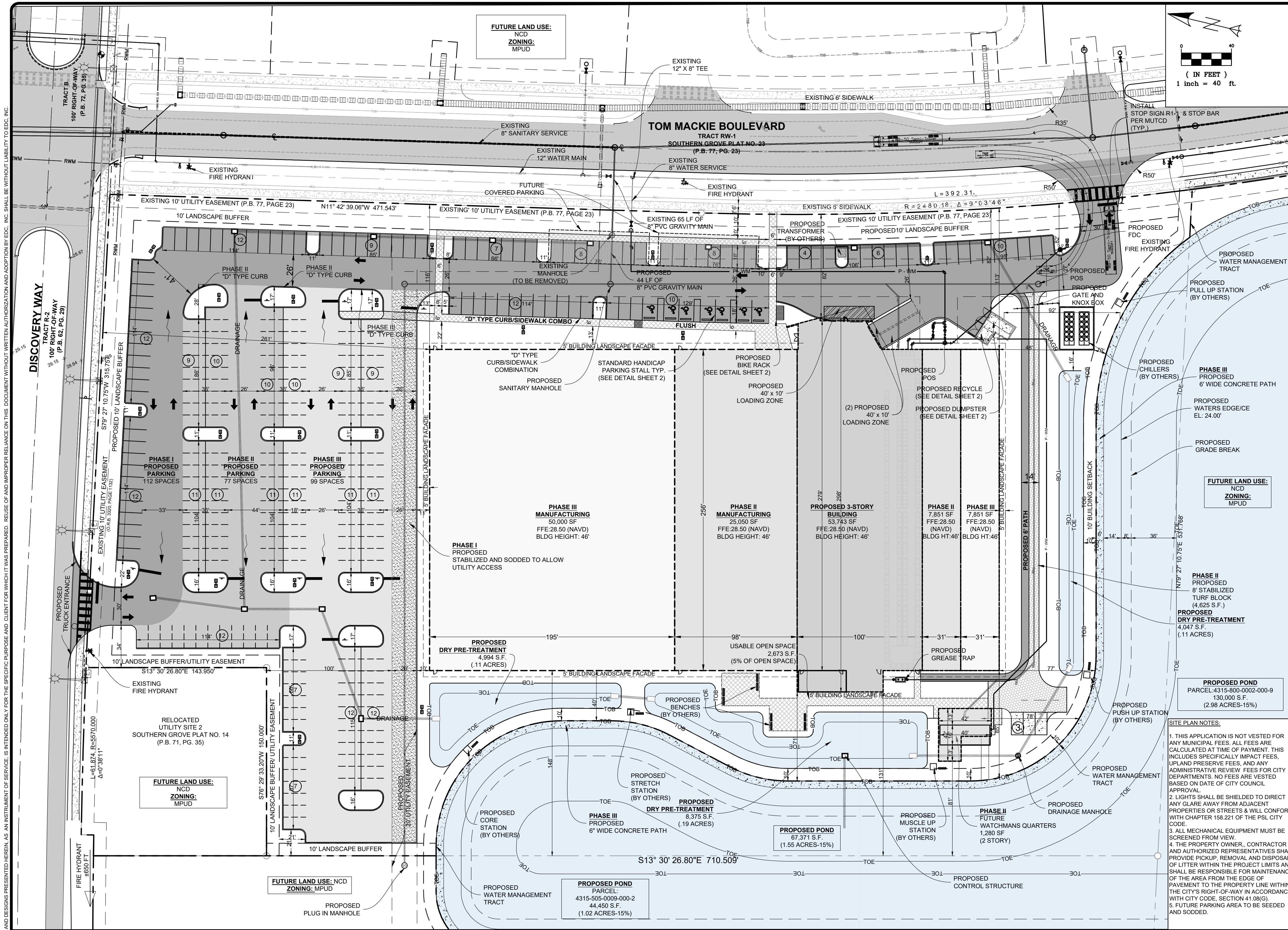




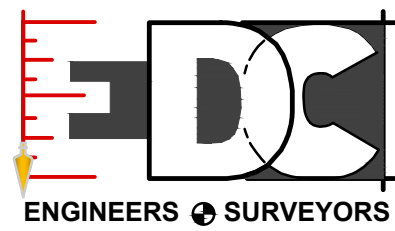
PORT SAINT LUCIE, FLORIDA
VICINITY MAP
SCALE: 1"=1,000'

LEGAL DESCRIPTION			
SOUTHERN GROVE PLAT NO. 14 (PB 71-35) LOT 4 (9.753 AC - 424,841 SF) (FROM SAINT LUCIE COUNTY PROPERTY APPRAISER)			
SITE DATA			
FUTURE LAND USE:	NCD-SOUTHERN GROVE		
ZONING:	MPUD-SOUTHERN GROVE		
TOTAL SITE AREA:	424,841 S.F., 9.75 AC. (AFTER REPLAT: 354,108 S.F., 8.13 AC.)		
PARCEL ID:	4315-505-0008-000-5		
PROJECT NAME/DEVELOPER:	OCULUS		
PROJECT OWNER:	PORT SAINT LUCIE GOVERNMENTAL FINANCE CORPORATION 121 S.W. PORT SAINT LUCIE BOULEVARD PORT SAINT LUCIE, FLORIDA 34984		
BUILDING DATA			
GROSS SQUARE FOOTAGE	145,775 SF		
PHASE I	3 STORY BUILDING		
-OFFICE	53,743 SF		
-MANUFACTURING	19,218 SF		
-WAREHOUSE	26,815 SF		
TOTAL PHASE I BUILDING	53,743 SF		
PHASE II	6' WIDE CONCRETE PATH		
-MANUFACTURING	32,901 SF		
-WATCHMANS	1,280 SF		
TOTAL PHASE II BUILDING	34,181 SF		
PHASE III	-MANUFACTURING		
-MANUFACTURING	57,851 SF		
PROPOSED BUILDING HEIGHT:	46'(3 STORIES)		
MAXIMUM BUILDING HEIGHT:	100'		
MAXIMUM BUILDING COVERAGE:	80%		
SETBACKS	FRONT: 25' SIDE: 10' REAR: 10'		
LAND USE			
TOTAL AREA	354,108 SF	8.13 AC.	100.00%
PHASE I	53,743 SF	1.23 AC.	15.13%
PHASE II	34,181 SF	0.78 AC.	9.47%
PHASE III	57,851 SF	1.32 AC.	16.36%
BUILDING AREA	53,743 SF	1.23 AC.	15.13%
PAVEMENT AREA	57,851 SF	1.32 AC.	16.36%
CONCRETE AREA	485 SF	0.01 AC.	0.12%
PAVER AREA	8,003 SF	0.18 AC.	2.21%
TOTAL IMPERVIOUS	119,923 SF	2.75 AC.	33.83%
TOTAL PERVIOUS	234,185 SF	5.38 AC.	66.17%
MAXIMUM IMPERVIOUS:	90%		
DRAINAGE INFORMATION			
PROPOSED SFVMD GRADING CRITERIA (SOUTHERN GROVE BASIN B)			
MIN. ROAD CROWN ELEVATION	= 27.00' NAVD		
MIN. FINISH FLOOR ELEVATION	= 28.50' NAVD		
CONTROL ELEVATION	= 24.00' NAVD		
PARKING CALCULATIONS			
REQUIRED PARKING	45,869 SF (1 SPACE/500 SF) = 92 SPACES		
ANCILLARY OFFICE/MANUFACTURING	7,874 SF (1 SPACE/1000 SF) = 8 SPACES		
WAREHOUSE	7,874 SF (1 SPACE/1000 SF) = 8 SPACES		
TOTAL REQUIRED (PHASE I)	= 100 SPACES		
PHASE II	MANUFACTURING		
MANUFACTURING	32,901 SF (1 SPACE/ 500 SF) = 66 SPACES		
WATCHMANS	1,280 SF (2 SPACES) = 2 SPACES		
TOTAL REQUIRED (PHASE II)	= 68 SPACES		
PHASE III	MANUFACTURING		
MANUFACTURING	57,841 SF (1 SPACE/500 SF) = 116 SPACES		
TOTAL REQUIRED (6 HANDICAP SPACES)	= 284 SPACES		
PARKING PROVIDED	PHASE I (INCLUDES 7 HANDICAP) = 110 SPACES		
PHASE II	= 77 SPACES		
PHASE III	= 99 SPACES		
TOTAL PROVIDED (7 HANDICAP INCLUDED)	= 286 SPACES		
*PARKING PROVIDED PURSUANT TO TRADITION COMMERCE PARK PUD STANDARDS FOR MIXED USE DEVELOPMENT			

LEGEND			
PROPOSED CONCRETE	PROPOSED ASPHALT	EXISTING CONCRETE	EXISTING ASPHALT
PARKING STALL COUNT	BRICK PAVERS	PROPOSED FLOW ARROW	STABILIZED TURF BLOCK
PROPOSED LIGHT POLE	FIRE HYDRANT	PROPOSED LIGHT POLE	STABILIZED GROUND

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PSL PROJECT NO.
P18-175
PSL FILE NO.
5287



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772-462-2455

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9835
L.B. CERTIFICATE OF AUTHORIZATION 9898

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JRH
DESIGNED BY
JUL
DRAWN BY
18-398 oculus 6.dwg
FILENAME
SITE PLAN
LAYOUT
AS SHOWN
SCALE
14MAY2019
DATE



SITE PLAN

PORT ST. LUCIE

FLORIDA

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

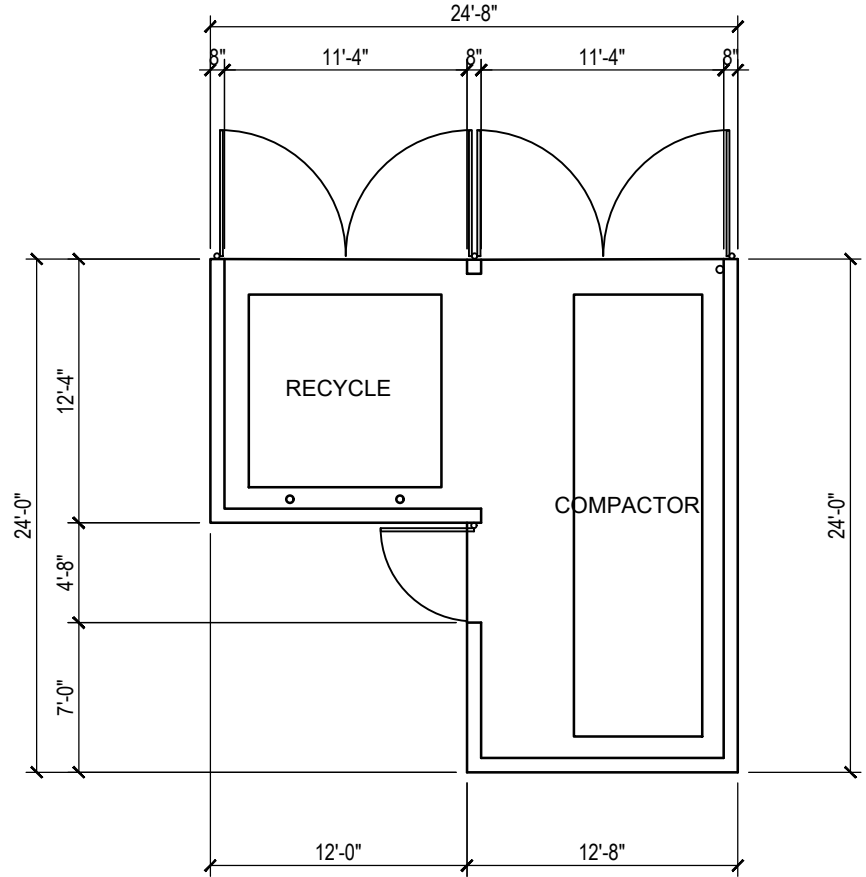


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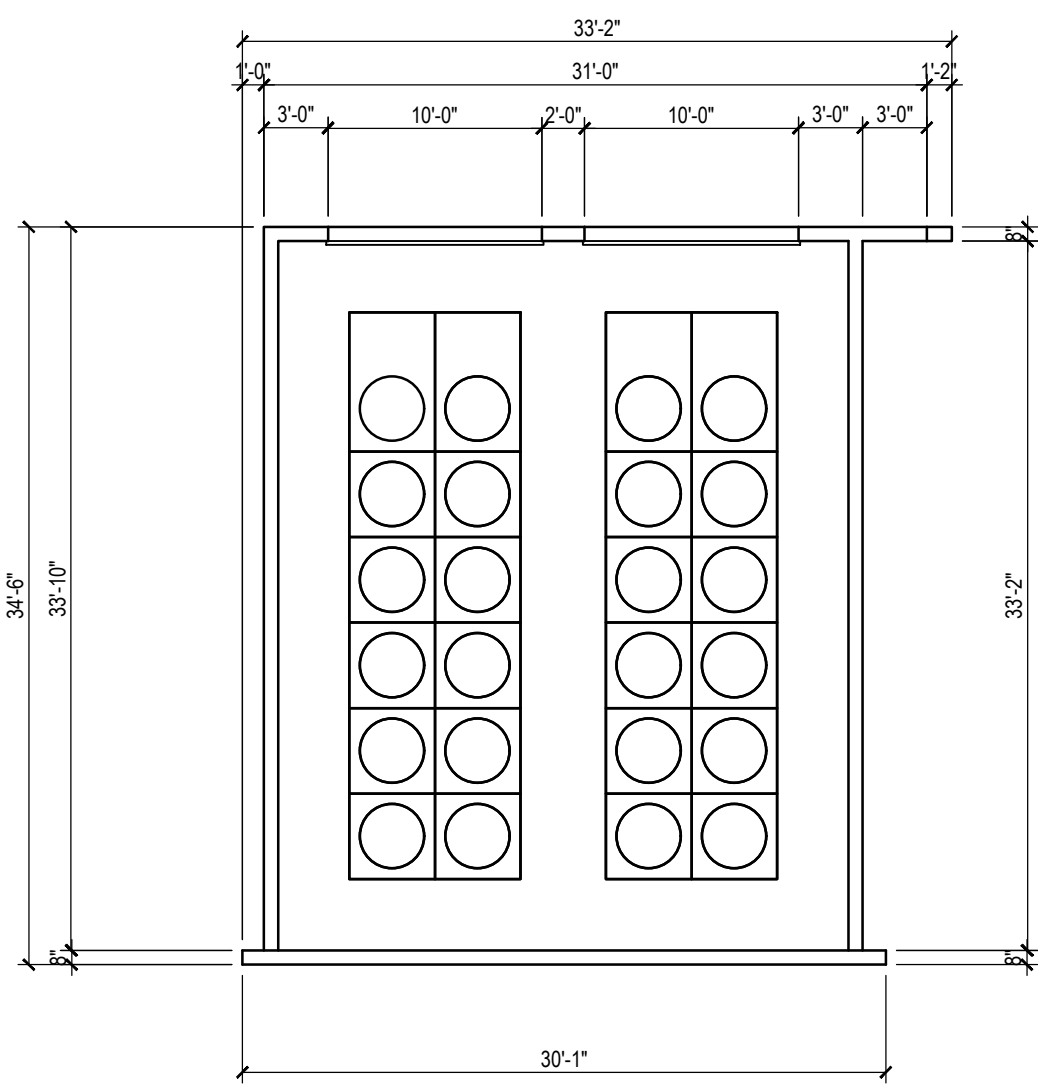
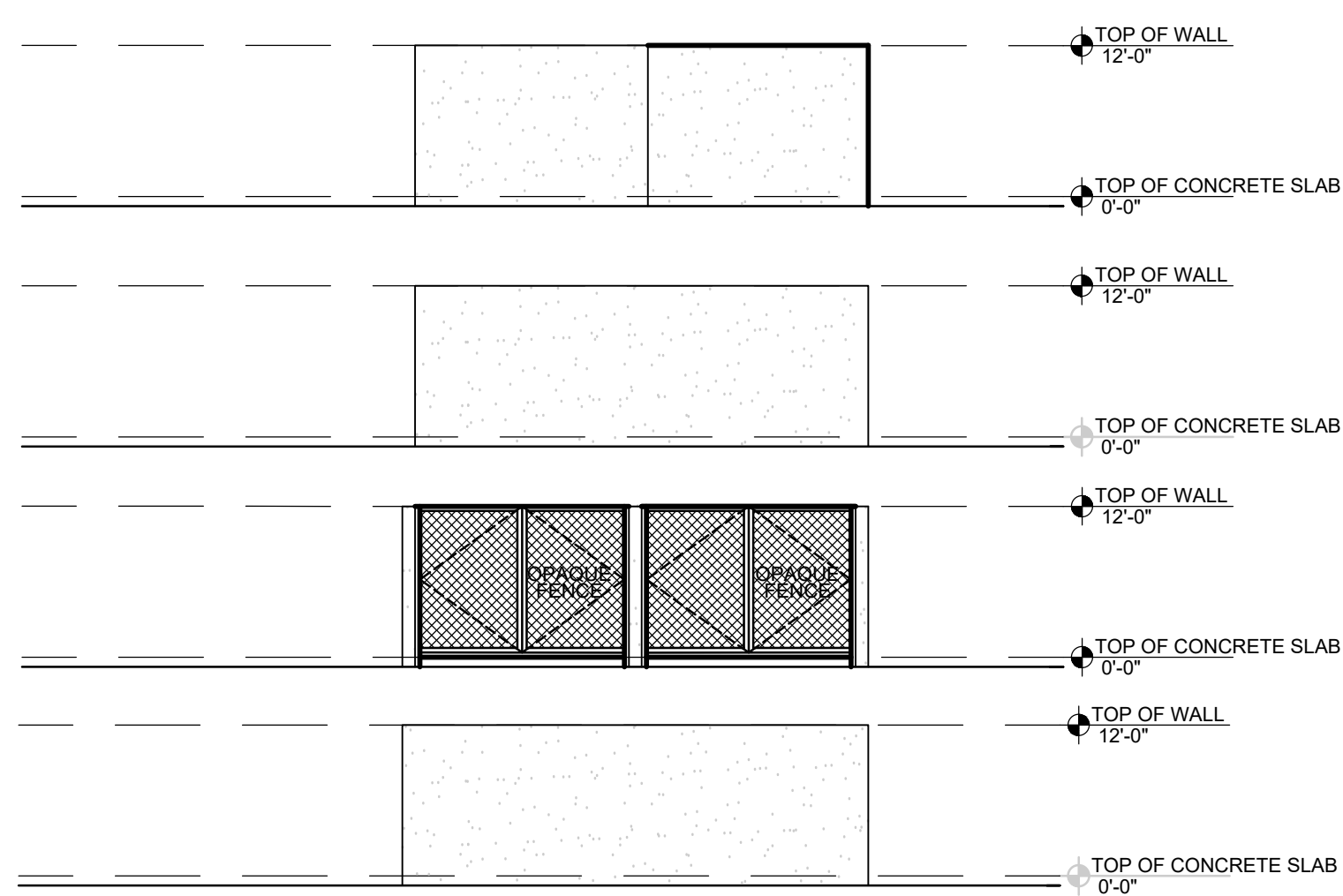
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1 OF 3

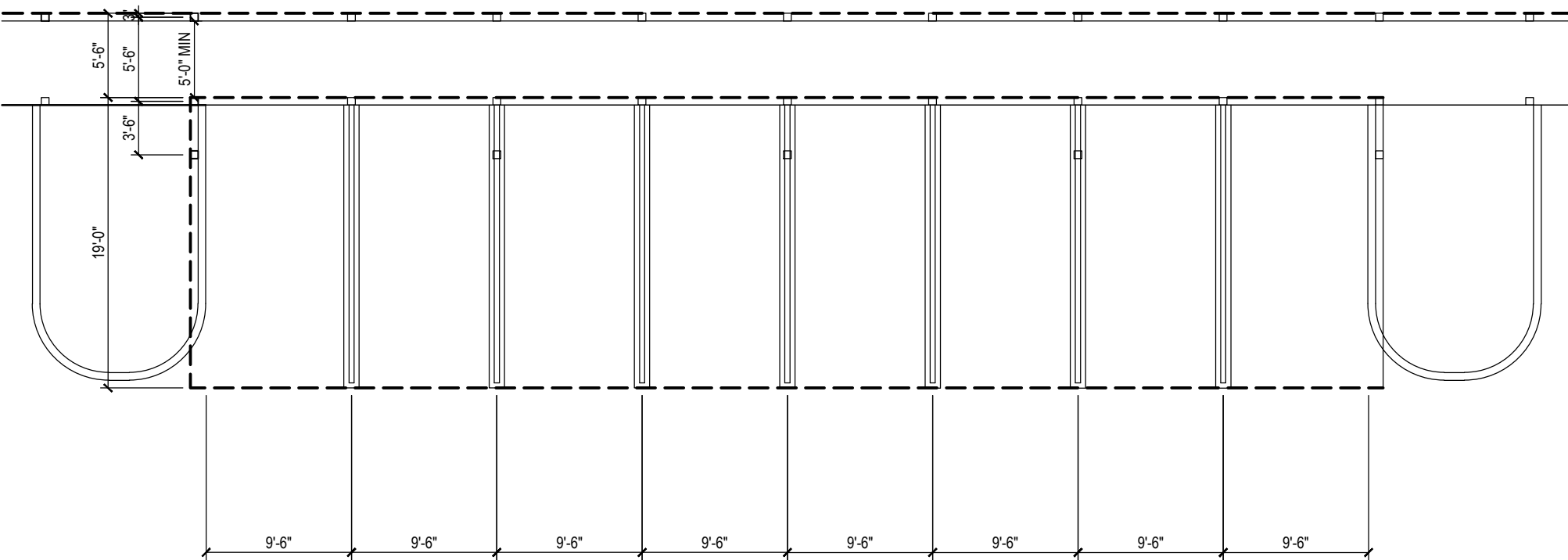
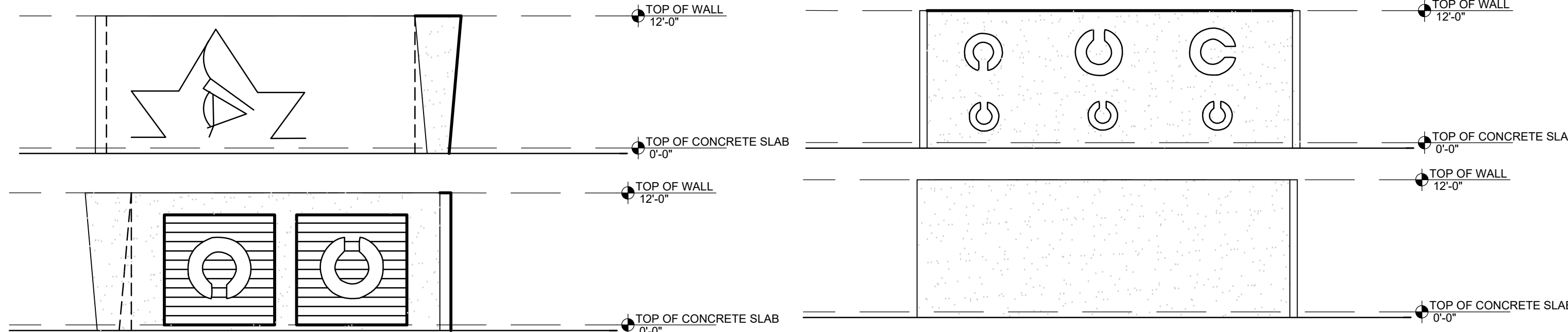
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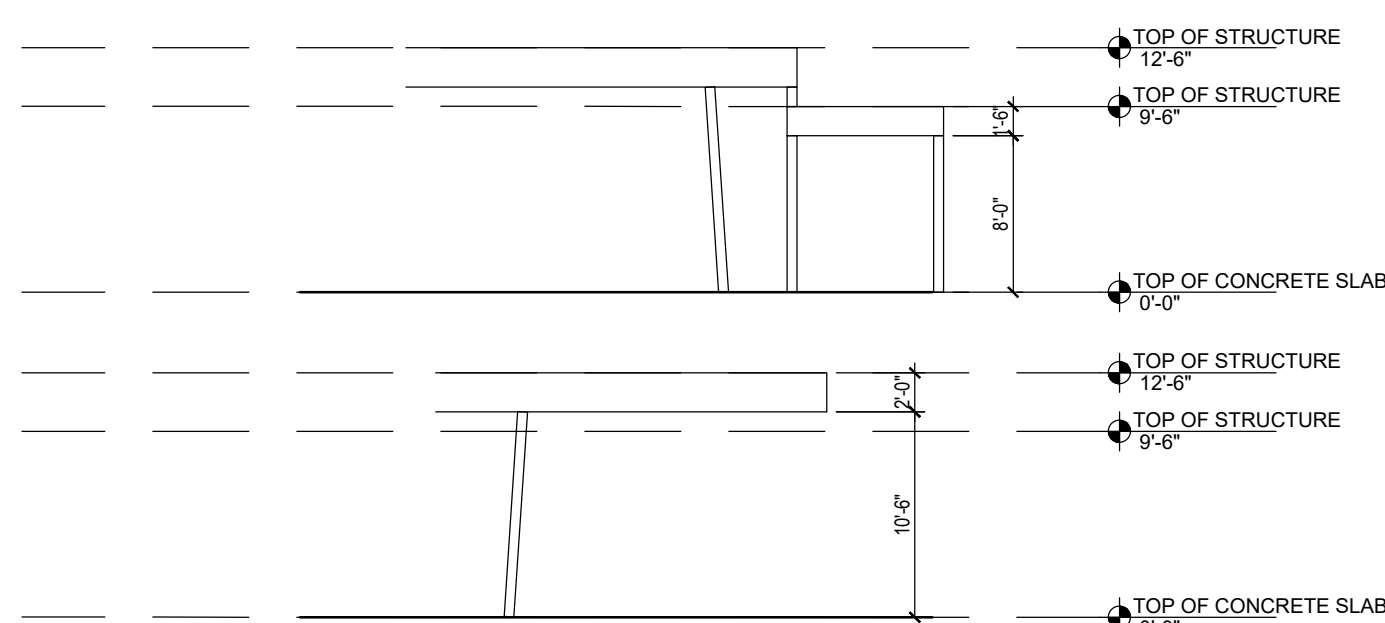
DUMPSTER DETAIL AND ELEVATIONS
N.T.S.



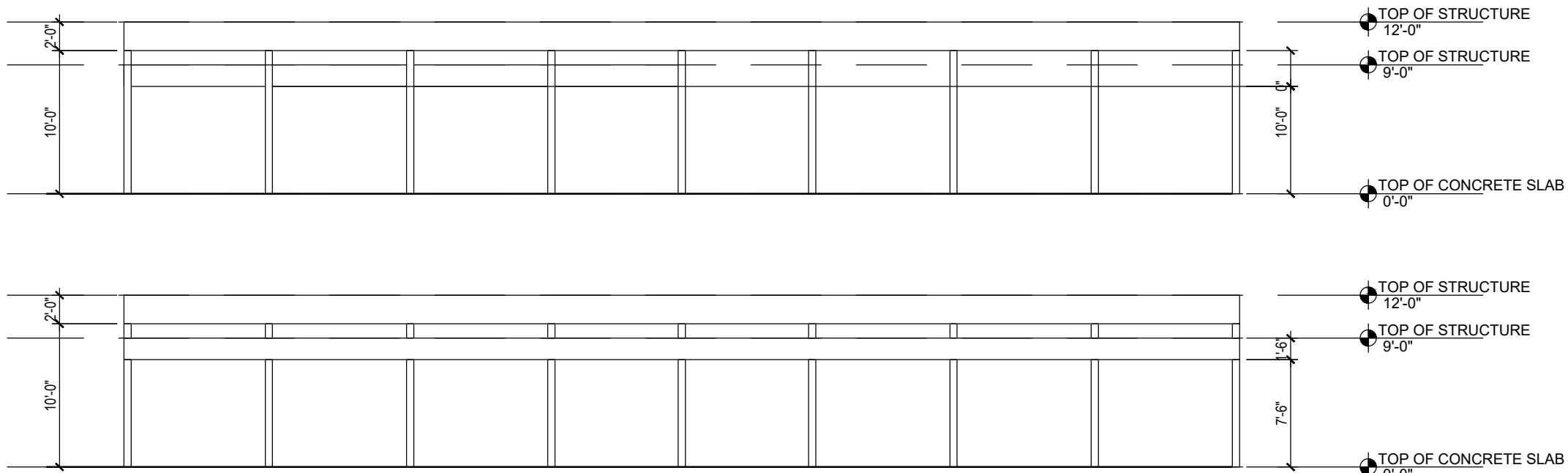
CHILLER DETAIL AND ELEVATIONS
N.T.S.



COVERED PARKING
N.T.S.



COVERED PARKING ELEVATIONS
N.T.S.



WATER AND SEWER:
WATER SERVICE AND SEWER SERVICE WILL BE PROVIDED TO SERVE THE PROPOSED BUILDING BY PSLUD

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE TO AN ONSITE DETENTION POND. FROM THERE DISCHARGE WILL BE CONTROLLED THROUGH AN ONSITE STRUCTURE AND SENT OFFSITE AT THE SOUTHWEST CORNER. STORM WATER WILL DRAIN INTO A PROPOSED DITCH THAT WILL CONNECT TO THE BASINS MAIN WATER MANAGEMENT TRACT.

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 WITHIN 1,000 FEET

LIGHTING NOTES:
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE TRADITION COMMERCE PARK MPUD REQUIREMENTS FOR LIGHTING.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE SUBMITTED DURING THE CONSTRUCTION APPLICATION AND PRIOR TO CONSTRUCTION.

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			

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.

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

PERVIOUS OPEN SPACE:
REQUIRED OPEN SPACE: 35,410.80 SF (MIN) PROVIDED: 70,865 SF
REQUIRED USABLE OPEN SPACE: 1,770.54 SF (MIN) PROVIDED: 2,673 SF
MINIMUM REQUIRED OPEN SPACE: 10.00%
USABLE SPACE (5.00% OF OPEN SPACE)

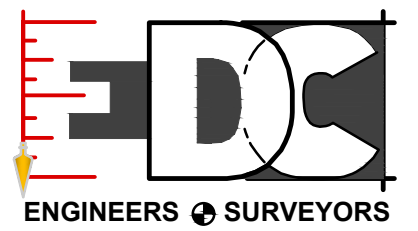
NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).

TRAFFIC STATEMENT
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH ED.

	AVERAGE RATE	PROJECT	TRIPS
WEEKDAY DAILY TRIPS:			
(150)	1.74/1,000 S.F.	7,874 S.F.	= 14
(140)	3.93/1,000 S.F.	117,383 S.F.	= 461
(210)	2.65/1 RESIDENT	1 RESIDENT	= 3
(710)	9.74/1,000 S.F.	19,218 S.F.	= 187
	TOTAL WEEKDAY DAILY TRIPS		= 665
A.M. PEAK HOUR TRIPS:			
(150)	0.22/1,000 S.F.	7,874 S.F.	= 2
(140)	0.81/1,000 S.F.	117,383 S.F.	= 95
(210)	.21/1 RESIDENT	1 RESIDENT	= N/A
(710)	1.47/1,000 S.F.	19,218 S.F.	= 28
	TOTAL A.M. PEAK HOUR TRIPS		= 128
P.M. PEAK HOUR TRIPS:			
(150)	0.24/1,000 S.F.	7,874 S.F.	= 2
(140)	0.79/1,000 S.F.	117,383 S.F.	= 93
(210)	.28/1 RESIDENT	1 RESIDENT	= N/A
(710)	1.42/1,000 S.F.	19,218 S.F.	= 27
	TOTAL P.M. PEAK HOUR TRIPS		= 122



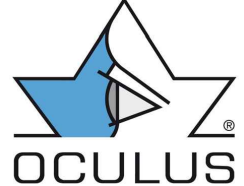
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SITE PLAN DETAILS

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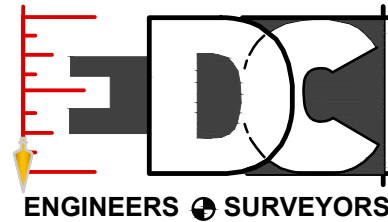
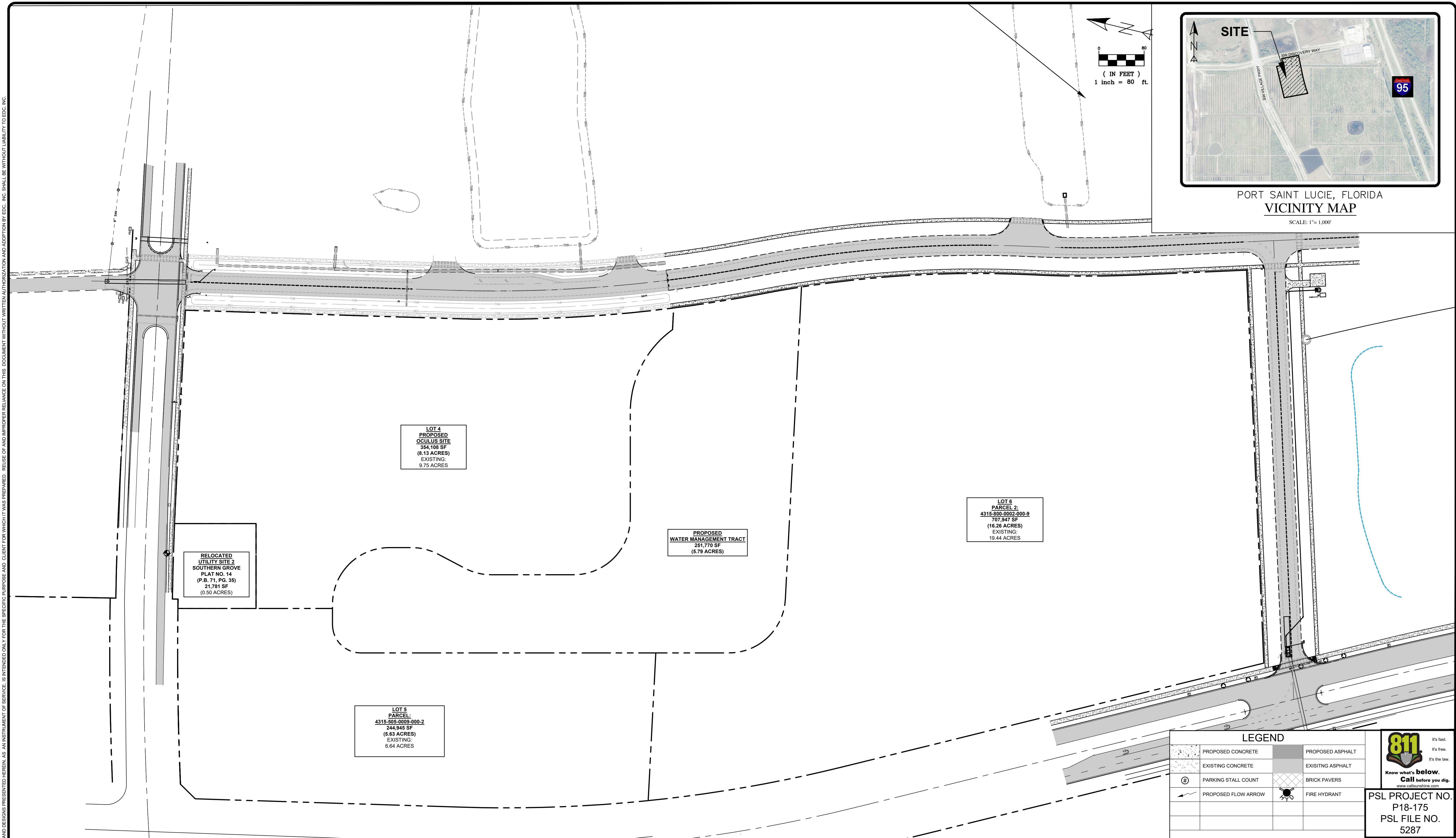
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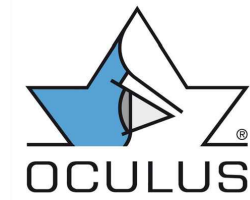


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