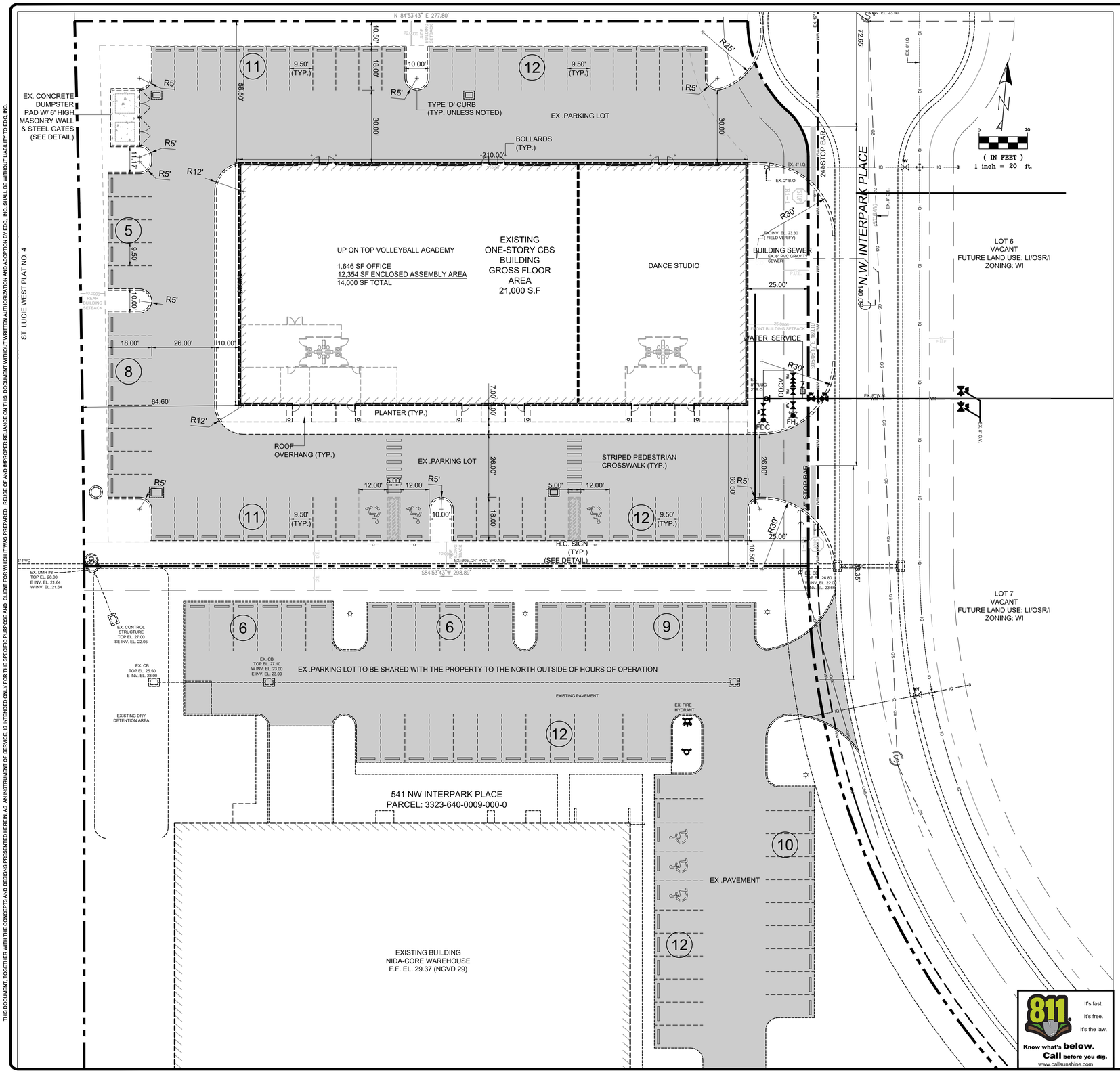

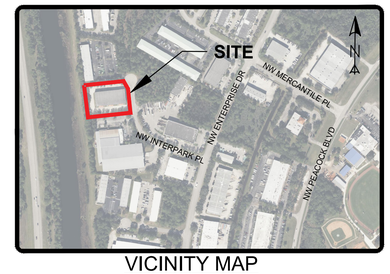

VICINITY MAP

SCALE: 1:500

SITE DATA

LEGAL DESCRIPTION

BEING ALL OF LOT 4, BLOCK 6, ACCORDING TO ST. LUCIE WEST PLAT NO. 14, COMMERCE PARK-PHASE TWO, AS RECORDED IN PLAT BOOK 27, PAGES 17, 17A THROUGH 17F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

CONTAINING 66,822 S.F (1.534 ACRES)

PARCEL ID #:	3323-640-0010-000-0
PROJECT NAME:	UP ON TOP VOLLEYBALL SPECIAL EXCEPTION USE SITE PLAN
OWNER:	ROCCO ROMMANELLI (TR) 128 VIZCAYA ESTATES DR PALM BEACH GARDENS, FL 33418
FUTURE LAND USE:	LI/OSR/I
ZONING:	WAREHOUSE INDUSTRIAL 9 WI)
LAND SIZE:	66,882 S.F. (1.534 AC)

EXISTING BUILDING DATA BY USE

GROSS SQUARE FOOTAGE		**21,000 S.F. (0.48 AC)**
UP ON TOP VOLLEYBALL SQUARE FOOTAGE		**14,000 S.F. (0.32 AC)**
OFFICE	1,646 S.F.	(0.03 AC)
ENCLOSED ASSEMBLY AREA	12,354 S.F.	(0.28 AC)
ULTIMATE ALL-STARS SQUARE FOOTAGE		**7,000 S.F. (0.16 AC)**
OFFICE	450 S.F.	(0.01 AC)
ENCLOSED ASSEMBLY AREA	6,550 S.F.	(0.15 AC)

ZONING CODE FOR: WAREHOUSE INDUSTRIAL (WI)						
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE	CORNER		
PER CODE	25	10	10	X	50% MAX.	35' MAX.
EXISTING	25	10	10	X	31.39%	24'

PROVIDER OF UTILITIES:

WATER:	ST. LUCIE WEST SERVICES DISTRICT
WASTEWATER:	ST. LUCIE WEST SERVICES DISTRICT
IRRIGATION:	ST. LUCIE WEST SERVICES DISTRICT
SOLID WASTE:	DUMPSTER PICK UP

PARKING STATEMENT

THE APPLICANT OPERATING AT THE SUBJECT SITE HAS A PARKING AGREEMENT WITH THE OWNERS OF PARCEL 3323-640-0009-000-0 (SOUTH PARCEL). THE APPLICANT WILL BE ABLE TO UTILIZE THE PARKING AREA OF PARCEL 3323-640-0009-000-0 OUTSIDE OF THEIR HOURS OF OPERATION. THE APPLICANT HAS ADDED THE SHARED PARKING LOT TO THEIR LIABILITY INSURANCE POLICY THAT WENT INTO EFFECT ON JANUARY 25, 2022.

HOURS OF OPERATION AT THE SUBJECT SITE ARE MON-FRI AT 5:30 PM - 9:30 PM

HOURS OF OPERATION AT THE PARCEL 3323-640-0009-000-0 ARE MON-FRI 9:00 AM - 5:00 PM

THE HOURS OF OPERATION OF BOTH BUSINESS DO NOT OVERLAP. THEREFORE, THE PARKING REQUIREMENT OF THE SUBJECT SITE IS SATISFIED PER THE PARKING DATA BELOW:

PARKING DATA (PER SEC 158.221 (C)

OFFICE SPACE (1 SPACE PER 200 SF)	2,096 SF / 200	= 10 SPACES
ENCLOSED ASSEMBLY AREA (1 SPACE PER 200 SF)	18,904 SF / 200	= 95 SPACES
TOTAL REQUIRED PARKING SPACES		105 SPACES (5 HC)
PARKING PROVIDED		
BY SUBJECT PARCEL:		59 SPACES (3 HC)
BY PARCEL 3323-640-0009-000-0:		55 SPACES (3 HC)
TOTAL PARKING PROVIDED:		114 SPACES (6 HC)

STORMWATER DRAINAGE:

THE EXISTING DRAINAGE SYSTEM CONSIST OF EXFILTRATION PRE-TREATMENT OF THE FIRST 1/2" RUNOFF. THE REMAINING WATER QUALITY AND QUANTITY TREATMENT IS PROVIDED BY THE MASTER DRAINAGE SYSTEM

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT CURRENTLY UTILIZES 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 ARE BEING DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS CURRENTLY MEET FDOT AND ADA REQUIREMENTS.

LEGEND

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

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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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8598

RWF	DESIGNED BY
AT	DRAWN BY
23-109 upontop_seu_site_plan 03-09-2023	FILENAME
CSP	LAYOUT
AS SHOWN	SCALE
01FEBRUARY2023	DATE

REVISION COMMENTS

NO.	DATE	X

UP ON TOP VOLLEYBALL ACADEMY SPECIAL EXCEPTION USE EXHIBIT

PORT ST. LUCIE FLORIDA

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS

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

23-109

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Z:\EDC_2023\23-109 - Rouch - UpOnTop SEU 565 NW Interpark Place\ENGINEERING\AutoCAD\DWGs\23-109 UpOnTop_SEU_Site_Plan 03-09-2023.dwg, CSP, 3/9/2023 3:56:29 PM, James, EDC, Inc., EDC, Inc.