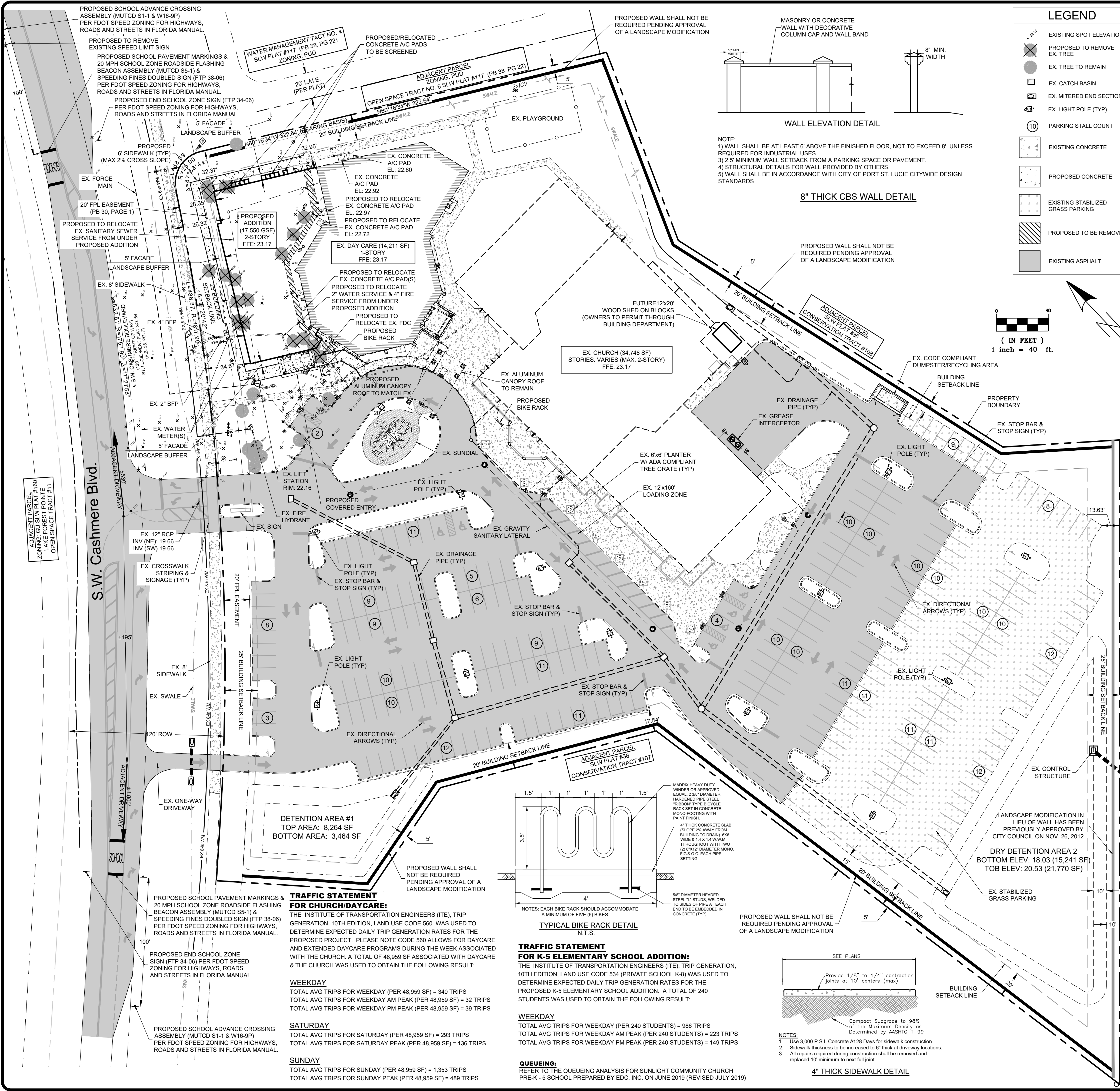


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CLIENT:
SUNLIGHT COMMUNITY CHURCH
477 SW CASHMERE BLVD
PORT ST LUCIE, FL 34986

BUILDING SETBACK:
FRONT SETBACK = 25'
SIDE SETBACK = 20'
REAR SETBACK = 25'

SITE DATA
PARCEL ID: 3323-750-0033-010-8
SECTION: 30 & 31
TOWNSHIP: 36S
RANGE: 40E
ZONING: 1
LAND USE:
ALLOWABLE BUILDING HEIGHT: 35' MAX
EX. BUILDING HEIGHT: 28' W/ EXCEPTION
OF DECORATIVE STEEPLE PER SEU
PREVIOUSLY APPROVED BY RESOLUTION
12-R121
PROPOSED SCHOOL ADDITION: 26'-6"

VICINITY MAP

TOTAL PROJECT AREA:
PARCEL SIZE 339,104.16 S.F. 7.785 AC. 100.00%

LAND USE TABLE:

| | | | |
|-----------------------------------------|-------------|----------|--------|
| EXISTING BUILDING AREA (DAYCARE/CHURCH) | 48,959 S.F. | 1.12 AC. | 14.44% |
| PROPOSED BUILDING ADDITION FOOTPRINT | 8,775 S.F. | 0.20 AC. | 2.59% |
| EXISTING ASPHALT | 98,302 S.F. | 2.26 AC. | 29.03% |
| EXISTING CONCRETE | 20,790 S.F. | 0.47 AC. | 6.03% |
| EXISTING CONCRETE TO BE REMOVED | 680 S.F. | 0.01 AC. | 0.13% |
| PROPOSED CONCRETE | 2,495 S.F. | 0.06 AC. | 0.74% |

IMPERVIOUS/PERVIOUS AT BUILDOUT:

| | | | |
|---------------------|-----------------|----------|--------|
| TOTAL IMPERVIOUS | 178,671.00 S.F. | 4.10 AC. | 52.70% |
| TOTAL PERVIOUS AREA | 160,433.16 S.F. | 3.68 AC. | 47.30% |

PARKING INFORMATION AT BUILDOUT:

EXISTING DAYCARE BUILDING (MONDAY-FRIDAY):
14,211 SF @ 1 SPACE PER 300 SF 48 STALLS

PROPOSED SCHOOL ADDITION (K-5 MONDAY-FRIDAY):
17,550 SF @ 2 SPACES PER EACH CLASSROOM (30 TOTAL CLASSROOMS) 60 STALLS

EXISTING CHURCH ASSEMBLY AREA (SUNDAY):
8,700 SF OF ASSEMBLY AREA @ 1 SPACE PER 40 SF OF ASSEMBLY AREA 218 STALLS

TOTAL PARKING REQUIRED* 326 STALLS
TOTAL EXISTING PARKING PROVIDED** 284 STALLS

REQUIRED HANDICAP 8 STALLS
PROVIDED HANDICAP 8 STALLS

*NOTE: PLEASE SEE "COMBINED/SHARED OFF-STREET PARKING AGREEMENT"
**NOTE: 104 PARKING SPACES ARE STABILIZED GRASS PARKING WHICH MEETS OR EXCEEDS
CODE 158.221 PARAGRAPH B, SUB-PARAGRAPH 1

WATER AND SEWER:
EXISTING WATER SERVICE WILL UTILIZED TO SERVE THE BUILDING ADDITION. WASTEWATER FLOWS WILL BE
DIRECTED TO THE EXISTING LIFT STATION ON SITE.

DRAINAGE:
STORM WATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF EXISTING INLETS FROM THERE IT WILL BE
DIRECTED INTO THE EXISTING DRY DETENTION AREA WHERE WATER QUALITY WILL BE ACHIEVED BEFORE
ULTIMATELY OUTFALLING AT THE ORIGINAL LOCATION INTO A MASTER STORM WATER SYSTEM OF THE ST. LUCIE
WEST SERVICES DISTRICT.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING ADDITION, THIS PROJECT WILL UTILIZE AN EXISTING 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.
AN EXISTING FIRE HYDRANT IS LOCATED ON SITE.

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

LIGHTING NOTES:
EXISTING SITE LIGHTING TO REMAIN.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

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

SIGNS:
SIGNS WILL BE REVIEWED SEPARATELY.

STABILIZED GRASS PARKING:
CHURCHES ARE ALLOWED 75% STABILIZED GRASS PARKING PER CITY CODE 158.221 PARAGRAPH B,
SUB-PARAGRAPH 1

ENVIRONMENTAL SITE ASSESSMENT:
AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL PROCESS.

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 FOR SOLID WASTE AND RECYCLABLE ITEMS.

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN SECTIONS 30 AND 31, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY,
FLORIDA, BEING A PORTION OF PARCEL 3B, AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 36-ACREAGE
& CONSERVATION TRACTS, AS RECORDED IN PLAT BOOK 30, PAGES 1 AND 1A-J, PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF CONSERVATION TRACT NO. 107, AS SHOWN ON SAID ST. LUCIE
WEST WEST PLAT NO. 36; THENCE RUN NORTH 09°11'50" WEST ALONG THE EASTERLY LINE OF SAID
CONSERVATION TRACT NO. 107 A DISTANCE OF 449.19 FEET; THENCE RUN NORTH 61°17'05" WEST ALONG THE
NORTHERLY LINE OF SAID CONSERVATION TRACT NO. 107 A DISTANCE OF 171.98 FEET; THENCE SOUTH
77°24'02" WEST ALONG THE NORTHERLY LINE OF SAID CONSERVATION TRACT NO. 107 A DISTANCE OF 66.83
FEET; THENCE RUN NORTH 42°54'36" WEST ALONG THE NORTHERLY LINE OF SAID CONSERVATION
TRACT NO. 107 A DISTANCE OF 119.03 FEET; THENCE RUN NORTH 47°05'24" EAST A DISTANCE OF 48.58 FEET
TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE
NORTHWEST WITH A RADIUS OF 1817.90 FEET AND CENTRAL ANGLE OF 15°20'42" A DISTANCE OF 486.87 FEET
TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE
SOUTH WITH RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 87°58'43" A DISTANCE OF 38.39 FEET TO A
POINT OF TANGENCY; THENCE RUN SOUTH 60°16'34" EAST A DISTANCE OF 322.64 FEET TO THE MOST
NORTHERLY CORNER OF CONSERVATION TRACT NO. 108, AS SHOWN ON SAID ST. LUCIE WEST PLAT NO. 36;
THENCE RUN SOUTH 22°34'17" WEST ALONG THE WESTERLY LINE OF SAID CONSERVATION TRACT NO. 108 A
DISTANCE OF 155.16 FEET; THENCE RUN SOUTH 14°01'40" EAST ALONG THE WESTERLY LINE OF SAID
CONSERVATION TRACT NO. 108 A DISTANCE OF 296.63'; THENCE RUN SOUTH 50°00'31" EAST ALONG THE WESTERLY LINE OF
SAID CONSERVATION TRACT NO. 108 A DISTANCE OF 90.12 FEET TO THE MOST SOUTHERLY CORNER OF SAID
CONSERVATION TRACT NO. 108; THENCE RUN SOUTH 43°28'04" WEST A DISTANCE OF 496.75 FEET TO THE
POINT OF BEGINNING.
CONTAINING 7.785 ACRES.

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.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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: JHR
DRAWN BY: JLV
FILE NAME: 19-314-Sub-Plan 0.dwg
SHEET: 1 OF 1
LAYOUT: AS SHOWN
SCALE: AS SHOWN
DATE: 08/27/2019

**SUNLIGHT COMMUNITY CHURCH
SCHOOL EXPANSION
SITE PLAN**

FLORIDA
PORT ST. LUCIE

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

EDC

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

19-314

1 OF 1

PLANNING & ZONING DEPT.
CITY OF PSL SITE PLAN PROJECT # P19-097