHT POLE DETAIL N.T.S.



N.T.S.



NOT TO SCALE

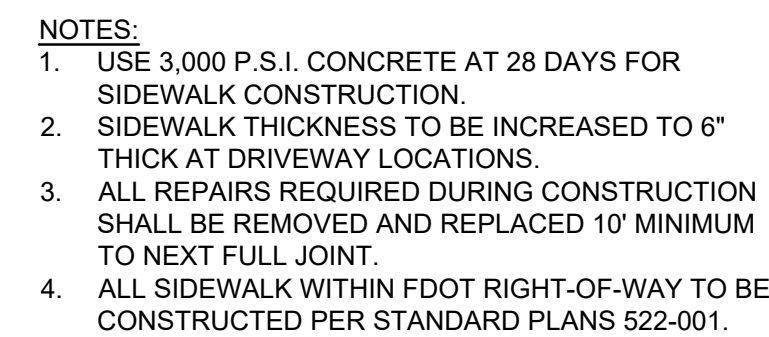


- ## HANDICAP CURB CUT RAMP



- ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

- ## DETECTABLE WARNING



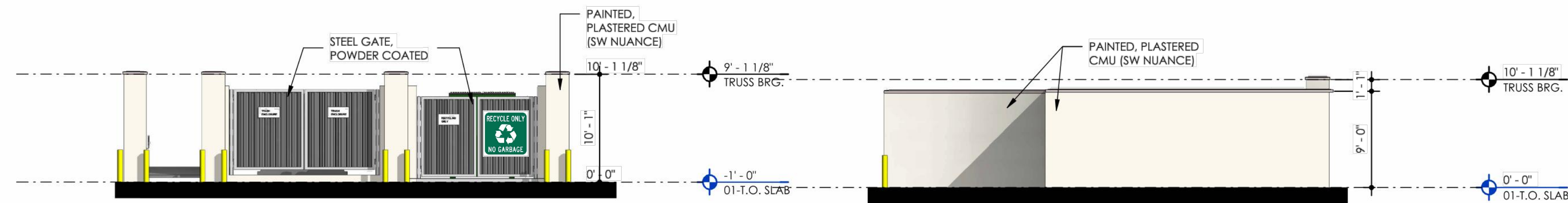
- NOTES:**
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
 2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
 3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
 4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

NOT TO SCALE



NOTES:

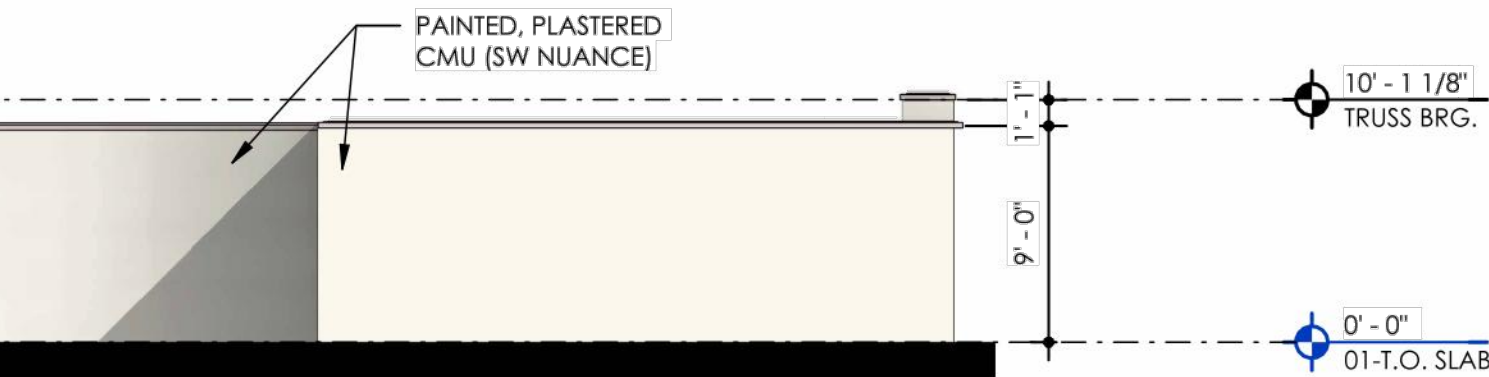
1. A "RECYCLE SIGN" IS TO BE PLACED ON THE DOOR OF THE RECYCLE BIN.
2. GATE TO BE STEEL POWDER COATED
3. WALLS TO BE PAINTED, PLASTERED CMU (SW NUANCE)



9 TRASH COMPACTOR FRONT ELEVATION



10 TRASH COMPACTOR LEFT ELEVATION



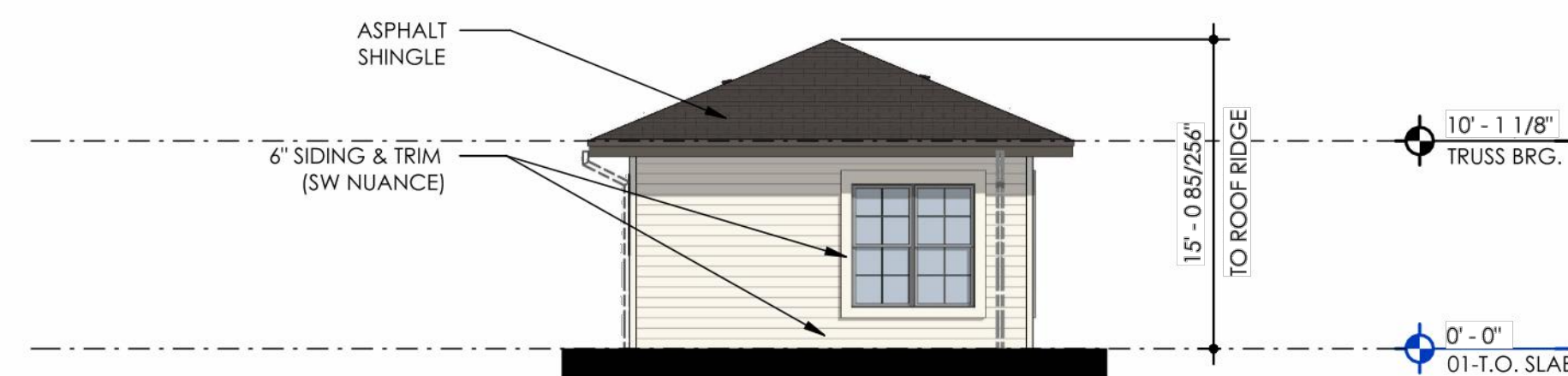
7 TRASH COMPACTOR REAR ELEVATION



8 TRASH COMPACTOR RIGHT ELEVATION



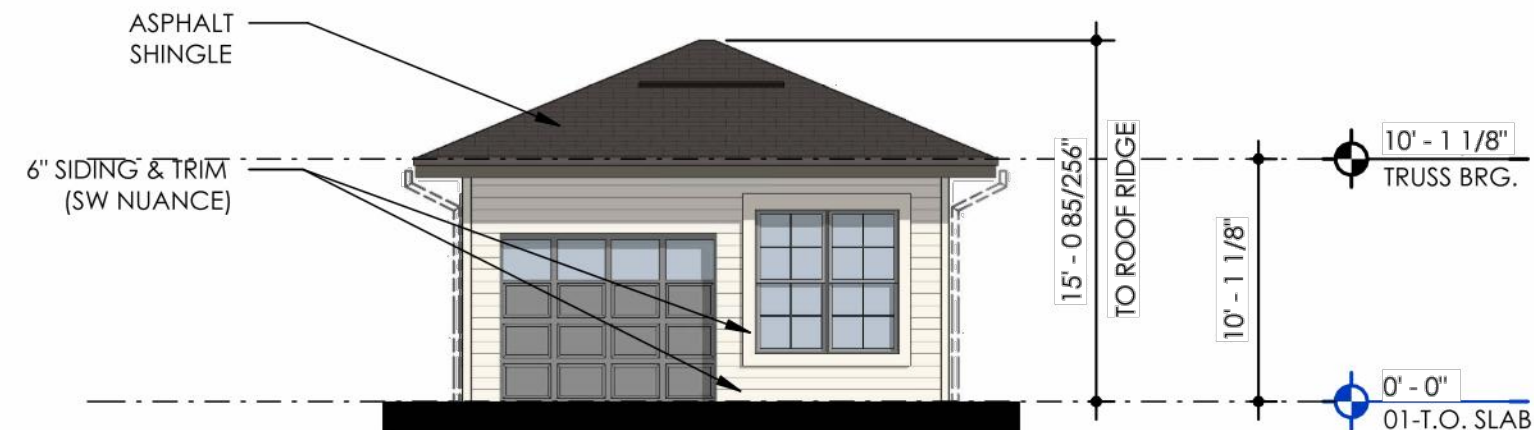
5 [MAINTENANCE LEFT ELEVATION



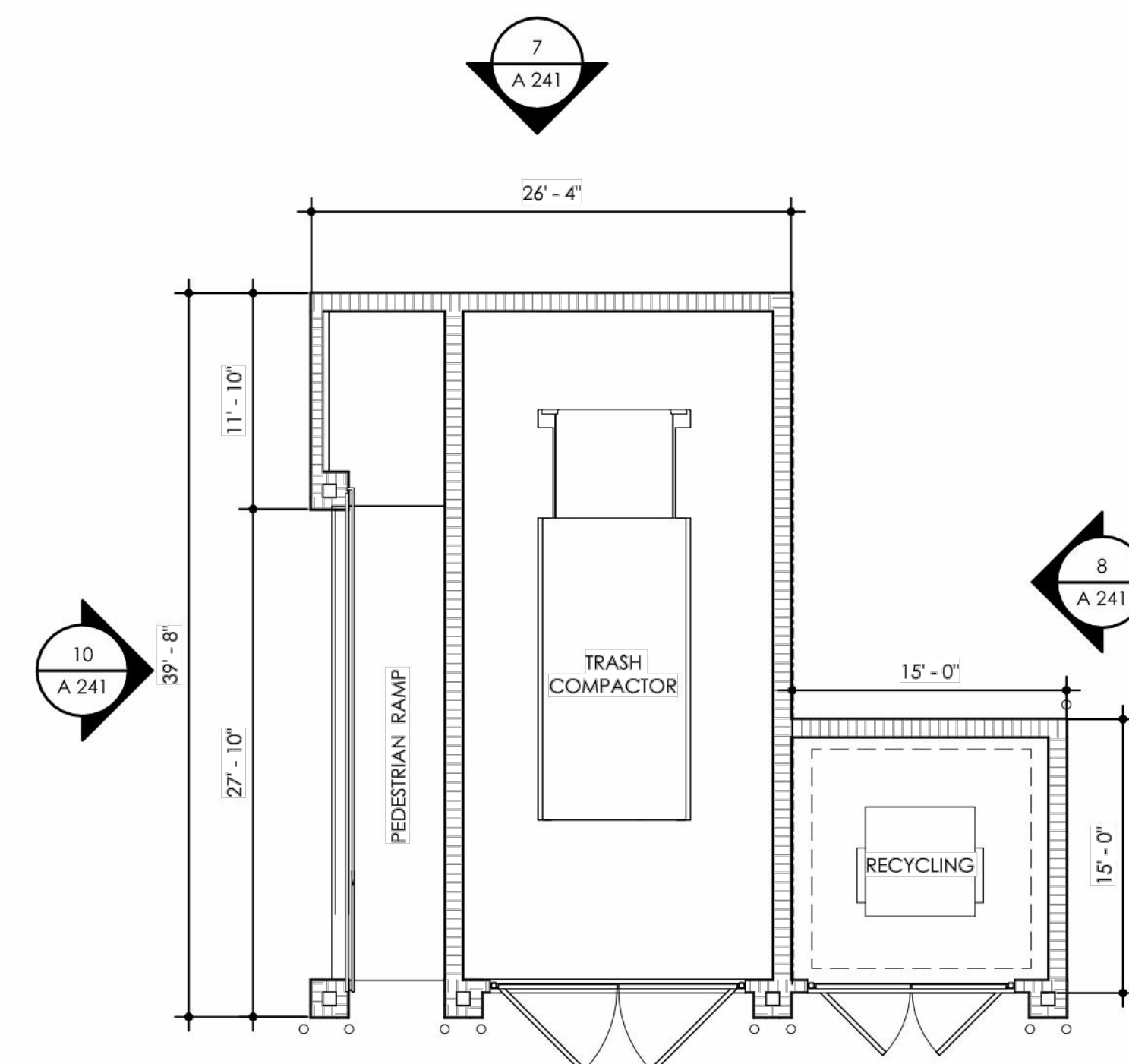
2 MAINTENANCE RIGHT ELEVATION



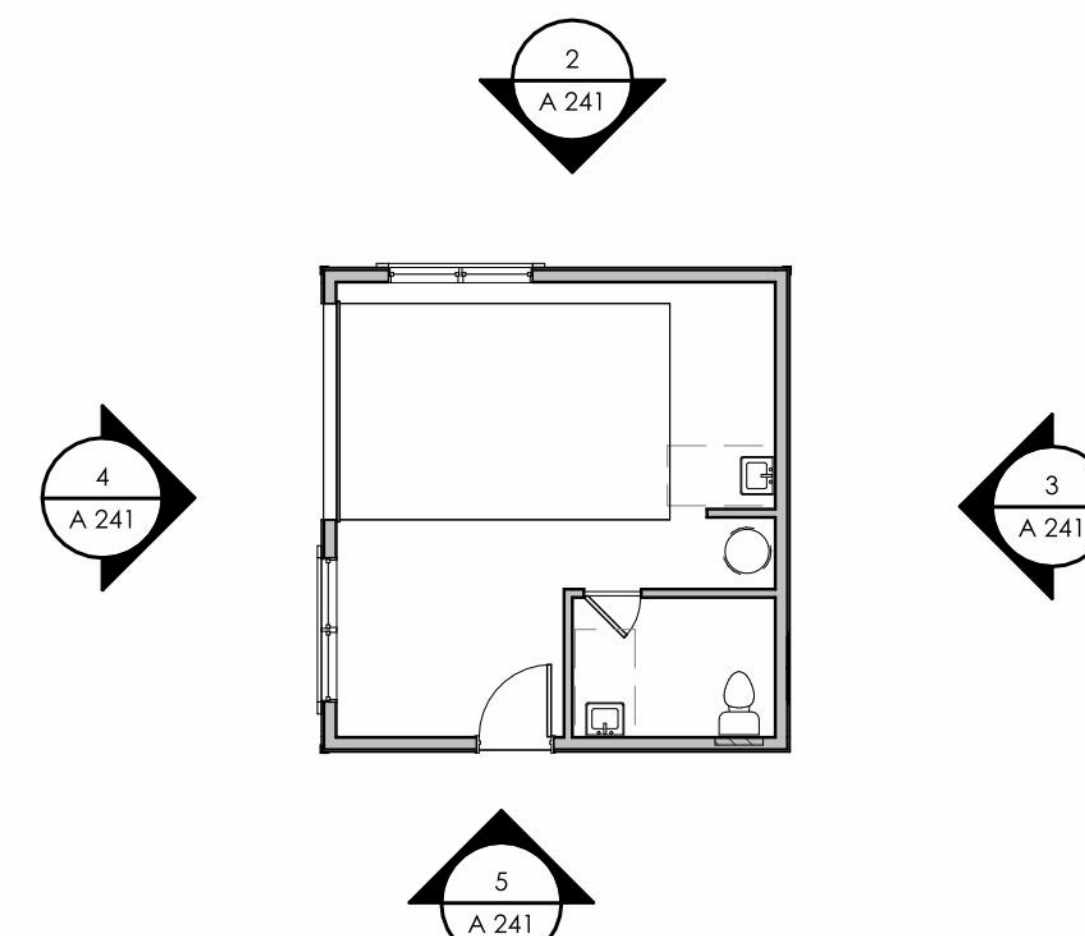
3 [MAINTENANCE REAR ELEVATION]



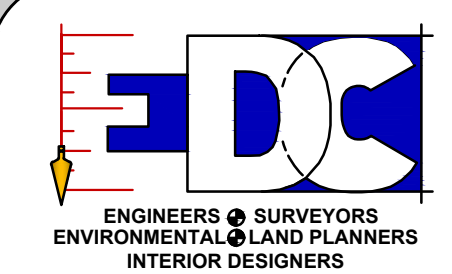
4 MAINTENANCE FRONT ELEVATION



6 TRASH COMPACTOR



1 [MAINTENANCE FLOOR PLAN



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SUITE 201
PORT ST. LUCIE, FL 34987**
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

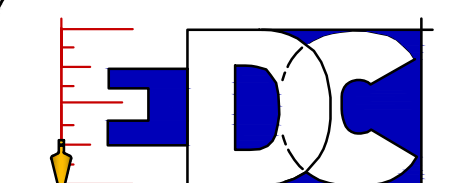
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JLW	DRAWN BY
2-308 site plan r8, 120224.dwg	FILENAME
	DETAILS (2)
	LAYOUT
	AS SHOWN
	SCALE
06JUNE2024	
	DATE

[illegible]

ST. MATILDA TRADITION

DETAILS

PORT ST. LUCIE



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INTERIOR DESIGNERS**

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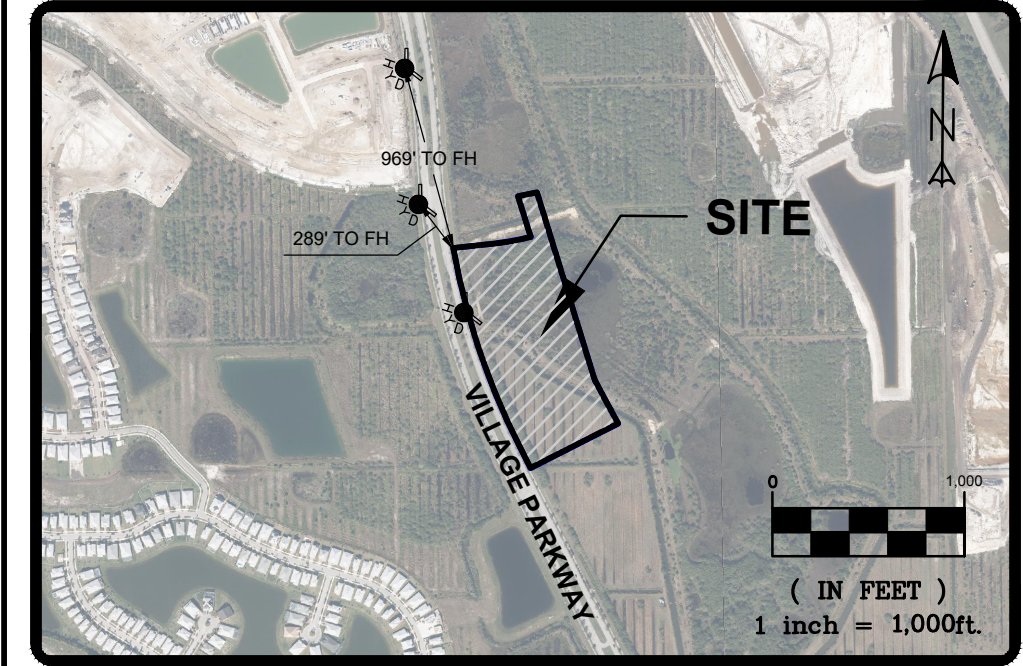
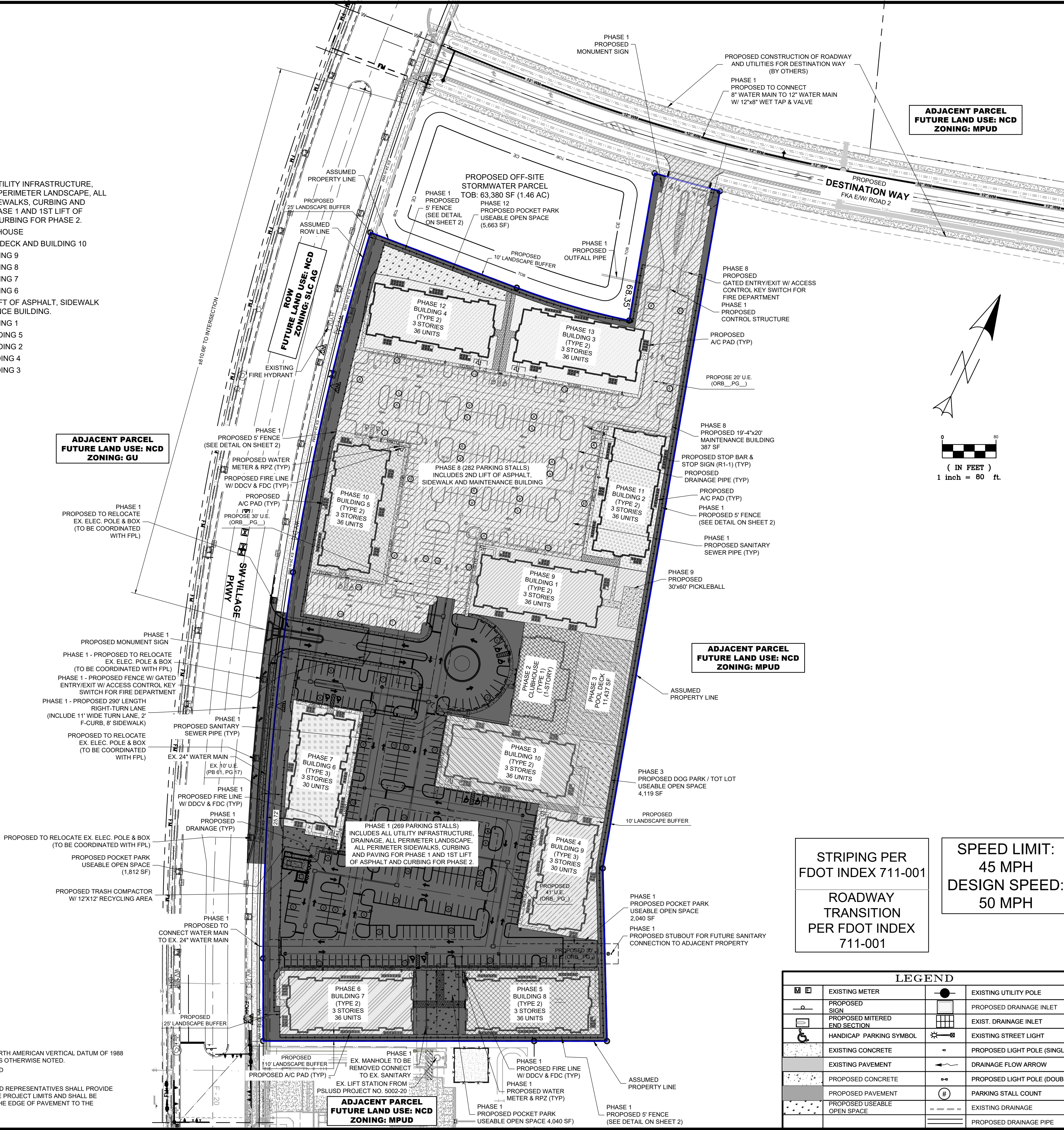
3 OF 4

7/20/2023 2:30 PM - Saint Matilda - Southern Grove/ENGINEERING/CADD/23-308 Site Plan Pg. 120224.dwg, 11/02/2023 6:42:53 AM, DWG, To PDF, pg.3
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- PHASING:**
- PHASE 1: ALL UTILITY INFRASTRUCTURE, DRAINAGE, ALL PERIMETER LANDSCAPE, ALL PERIMETER SIDEWALKS, CURBING AND PAVING FOR PHASE 1 AND 1ST LIFT OF ASPHALT AND CURBING FOR PHASE 2.
 - PHASE 2: CLUBHOUSE
 - PHASE 3: POOL DECK AND BUILDING 10
 - PHASE 4: BUILDING 9
 - PHASE 5: BUILDING 8
 - PHASE 6: BUILDING 7
 - PHASE 7: BUILDING 6
 - PHASE 8: 2ND LIFT OF ASPHALT, SIDEWALK AND MAINTENANCE BUILDING.
 - PHASE 9: BUILDING 1
 - PHASE 10: BUILDING 5
 - PHASE 11: BUILDING 2
 - PHASE 12: BUILDING 4
 - PHASE 13: BUILDING 3



SITE DATA

LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 46, LOT 2, PB125, PG 17
PARCEL ID #: 4322-801-0006-000-2
PROJECT NAME: ST. MATILDA
OWNER: PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION
121 SW PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT (NCD)
ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)
LAND SIZE: 608,528 S.F. (13.97 AC)

BUILDING DATA

(1) BLDG (TYPE 1 - 0 UNITS):	0 UNITS
(8) BLDG (TYPE 2 - 36 UNITS):	288 UNITS
(2) BLDG (TYPE 3 - 30 UNITS):	60 UNITS
TOTAL BUILDING UNIT COUNT:	348 UNITS

MINIMUM LIVING AREA:
ONE (1) BEDROOM, SIX HUNDRED (600) SQ. FT.
TWO (2) BEDROOM, NINE HUNDRED (900) SQ. FT.
THREE (3) BEDROOM, ONE THOUSAND (1,000) SQ. FT.

BUILDING NAME	TYPE	GSF	STORIES	UNITS	REQUIRED PARKING
PROPOSED CLUBHOUSE*	TYPE 1	8,075 GSF	1	---	---
PROPOSED MAINTENANCE	---	387 GSF	1	---	---
PROPOSED BUILDING 1	TYPE 2	39,737 GSF	3	36	54
PROPOSED BUILDING 2	TYPE 2	39,737 GSF	3	36	54
PROPOSED BUILDING 3	TYPE 2	39,737 GSF	3	36	54
PROPOSED BUILDING 4	TYPE 2	39,737 GSF	3	36	54
PROPOSED BUILDING 5	TYPE 2	39,737 GSF	3	36	54
PROPOSED BUILDING 6	TYPE 3	34,481 GSF	3	30	45
PROPOSED BUILDING 7	TYPE 2	39,737 GSF	3	36	54
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PROPOSED BUILDING 10	TYPE 2	39,737 GSF	3	36	54
GROSS SQUARE FOOTAGE		395,320 GSF			

*NOTE: CLUBHOUSE GSF INCLUDES 665 SF OF OUTDOOR PATIO

ZONING CODE FOR: EMPLOYMENT CENTER - MULTI-FAMILY DWELLING					
	FRONT	REAR	SIDE	CORNER	
YARD SETBACKS	25'	10'	10'	---	
BUILDING COVERAGE	80% MAX.	100' MAX.	10% MIN.		
PER CODE	25'	10'	10'	---	
PROPOSED	SEE PLAN VIEW FOR DIMENSIONS	22.58%	SEE ABOVE	31.74%	

IMPERVIOUS/PERVIOUS PROJECT DATA

PROJECT TOTAL AREA:	608,528 SF	13.97 AC	100%
IMPERVIOUS	416,352.70 SF	9.54 AC	68.28%
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PROPOSED = 9.15% = 17,674 S.F.

PROVIDER OF UTILITIES:
WATER: PSLUSD
WASTEWATER: PSLUSD
IRRIGATION: WELL

PARKING DATA
PARKING REQUIRED
TOTAL REQUIRED PARKING SPACES (348 UNITS @ 1.5 SPACES/UNIT) 522 SPACES (INCLUDES 10 HC)
STANDARD PARKING PROVIDED 551 SPACES (INCLUDES 16 HC)

STORMWATER DRAINAGE:
THE PROJECT IS LOCATED WITHIN BASIN B OF THE SOUTHERN GROVE MASTER CONCEPTUAL DRAINAGE SYSTEM (SRPW 58-103157.P). RUNOFF FROM THE PROJECT SITE WILL BE DIRECTED TO THE MASTER SYSTEM WHERE WATER QUALITY AND ATTENUATION WILL BE PROVIDED.

STRIPING PER
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ROADWAY
TRANSITION
PER FDOT INDEX
711-001

SPEED LIMIT:
45 MPH
DESIGN SPEED:
50 MPH

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
PROPOSED USEABLE OPEN SPACE	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

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DESIGNED BY	JLV
DRAWN BY	JLV
CHECKED BY	JLV
FILE NAME	23-308 site plan 03.120224.dwg
PHASE PLAN	
LAYOUT	
AS SHOWN	
SCALE	
DATE	08/10/2024

DATE	REVISION COMMENTS
12/2/2024	UPDATE SITE PLAN PER CITY COMMENTS
07/12/24	UPDATE SITE PLAN PER CITY COMMENTS

ST. MATILDA TRADITION

FLORIDA

PHASE PLAN

PORT ST. LUCIE

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