

LAND USE BREAKDOWN

PARCEL SIZE	170,683 S.F.	3.92 AC.	100.00%
IMPERVIOUS:			
TOTAL BUILDING FOOTPRINT	24,198 S.F.	0.56 AC.	14.18%
PAVED AREA	49,123 S.F.	1.28 AC.	28.78%
CONCRETE AREA	6,690 S.F.	0.15 AC.	3.92%
TOTAL IMPERVIOUS	80,011 S.F.	1.99 AC.	46.88%
PERVIOUS:			
PERVIOUS AREA*	90,672 S.F.	2.08 AC.	53.12%
DRY DETENTION AREA	6,378 S.F.	0.15 AC.	3.98%
5% USEABLE OPEN SPACE	4,557 S.F.	0.10 AC.	(5.00%)

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE

BUILDING DATA:

TOTAL BUILDING FOOTPRINT: 24,198 S.F.
 HOSPICE FACILITY: 21,148 S.F.
 COMMUNITY CENTER: 3,050 S.F.

PARKING INFORMATION:

PROPOSED HOSPICE FACILITY (HOSPITAL/NURSING HOME)
 16 PATIENT ROOMS (2.5 STALLS PER PATIENT ROOM)

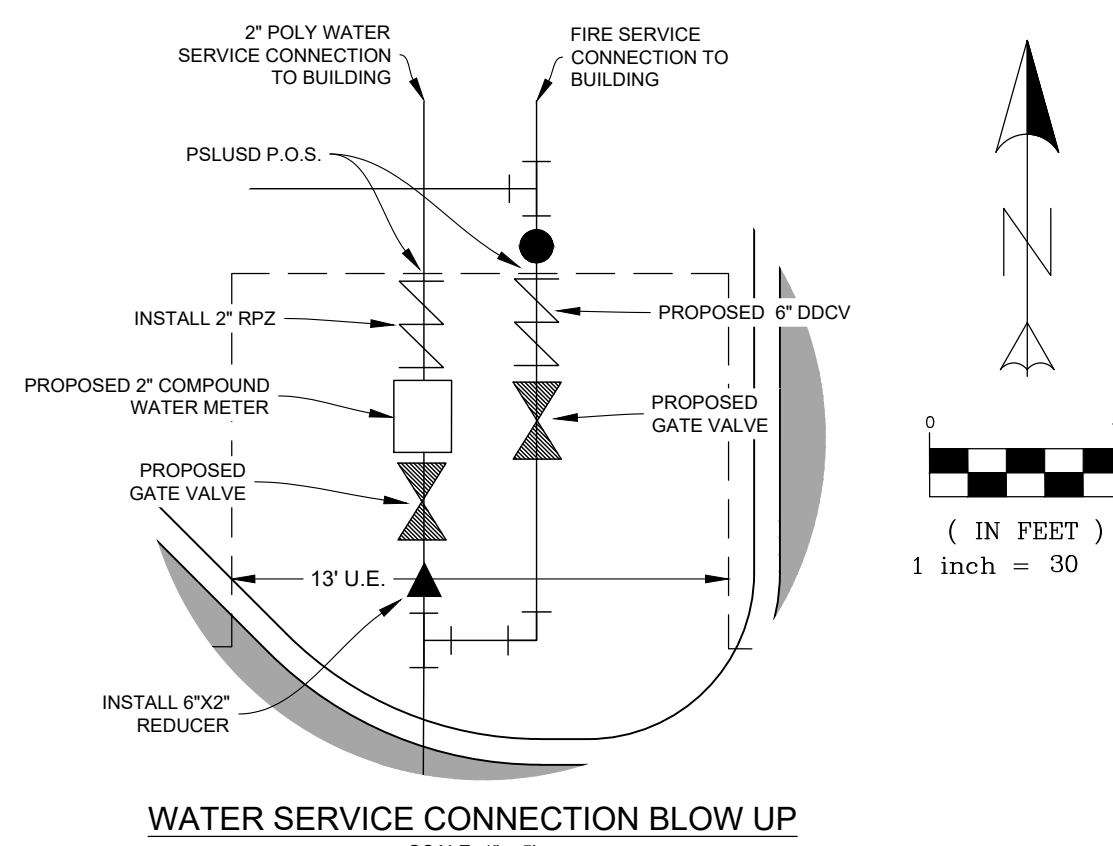
PARKING REQUIRED: 40 STALLS
 PARKING PROPOSED: 40 STALLS

PROPOSED COMMUNITY CENTER
 PARKING PROPOSED: 34 STALLS

TOTAL PARKING PROVIDED: 74 STALLS
 PROVIDED HANDICAP: 5 STALLS

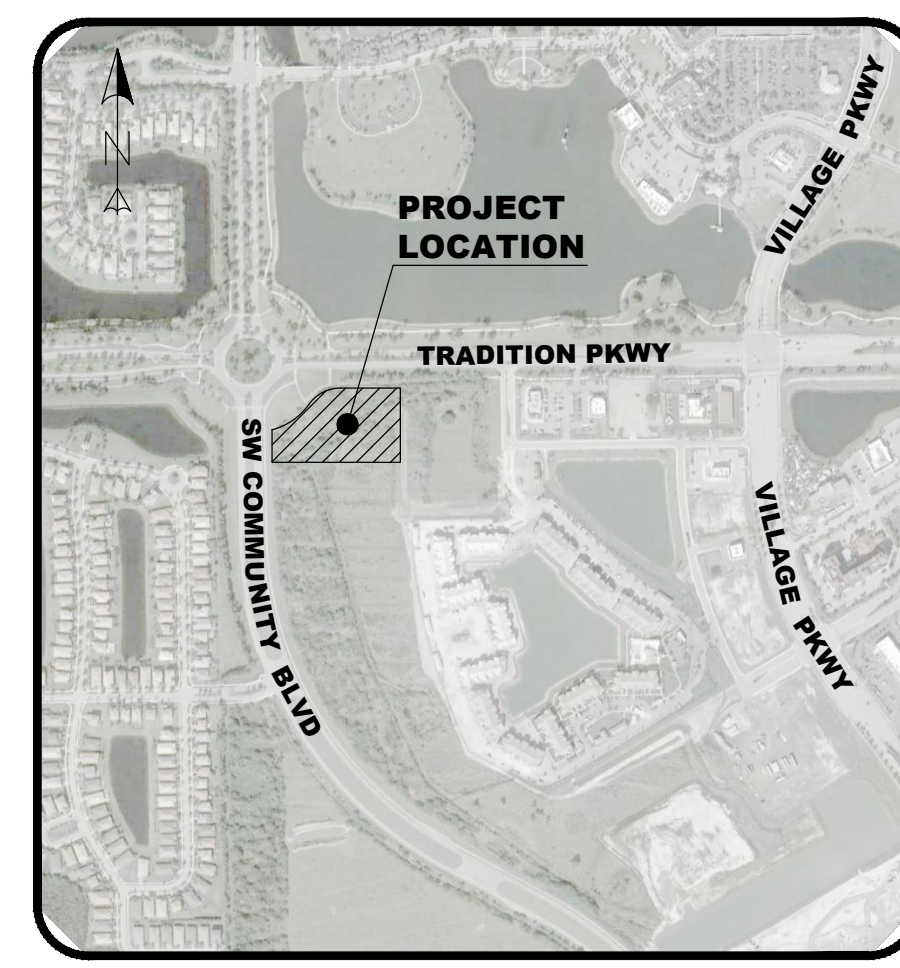
VITAS TRADITION: TRIP GENERATION
 Institute of Transportation Engineers: Trip Generation, 10th Edition

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		TOTAL
					IN	OUT	IN	OUT	
WEEKDAY: DAILY AVERAGE									
Nursing Home	620	23.7	S.F.	$Ln(T)=0.83Ln(x)+2.51$	50	50	85	85	170
WEEKDAY: A.M. PEAK HOUR TRIPS									
Nursing Home	620	23.7	S.F.	$Ln(T)=0.83Ln(x)+0.18$	63	37	11	6	17
WEEKDAY: P.M. PEAK HOUR TRIPS									
Nursing Home	620	23.7	S.F.	$Ln(T)=0.83Ln(x)+0.28$	43	57	9	12	21



LEGEND

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

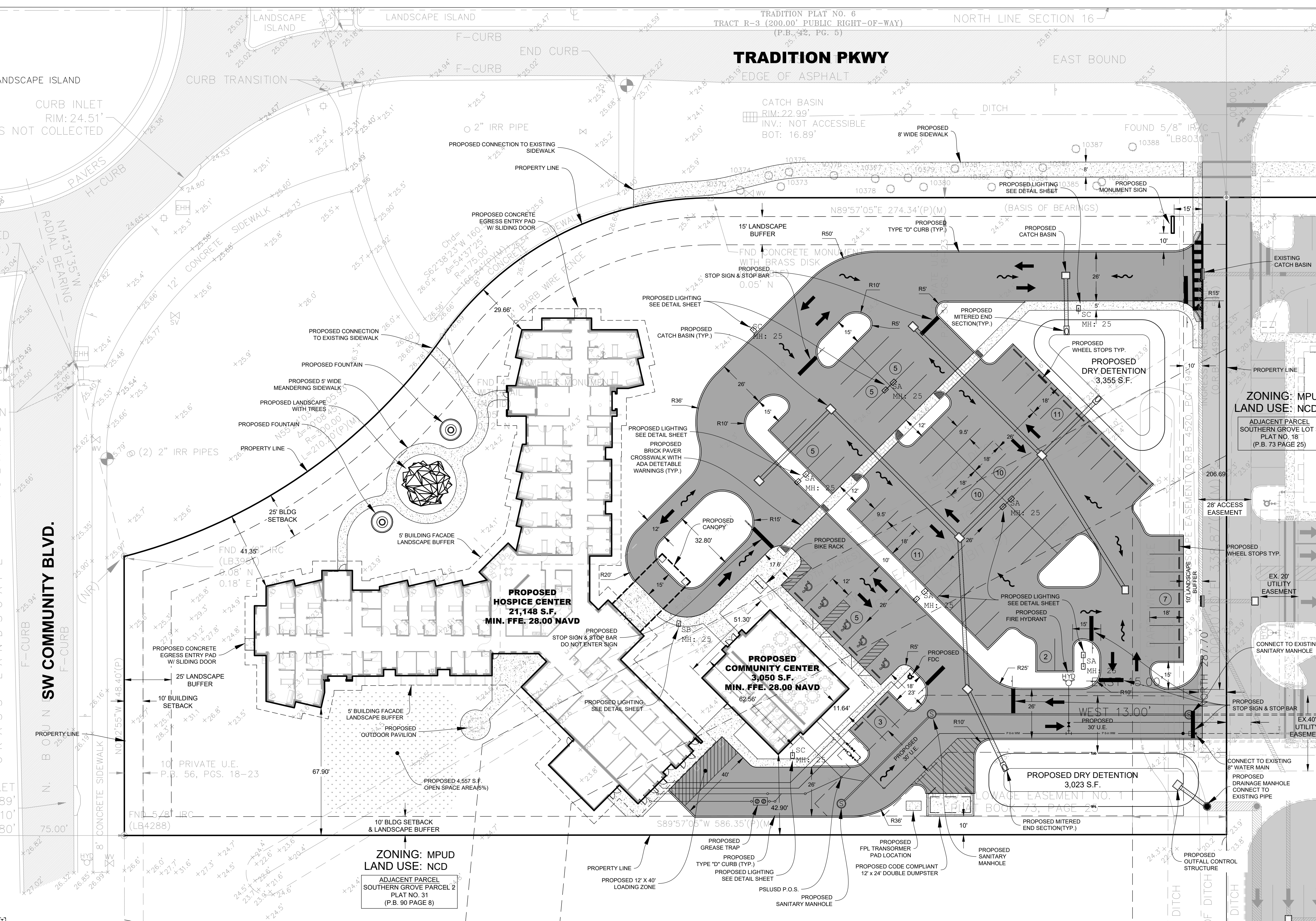


EDC ENGINEERS & SURVEYORS ENVIRONMENTAL

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9335
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	VER	DRAWN BY	FILE NAME	SITE PLAN	LAYOUT	SCALE	AS SHOWN	DATE
			20-288_000.dwg					12-10-20



OWNERSHIP:
 MATTAMY PALM BEACH, LLC.
 2500 QUANTUM LAKES DR., UNIT SUITE 215
 BOYNTON BEACH, FL 33426-8308

BUILDING SETBACKS:
 FRONT SETBACK = 25'
 SIDE SETBACK = 10'
 REAR SETBACK = 10'

SITE DATA:
 PARCEL ID: 4315-615-0001-000-4
 PARCEL SIZE: 3.92 AC. (170,683 S.F.)
 SECTION: 16
 TOWNSHIP: 37S
 RANGE: 39E
 ZONING: MPUD
 FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
 LAND USE: MIXED USE AREA
 MAX. BUILDING HEIGHT: 36'-0"

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

HYDRANTS:	DISTANCE
1. WEST SIDE OF SITE ALONG SW COMMUNITY BLVD.	500 FT.
2. EAST SIDE OF SITE ACROSS VILLAGE POINTE	630 FT.
3. EAST SIDE OF SITE ALONG VILLAGE COURT	930 FT.
4. EAST SIDE OF SITE	25 FT.

LEGAL DESCRIPTION:
 SOUTHERN GROVE PLAT NO. 31 (PB 90-8) PARCEL 1 (3.918 AC - 170,688 SF)

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

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. 158.2217.

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:
 ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:
 PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON SEPTEMBER 14, 2020.

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	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	-

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(g).

VITAS - TRADITION

SITE PLAN

FLORIDA

PORT ST. LUCIE

J.R. HARRISON, P.E. (DATE) #82270

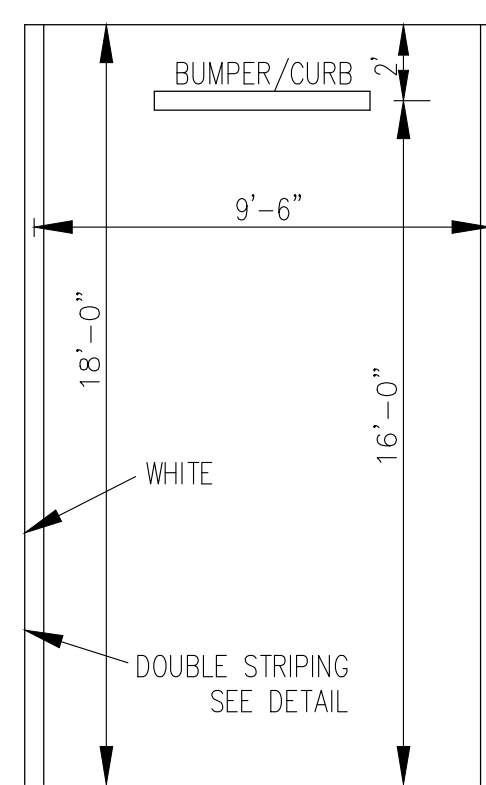
10250 SW VILLAGE PARKWAY - SUITE 201
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 772-462-2455

20-288

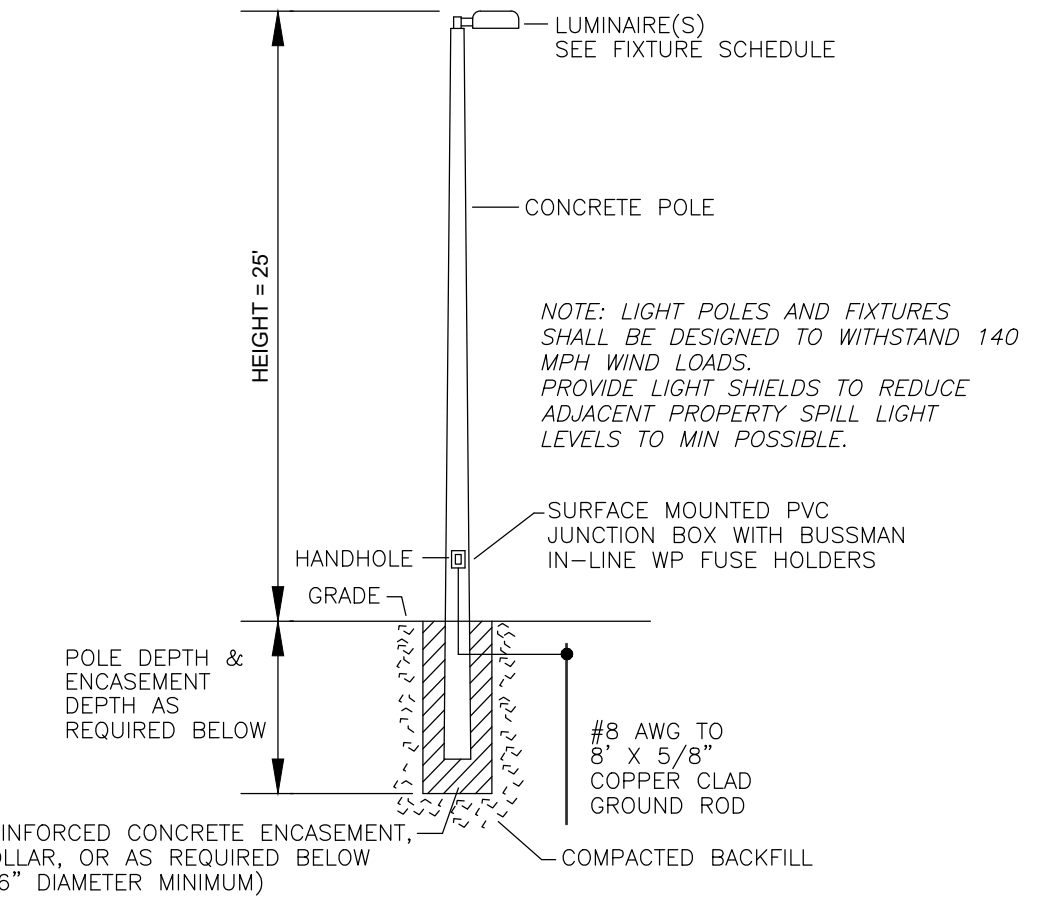
1 OF 2

PSLUSD FILE #5386
 PLANNING & ZONING DEPT.
 SITE PLAN REVIEW #P21-003

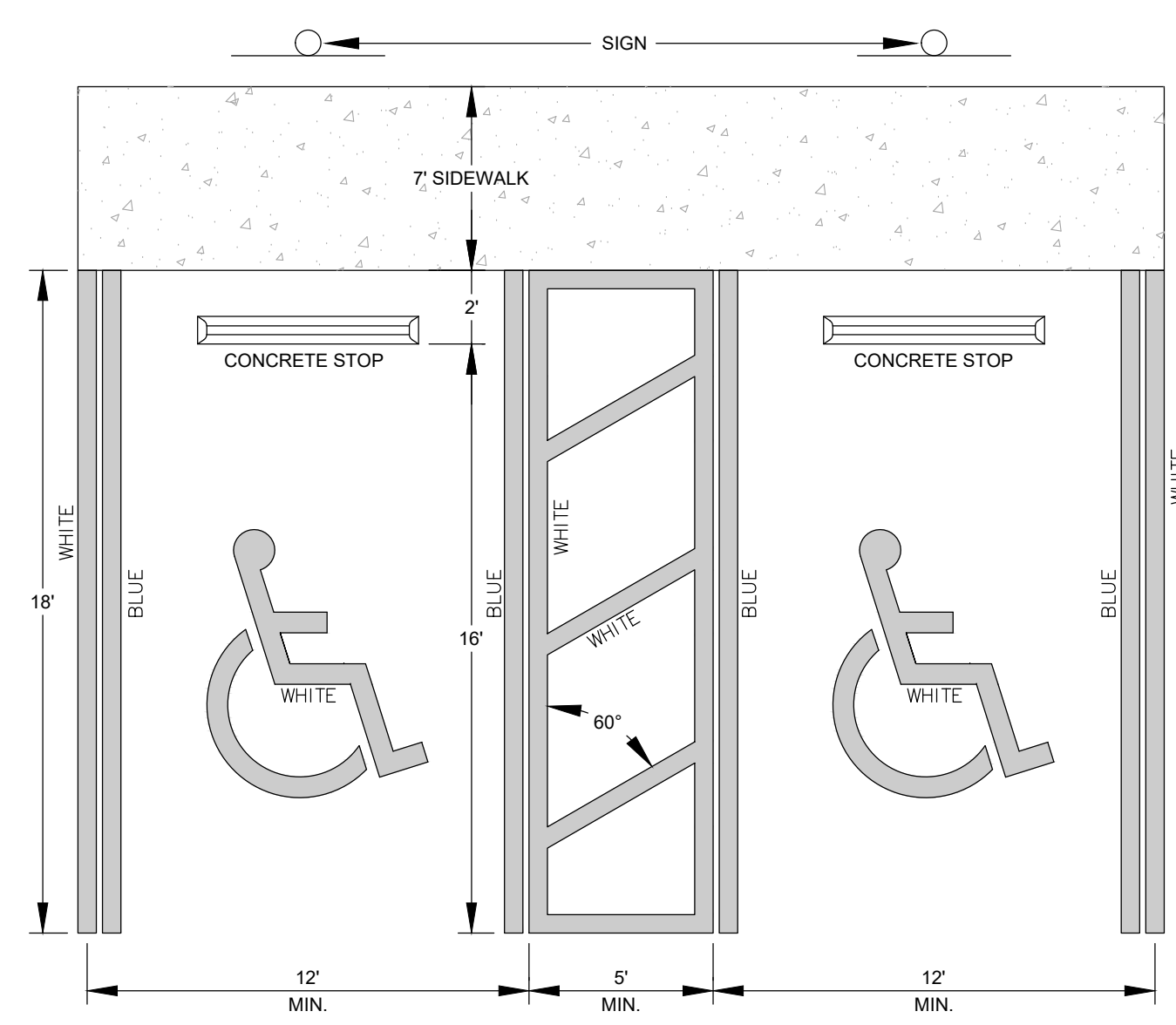
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18' PARKING STALL DETAIL



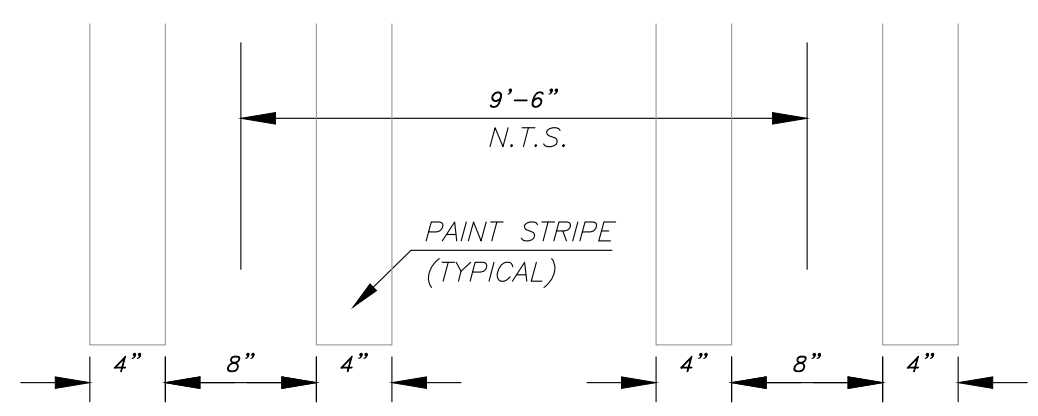
POLE MOUNTING DETAIL



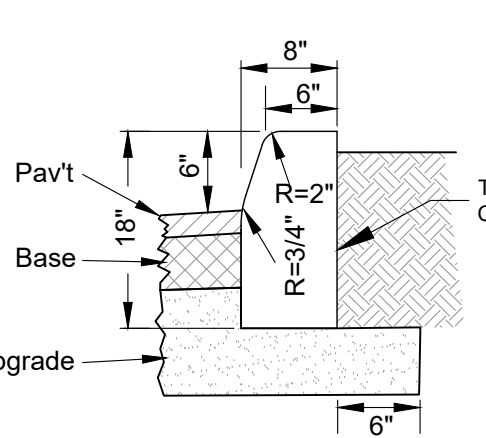
HANDICAPPED SPACE DETAIL



- NOTES:**
- FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 - FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
 - HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.
 - REFER TO FDOT INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS & FOOT INDEX NO. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

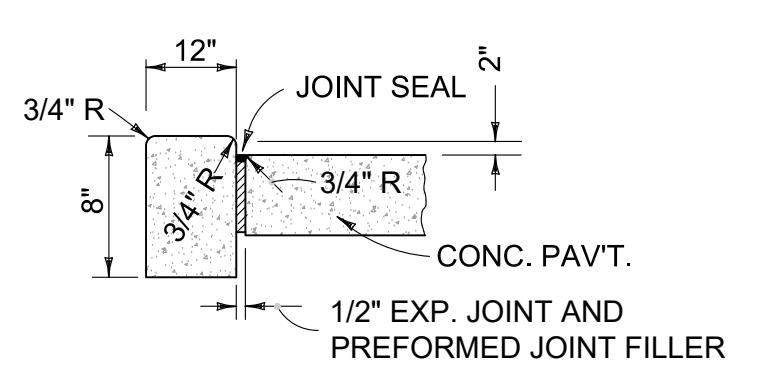


DOUBLE STRIPING DETAIL

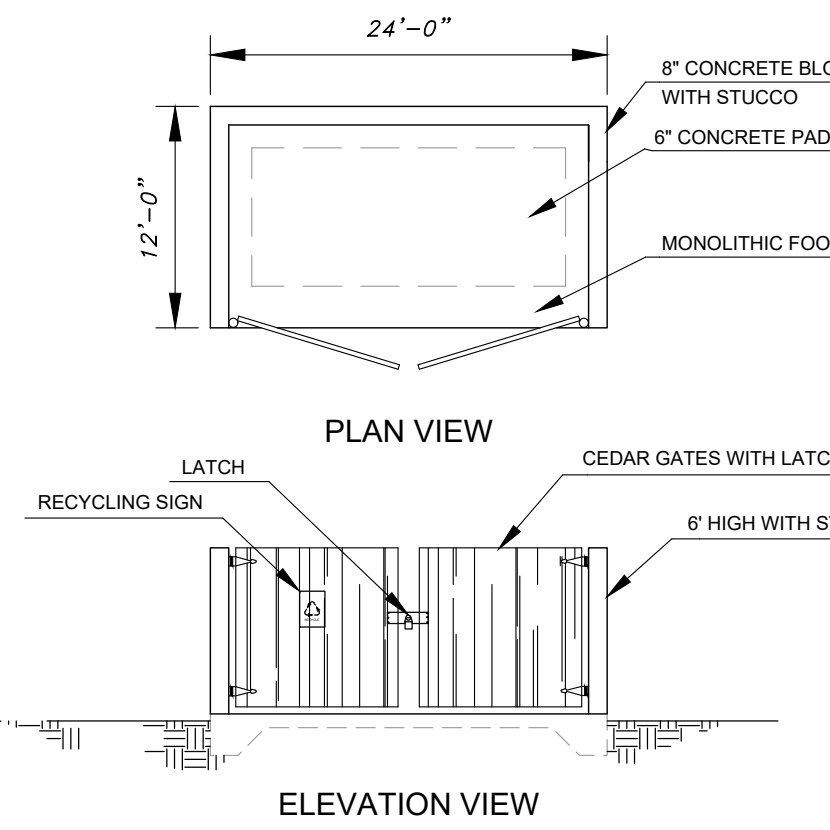


- NOTES:**
- Use 3,000 P.S.I. concrete at 28 days for construction.
 - Subgrade to extend an additional 6" beyond Type "D" Curb.
 - Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

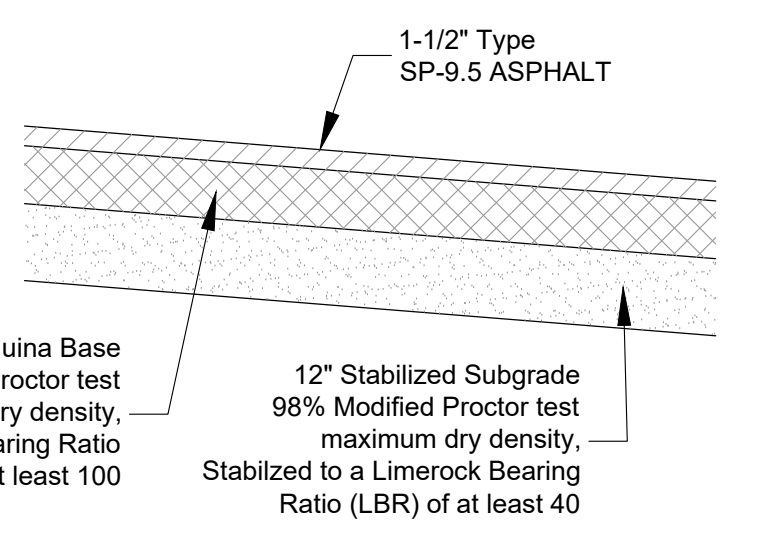
TYPE "D" CURB



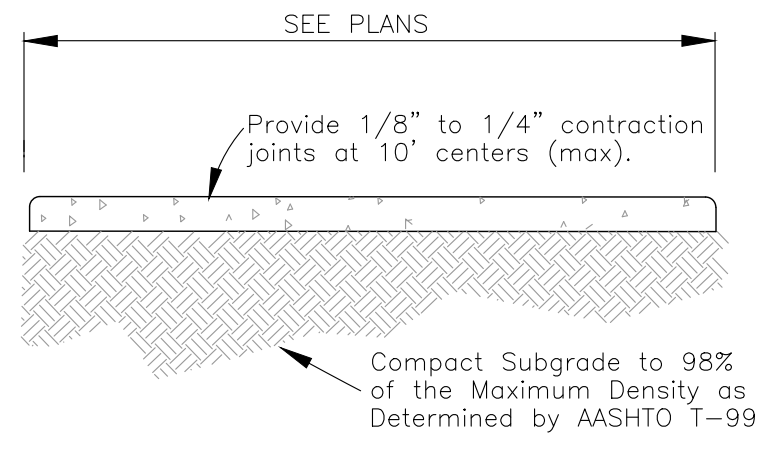
FLUSH HEADER CURB



DUMPSTER DETAIL

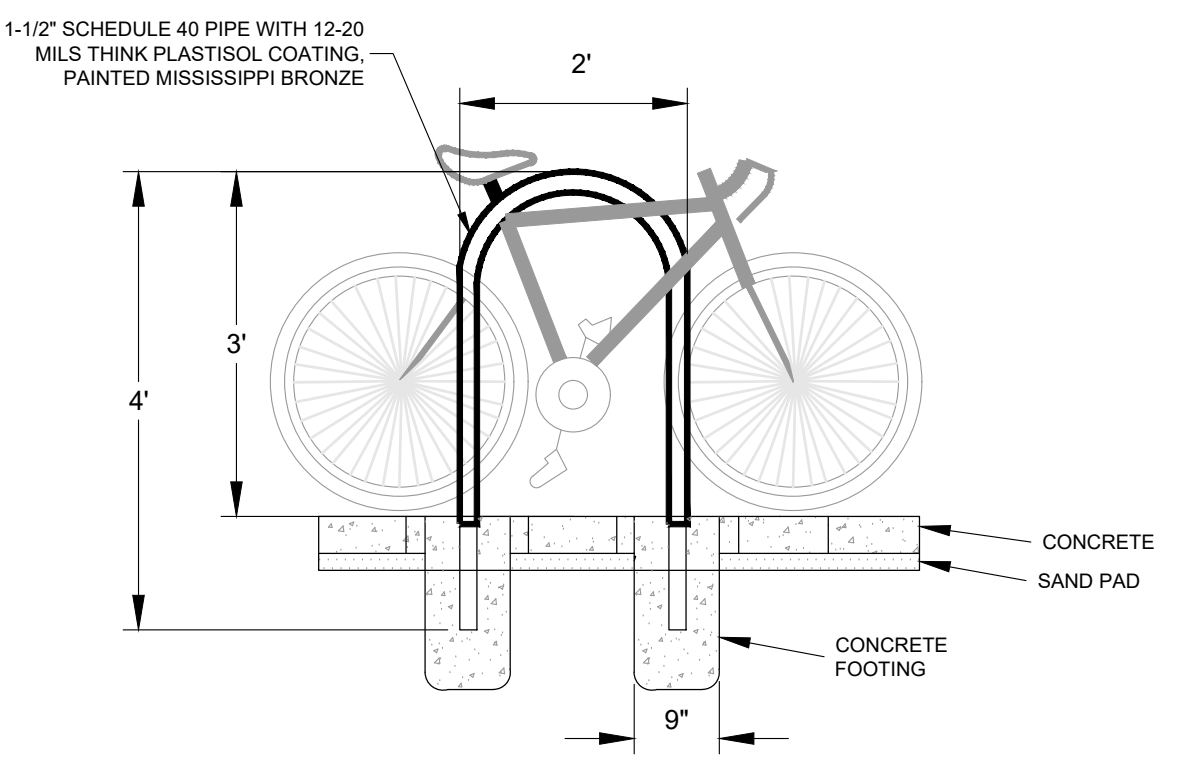


TYPICAL PAVEMENT SECTION



- NOTES:**
- Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
 - Sidewalk thickness to be increased to 6" thick at driveway locations.
 - All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



BIKE RACK DETAIL

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	5	SA	D180	0.900	Ragni Lighting TEKK-M-64L-105-4-T5-UNV-TP/LT-XX
	1	SB	SINGLE	0.900	Ragni Lighting TEKK-M-64L-105-4-T4-UNV-TP/LT-XX
	3	SC	SINGLE	0.900	Ragni Lighting TEKK-M-64L-105-4-T2-UNV-TP/LT-XX

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	3.36	8.2	1.0	3.36	8.20
Property Line	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.

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DATE	REVISION	PER P.S.I. AND P.S.L.S.D. COMMENTS
4/8/21	REVISED PER P.S.I. AND P.S.L.S.D. COMMENTS	

VITAS - TRADITION

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