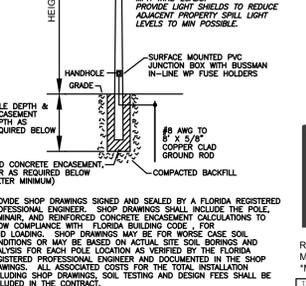
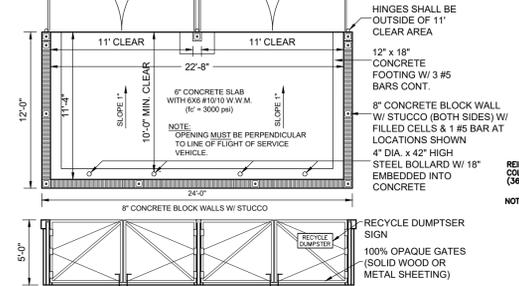
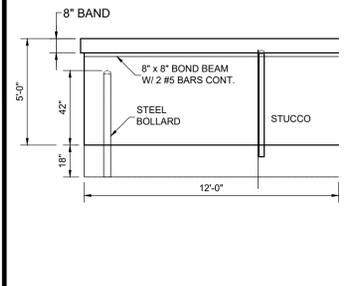


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LEGAL DESCRIPTION:
PROPOSED TRACT A2, PROPOSED SOUTHERN GROVE PLAT NO. 16, AS RECORDED IN PLAT BOOK 72, PAGE 16, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, ALSO BEING KNOWN AS:
THAT PART OF TRACT A OF THE PLAT OF SOUTHERN GROVE, PLAT NO. 16, AS RECORDED IN PLAT BOOK 72, PAGE 16, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH-MOST CORNER OF TRACT A, SOUTHERN GROVE PLAT NO. 16, AS RECORDED IN PLAT BOOK 72, PAGE 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID CORNER BEING THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT A AND A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4075.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 74°13'37" WEST, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°51'38" AN ARC DISTANCE OF 61.20 FEET TO THE POINT OF BEGINNING; THENCE CENTRAL ANGLE OF 02°22'57" AN ARC DISTANCE OF 169.44 FEET TO THE SOUTH LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 10, AS SHOWN IN PLAT BOOK 68, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 70°33'04" EAST, ALONG SAID SOUTH PROPERTY LINE, A DISTANCE OF 266.67 FEET; THENCE NORTH 70°33'04" EAST, ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 21.31 FEET; THENCE SOUTH 73°25'52" EAST, A DISTANCE OF 26.07 FEET; THENCE SOUTH 14°03'39" EAST, A DISTANCE OF 178.75 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'35" AN ARC DISTANCE OF 15.71 FEET OF TANGENCY; THENCE SOUTH 75°57'57" WEST, A DISTANCE OF 189.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 04°51'54" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°42'00" AN ARC DISTANCE OF 16.89 FEET; THENCE SOUTH 73°21'59" WEST, A DISTANCE OF 76.05 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.26 ACRES (54,832.56 SQUARE FEET), MORE OR LESS.



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LF	Description	Sum. Watts	Sum. Lumens
1	1	SA	SINGLE	0.900	Cree Lighting OSQ-M-B-16L-60R-38-XX-80K-XX, Single Head	104	26100

DEVELOPER:
FLORIDA VISION REALTY, LLC
1050 SE MONTEREY ROAD, SUITE 104
STUART, FL 34994

BUILDING SETBACK:
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 10'

OUTPARCEL SITE DATA

PARCEL ID:	TBD
TOTAL SITE:	1.26 AC.
SECTION:	15
TOWNSHIP:	37S
RANGE:	39E
ZONING:	MPUD
LAND USE:	NCD
MAX BUILDING HEIGHT:	100'
PROPOSED BUILDING HEIGHT:	30'-6"

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

- LEGEND**
- EXISTING SPOT ELEVATION
 - PROPOSED FLOW ARROW
 - PROPOSED LIGHTING (BY OTHERS)
 - PARKING STALL COUNT
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - EXISTING 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: JLW
DRAWN BY: JLW
FILE NAME: 21-135_000_000_7_000
DATE: 12/20/20

OUTPARCEL PROJECT AREA:
PROJECT BOUNDARY AREA 54,832.56 S.F. 1.26 AC. 100.00%

OUTPARCEL LAND USE TABLE AT BUILDOUT:

PROPOSED TOTAL BUILDING FOOTPRINT*	14,800 S.F.	0.34 AC.	26.99%
EXISTING ASPHALT	4,375.30 S.F.	0.10 AC.	7.98%
PROPOSED ASPHALT	15,797.51 S.F.	0.36 AC.	28.81%
EXISTING CONCRETE	3,842.12 S.F.	0.04 AC.	3.38%
PROPOSED CONCRETE	3,160.46 S.F.	0.07 AC.	5.76%
TOTAL IMPERVIOUS *	39,975.39 S.F.	0.91 AC.	72.90%

OUTPARCEL IMPERVIOUS/PERVIOUS AT BUILDOUT:

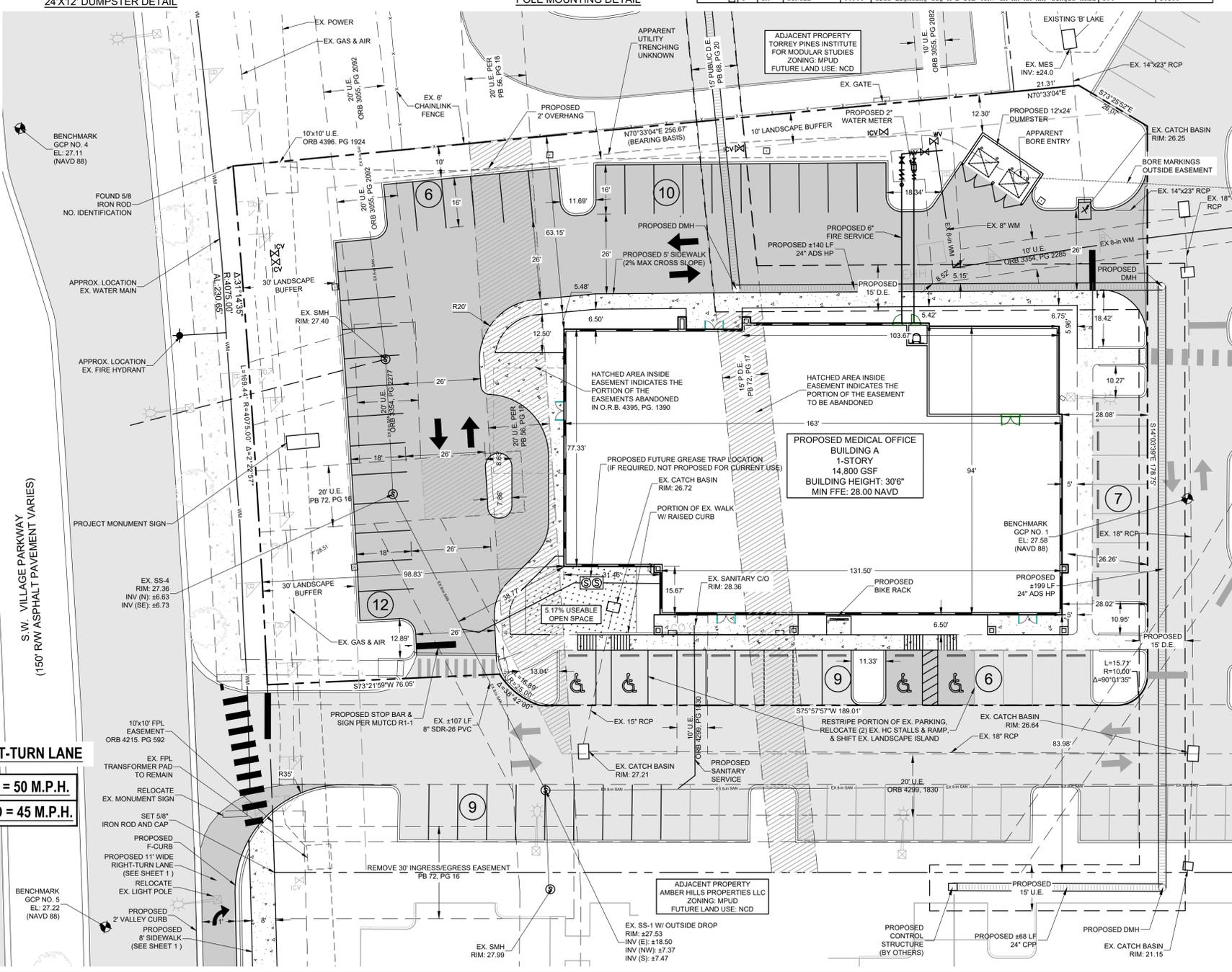
TOTAL IMPERVIOUS	39,975.39 S.F.	0.91 AC.	72.90%
TOTAL PERVIOUS AREA / OPEN SPACE**	14,857.17 S.F.	0.35 AC.	27.10%

OUTPARCEL PARKING INFORMATION:
OUTPARCEL (MEDICAL OFFICE BUILDING 14,800 GSF @ 1 SPACE PER 250 GSF)
OUTPARCEL PARKING REQUIRED 59 STALLS

EX. CONSTRUCTED PARKING	24 STALLS
PROPOSED PARKING	35 STALLS
OUTPARCEL PARKING PROVIDED*	59 STALLS
REQUIRED HANDICAP	2 STALLS
PROVIDED HANDICAP	4 STALLS

OUTPARCEL TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODE 720 - MEDICAL OFFICE WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. 14,800 GSF WAS USED TO OBTAIN THE FOLLOWING RESULT:

TIME PERIOD	TRIP GENERATION RATE	TOTAL	ENTRY	EXIT
WEEKDAY AVERAGE	34.80 x 14.8	515	257	258
WEEKDAY: AM PEAK AVERAGE	3.53 x 14.8	52	32	20
WEEKDAY: PM PEAK AVERAGE	4.10 x 14.8	61	24	37
SATURDAY AVERAGE	8.57 x 14.8	127	63	64
SATURDAY PEAK AVERAGE	3.10 x 14.8	46	26	20
SUNDAY AVERAGE	1.42 x 14.8	21	10	11
SUNDAY PEAK AVERAGE	0.32 x 14.8	5	2	3



WATER AND SEWER:
EXISTING WATER AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

DRAINAGE:
1/2" DRY PRE-TREATMENT TO BE PROVIDED IN EXISTING DRY DETENTION SYSTEM OF PHASE 1. ALL REMAINING TREATMENT & ATTENUATION TO BE PROVIDED IN THE MXD-3 MASTER DRAINAGE SYSTEM.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, 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:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS LOCATED WITHIN 2894 FEET (SOUTH ON DISCOVERY WAY) OF A PUBLIC WATER SUPPLY WELL. SEE VICINITY MAP ABOVE.

LIGHTING NOTES:
ALL LIGHTING, POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN BY OTHERS.

LANDSCAPE:
LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AT TIME OF DETAIL PLAN SUBMITTAL.

MECHANICAL NOTE:
ALL ROOFTOP EQUIP. SHALL BE FULLY SCREENED BY BUILDING PARAPET.

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

SIGNS:
SIGNS WILL BE REVIEWED SEPARATELY.

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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (9).

APPROX. SANITARY SEWER SETBACK = 1 + 1.5(20.85)
APPROX. SANIARY SEWER SETBACK = 32.28'

FLORIDA VISION REALTY

OUTPARCEL SITE PLAN

PORT ST. LUCIE

FLORIDA

DAVID C. BAGGETT, P.E. (DATE)
#81375

EDC

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

21-135

2 OF 2

PSLUSD FILE#5256B
PLANNING & ZONING DEPT.
SITE PLAN REVIEW #PP16-165 A-1