

EXHIBIT A CONCEPTUAL SITE PLAN

ENVIRONMENTAL SITE ASSESSMENT TABLE					
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)	
WETLANDS	NO		NO	NO	
RARE SPECIES	NO	N/A	NO	NO	
THREATENED SPECIES	NO	N/A	NO	NO	
ENDANGERED SPECIES	NO	N/A	NO	NO	
LISTED SPECIES	NO	N/A	NO	NO	
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO		

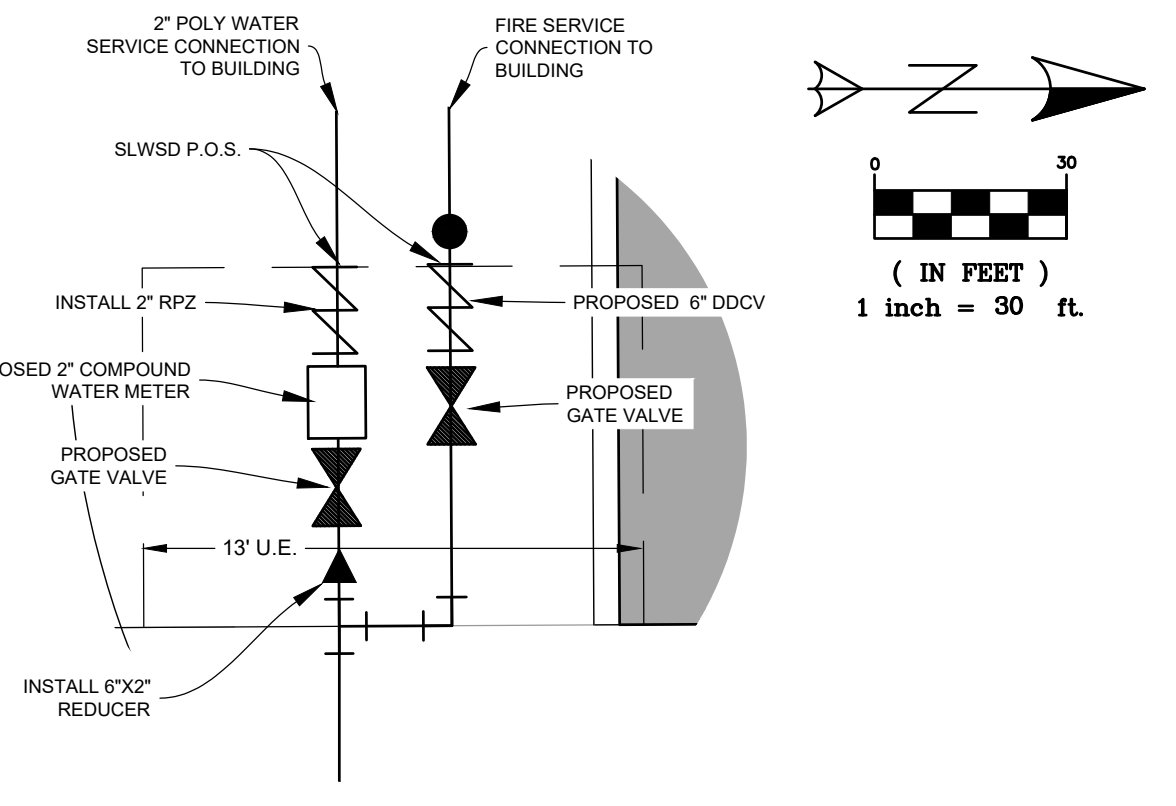
STORMWATER DRAINAGE BASIN INFORMATION
 BASIN 7B - 1 (SFVMD PERMIT #56-0073-S)
 CONTROL ELEVATION = 21.52 NAVD (22.00 NGVD)
 MIN ROAD CROWN ELEVATION = 23.62 NAVD (25.10 NGVD)
 MIN FINISHED FLOOR ELEVATION = 26.02 NAVD (27.50 NGVD)
 PERIMETER GRADE ELEVATION = 23.82 NAVD (25.30 NGVD)

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.

LAND USE BREAKDOWN			
PARCEL SIZE	151,981 S.F.	3.49 AC.	100.00%
IMPERVIOUS:			
BUILDING FOOTPRINT (MAX. 50%)	29,443 S.F.	0.68 AC.	19.49%
PAVED AREA	64,185 S.F.	1.47 AC.	42.21%
CONCRETE AREA	5,288 S.F.	0.12 AC.	3.44%
PICKLEBALL COURT AREA	8,352 S.F.	0.19 AC.	5.45%
TOTAL IMPERVIOUS (MAX. 80%):	107,268 S.F.	2.46 AC.	70.58%
PERVIOUS:			
PERVIOUS AREA*	44,713 S.F.	1.03 AC.	29.42%
DRY DETENTION AREA (12")	6,055 S.F.	0.14 AC.	3.98%

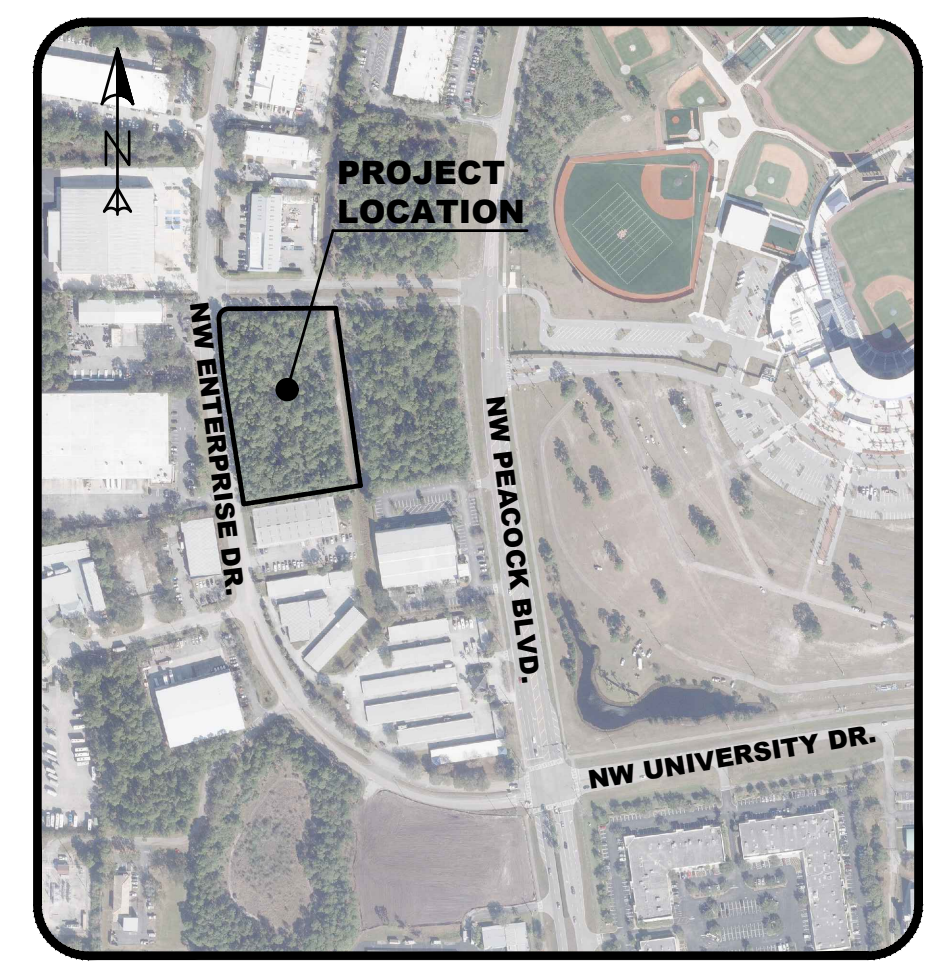
PARKING DATA: RECREATIONAL FACILITY (1 SPACE/200 SF)
 REQUIRED PARKING: 187 SPACES
 PROPOSED PARKING: 169 SPACES
 REQUIRED HANDICAP: 6 SPACES
 PROPOSED HANDICAP: 6 SPACES

- SITE PLAN NOTES:**
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
 - LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
 - TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER, SECT. 158.126(J)(4).
 - 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 PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.



LEGEND

	EXISTING SPOT ELEVATION
	PROPOSED LIGHT POLE
	PARKING STALL COUNT
	PROPOSED CATCH BASIN
	PROPOSED SANITARY MANHOLE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING ASPHALT
	PROPOSED ASPHALT



EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 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 8098

DESIGNED BY	FILE NAME
DRAWN BY	SITE PLAN
CHECKED BY	LAYOUT
SCALE	AS SHOWN
DATE	10/05/21

SITE DATA
 SCALE: 1"=500'

LEGAL DESCRIPTION:
 LOT 14, BLOCK 3, OF ST. LUCIE WEST PLAT NUMBER 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 8, 8A THROUGH 8G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 3.489 ACRES, MORE OR LESS.

PROPERTY SIZE: 3.49 AC
FUTURE LAND USE: LIGHT INDUSTRIAL (LI)
ZONING: WAREHOUSE INDUSTRIAL
PARCEL ID: 3323-500-0026-000-4
ADDRESS: NW ENTERPRISE DR
 PORT ST LUCIE, FL 34986

BUILDING DATA

GROUND FLOOR:	29,441 SF	BUILDING SETBACKS	25'
SECOND FLOOR:	4,002 SF	FRONT:	10'
GROSS AREA:	33,443 SF	REAR:	25'

BUILDING HEIGHT:
 PROPOSED: 26'
 MAXIMUM ALLOWED: 35'

BUILDING COVERAGE:
 PROPOSED: 29,441 SF 19.5%
 MAXIMUM ALLOWED: 75,794 SF 50%

UPLAND PRESERVATION
 PROJECT AREA: 3.89
 UPLAND AREA: 3.89
 PER EDC ENVIRONMENTAL ASSESSMENT
 MITIGATION REQUIRED: 1.45 AC (63,162 SF)
 (3.89 X 25% = 0.97 AC X 1.5 = 1.45 AC)

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
 (APPROX. DISTANCE PER GOOGLE MAPS)

1. WEST SIDE OF SITE ALONG ENTERPRISE DRIVE	100 FT.
2. SOUTH SIDE OF SITE ALONG ENTERPRISE DRIVE	125 FT.
3. WEST SIDE OF SITE ALONG ENTERPRISE DRIVE	350 FT.
4. NORTH SIDE OF SITE ALONG ENTERPRISE DRIVE	385 FT.
5. NORTH SIDE OF SITE ALONG ENTERPRISE DRIVE	830 FT.

WATER AND SEWER:
 WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY SLWSD.

DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS WHERE THE REQUIRED 1/2" OF DRY PRE-TREATMENT WILL BE ACHIEVED PRIOR TO DISCHARGE INTO THE MASTER SYSTEM.

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
 ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:
 THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

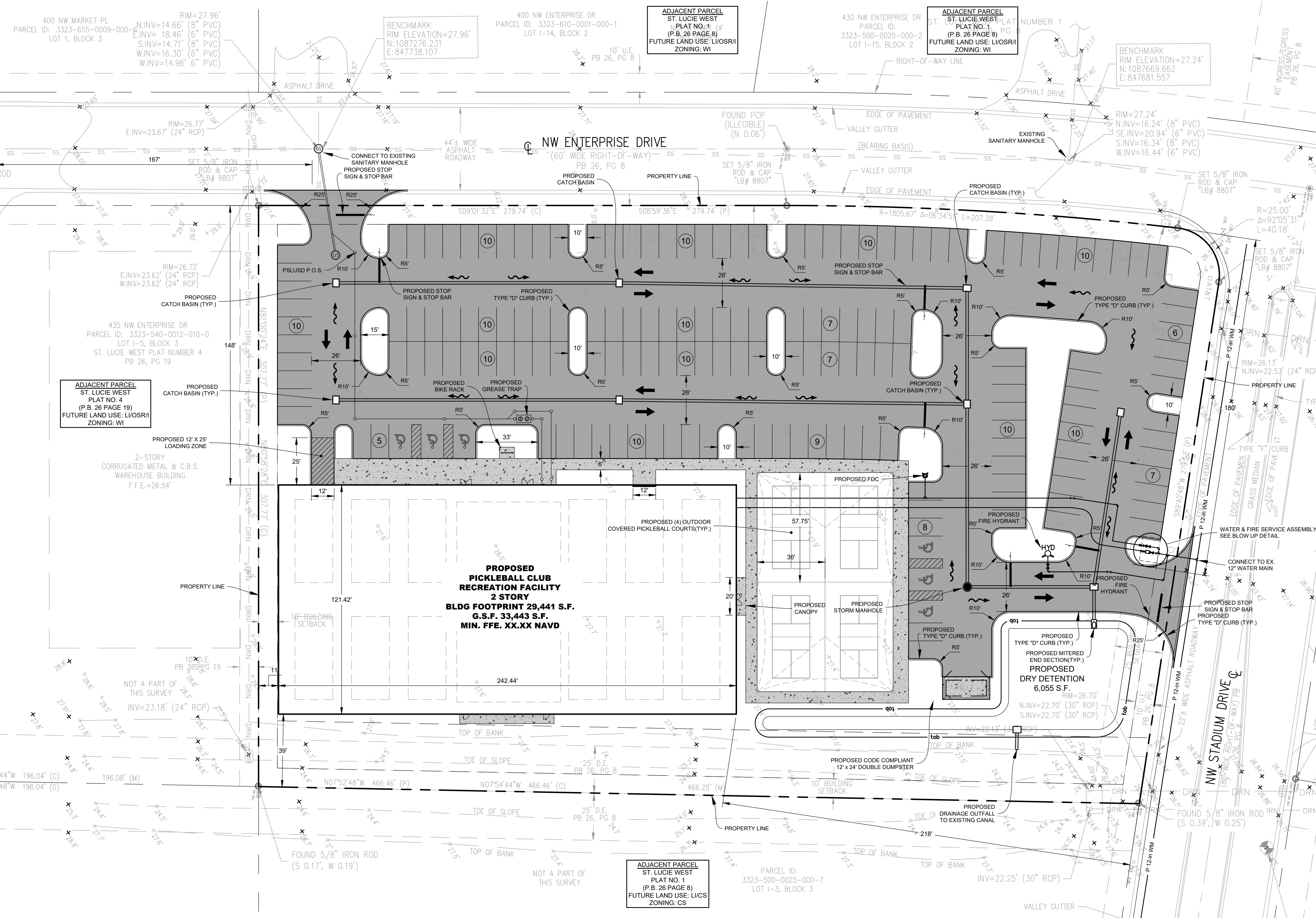
LIGHTING NOTES:
 ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 158.221.7.

MECHANICAL:
 MECHANICAL EQUIPMENT (AIR CONDITIONERS & GENERATORS) WILL BE INSTALLED ON ROOFTOPS AND SCREENED FROM VIEW.

LANDSCAPE:
 LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON OCTOBER 12, 2021.

ENVIRONMENTAL:
 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).



REVISION COMMENTS	DATE

ENTERPRISE DRIVE

THE PICKLEBALL CLUB, LLC

SITE PLAN

PORT ST. LUCIE

FLORIDA

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 VILLAGE PARKWAY UNIT 201
 PORT ST. LUCIE, FL 34987
 772-462-2455

21-493

1 OF 2

PLSUSD FILE#XXXX
 PLANNING & ZONING DEPT.
 SITE PLAN REVIEW #P21-XXX

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