

LEGAL DESCRIPTION
 LOTS 3, 4, 5, 6, 7, 24, 25, 26, 27, AND 28, BLOCK 1139, PORT ST. LUCIE SECTION NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 2.296 ACRES, MORE OR LESS.

SECTION 08, TOWNSHIP 37 SOUTH, RANGE 40 EAST
 PARCEL ID #:
 3420-540-1625-000-2
 3420-540-1624-000-5
 3420-540-1623-000-8
 3420-540-1622-000-1
 3420-540-1621-000-4
 3420-540-1642-000-7
 3420-540-1643-000-4
 3420-540-1644-000-1
 3420-540-1645-000-8
 3420-540-1646-000-5

PROJECT NAME: BLUEKEY
 PROJECT ADDRESS: PORT ST LUCIE BLVD., TBD
 PROPOSED USE: OFFICE / RETAIL
 OWNERS: FLORIDA PROPERTIES GROUP, INC. 4993 SW 29TH PLACE DAVIE, FL 33330
 FLORIDA PROPERTIES WEST COAST, LLC 4993 SW 29TH PLACE DAVIE, FL 33330
 PROPERTIES OF CENTRAL FLORIDA, LLC 4993 SW 29TH PLACE DAVIE, FL 33330
 DEVELOPER: BLUEKEY EQUITY PARTNERS, LLC 3878 SHERIDAN STREET HOLLYWOOD, FL 33021
 ARCHITECT: STEPHAN CLAREN CLAREN ARCHITECTURE + DESIGN 3892 NW 4TH COURT BOCA RATON, FL 33431 (772) 280-3951
 SURVEYING: BETSY LINDSAY, INC. SURVEYING AND MAPPING 7907 SW JACK JAMES DRIVE STUART, FL 34987 (772) 286-5753
 ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
 PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA
 LOTS 3 - 7 & 24 - 28 CURRENT FUTURE LAND USE: ROI
 LOTS 3, 4, 27, & 28 CURRENT ZONING: P
 LOTS 5 - 7 & 24 - 26 CURRENT ZONING: RS-2
 LOTS 3 - 7 & 24 - 28 PROPOSED ZONING: LMD
 GROSS SITE AREA 100,000 S.F. (2.296 AC) = 100.00%
 IMPERVIOUS AREA 69,247 S.F. (1.590 AC) = 69.25%
 PROPOSED BUILDING 22,120 S.F. (0.508 AC) = 22.12%
 PROPOSED PAVEMENT 43,698 S.F. (1.003 AC) = 43.69%
 PROPOSED CONCRETE 3,439 S.F. (0.079 AC) = 3.44%
 PERVIOUS AREA: 30,753 S.F. (0.706 AC) = 30.75%
 OPEN SPACE AREA 23,075 S.F. (0.530 AC) = 23.07%
 DRY DETENTION AREA 7,678 S.F. (0.176 AC) = 7.68%
 UPLAND PRESERVE 0 S.F. (0.000 AC) = 0.00%
 WETLANDS 0 S.F. (0.000 AC) = 0.00%
 WETLAND BUFFERS 0 S.F. (0.000 AC) = 0.00%

BUILDING INFO:
 BUILDING SETBACKS:
 LIMITED MIX USE (25')
 FRONT BUILDING SETBACK (25')
 SIDE BUILDING SETBACK (10')
 REAR BUILDING SETBACK (25')
 BUILDING DATA:
 OFFICE/RETAIL FLOOR AREA = 22,120 S.F.
 BUILDING HEIGHT:
 PROPOSED BUILDING HEIGHT = 17'
 PARAPET HEIGHT = 25'

PROVIDER OF UTILITIES:
 WATER: PSLUSD
 WASTEWATER: PSLUSD
 IRRIGATION: WELL

PARKING CALCULATIONS:
 PARKING REQUIRED:
 22,120 S.F. OFFICE/RETAIL AREA
 1 SPACE / 200 S.F. OFFICE/RETAIL AREA
 22,120 / 200 = 111 SPACES
 PARKING PROVIDED = 111 SPACES (S HC)
 PARKING REQUIRED = 114 SPACES (S HC)

HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
 THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

LIGHT FIXTURES:
 PROPOSED LIGHT FIXTURES & LIGHT POLES ARE TO BE ENGINEERED BY LIGHTING ENGINEER.



EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT 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: [Signature]
 RVT
 DRAWN BY: [Signature]
 21-367 (08-23-2021) - 09 (DWG)
 FILE NAME: [Blank]
 LAYOUT: [Blank]
 SCALE: 1" = 30'
 DATE: 30 NOVEMBER 2021

TRAFFIC STATEMENT:
 INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
 GENERAL OFFICE (710) (AVERAGE RATES UTILIZED)
 AVERAGE RATE PROJECT S.F. TRIPS
 WEEKDAY DAILY TRIPS: 10,841,000 S.F. 22,120 S.F. = 240
 GENERAL OFFICE (710)
 A.M. PEAK HOUR TRIPS (7 a.m. - 9 a.m.): 1,521,000 S.F. 22,120 S.F. = 34
 GENERAL OFFICE (710)
 P.M. PEAK HOUR TRIPS (4 p.m. - 6 p.m.): 1,441,000 S.F. 22,120 S.F. = 32
 GENERAL OFFICE (710)

UPLAND PRESERVE REQUIREMENTS:
 PROJECT AREA: 100,000 S.F. (2.296 AC.)
 UPLAND AREA: 100,000 S.F. (2.296 AC.)
 PER EDC ENVIRONMENTAL ASSESSMENT
 MITIGATION REQUIRED: 37,500 S.F. (0.861 AC.)
 (2.296 x 25% = 0.574 ACRES x 1.5 = 0.861 ACRES)

SITE PLAN NOTES:
 1. 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.
 2. 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.
 3. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
 4. 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).
 5. 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).
 6. ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.
 7. ALL FUTURE GREASE INTERCEPTORS WILL BE INSTALLED FOR ESTABLISHMENTS LISTED IN PSLUSD UTILITY STANDARDS MANUAL, LATEST REVISION.

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

LOCATION	APPROX. DISTANCE PER GOOGLE MAPS
1. EAST SIDE OF PROPERTY @ THE CORNER OF SW MONTERRAY LN. & PSL BLVD.	641± FEET
2. EAST SIDE OF PROPERTY @ THE CORNER OF SW CAMEO BLVD. & PSL BLVD.	982± FEET
3. FRONT OF PROPERTY ON PSL BLVD.	
4. BACK OF PROPERTY ON SW SEAGULL TERRACE	

LEGEND

	EXISTING METER
	PROPOSED METER
	PROPOSED SIGN
	BLOCK NUMBER
	MITRED END SECTION
	HANDICAP STALL
	LIGHT FIXTURE TAG HEIGHT OF FIXTURE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

PSL PROJECT NO. P21-289
PSLUSD FILE NO. 5417

21-367

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BLUKEY
 PORT ST LUCIE, FL
 LIGHTING FIXTURE SCHEDULE

TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	DIMMING	VOLTS	MOUNTING	REMARKS	INPUT WATTS
SA		CREE LIGHTING	OSQ-L-16-40K7-3M(VOLTAGE)-NM-FINSH	SITE / PARKING LOT LED FIXTURE W/ TYPE V OPTICS	INTEGRATED LED	0-10V	120	TENON	ALL POLES MOUNTED @ 20' OF 4" / 180 DEGREE, TWIN HEAD SETUP / CONCRETE POLES	104W
SB		CREE LIGHTING	OSQ-L-16-40K7-3M(VOLTAGE)-NM-FINSH-BLSF	SITE / PARKING LOT LED FIXTURE W/ TYPE V OPTICS & BACKLIGHT SHIELD	INTEGRATED LED	0-10V	120	TENON	ALL POLES MOUNTED @ 20' OF 4" / CONCRETE POLES	104W

LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	LLF	DESCRIPTION
	3	SA	BACK - BACK	0.900	CREE LIGHTING OSQ-M-B-16L-40K7-3M-XX-NM-XX, 2@180°
	1	SB	SINGLE	0.900	CREE LIGHTING OSQ-M-B-16L-40K7-3M-XX-NM-XX / OSQ-BLSMF

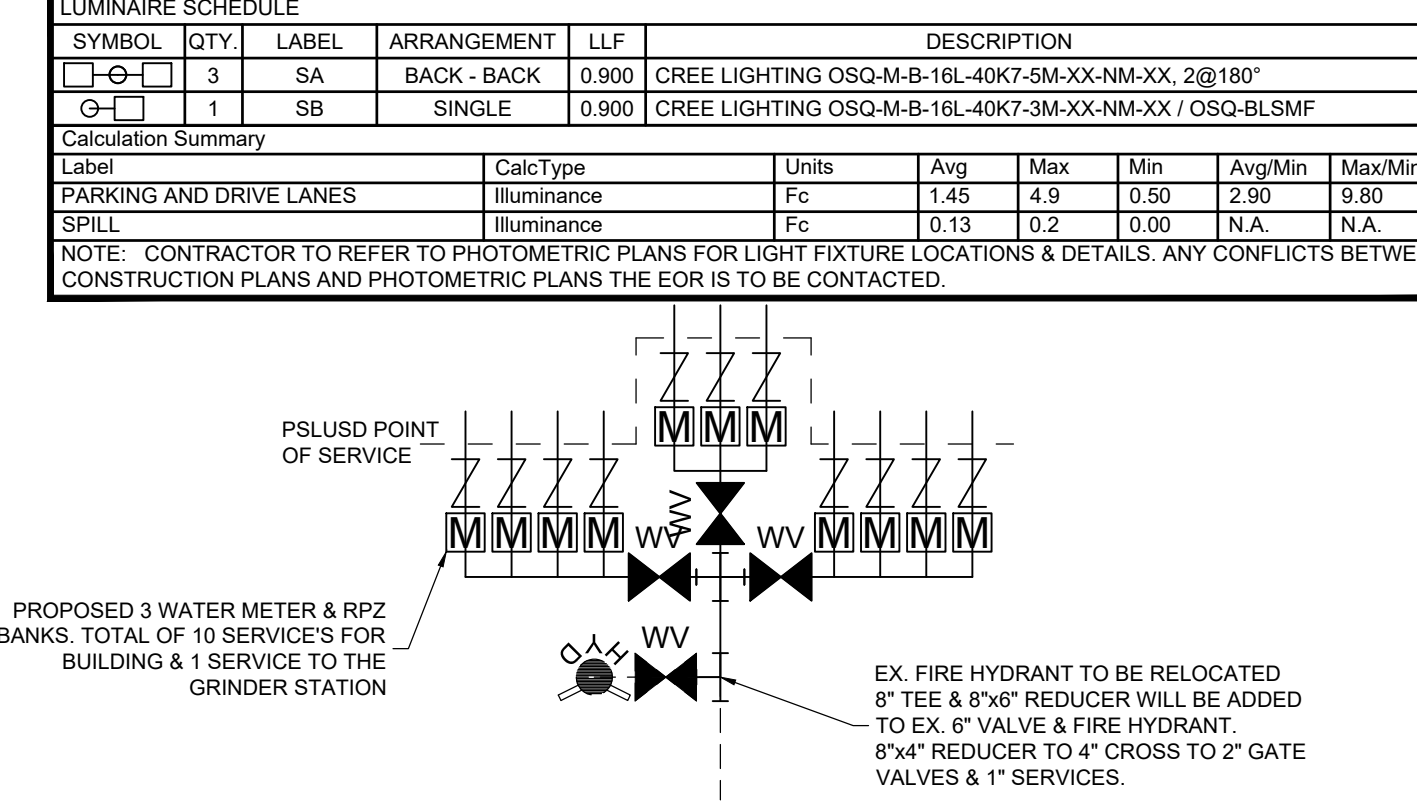
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LANES	illuminance	Fc	1.45	4.9	0.50	2.90	9.80
SPILL	illuminance	Fc	0.13	0.2	0.00	N.A.	N.A.

NOTE: CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS. ANY CONFLICTS BETWEEN CONSTRUCTION PLANS AND PHOTOMETRIC PLANS THE EOR IS TO BE CONTACTED.

PROPOSED 3 WATER METER & RPZ BANKS, TOTAL OF 10 SERVICES FOR BUILDING & 1 SERVICE TO THE GRINDER STATION

EX. FIRE HYDRANT TO BE RELOCATED 8" TEE & 8"x6" REDUCER WILL BE ADDED TO EX. 6" VALVE & FIRE HYDRANT. 8"x4" REDUCER TO 4" CROSS TO 2 GATE VALVES & 1" SERVICES.



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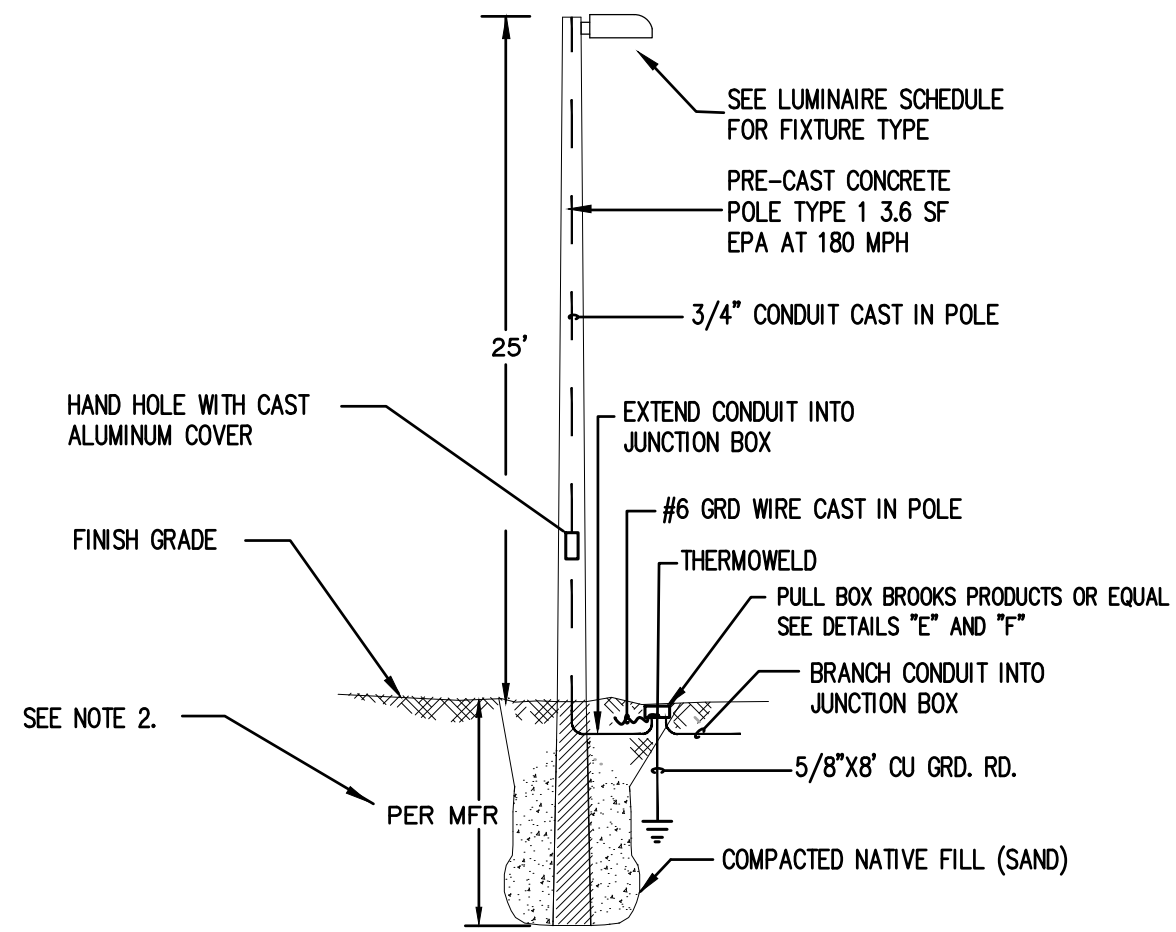
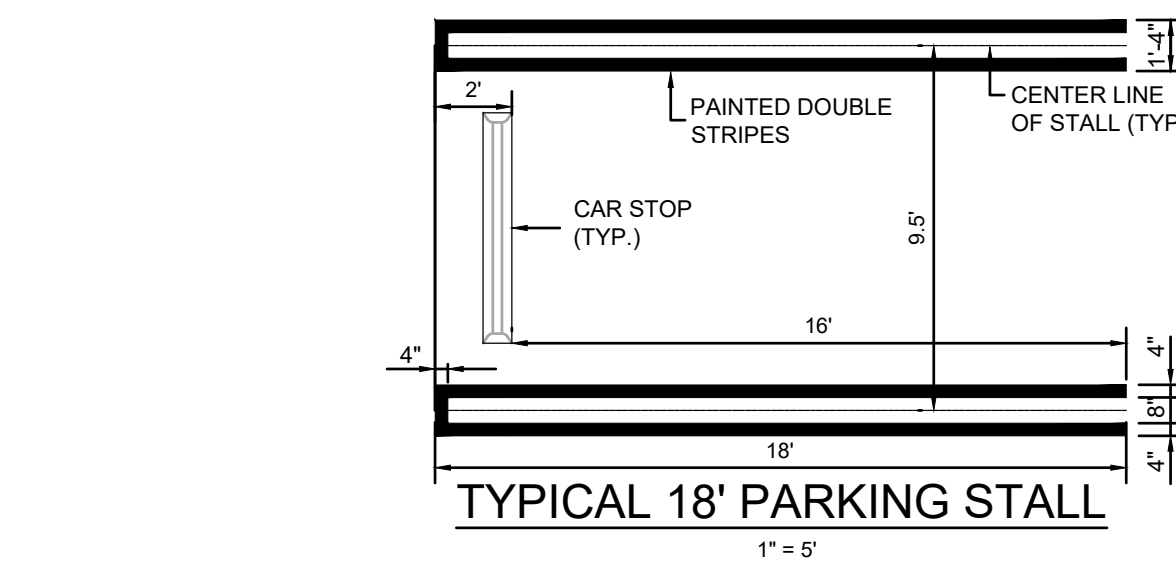
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"LANDSCAPEFORMS - CHASE PARK LITTER"

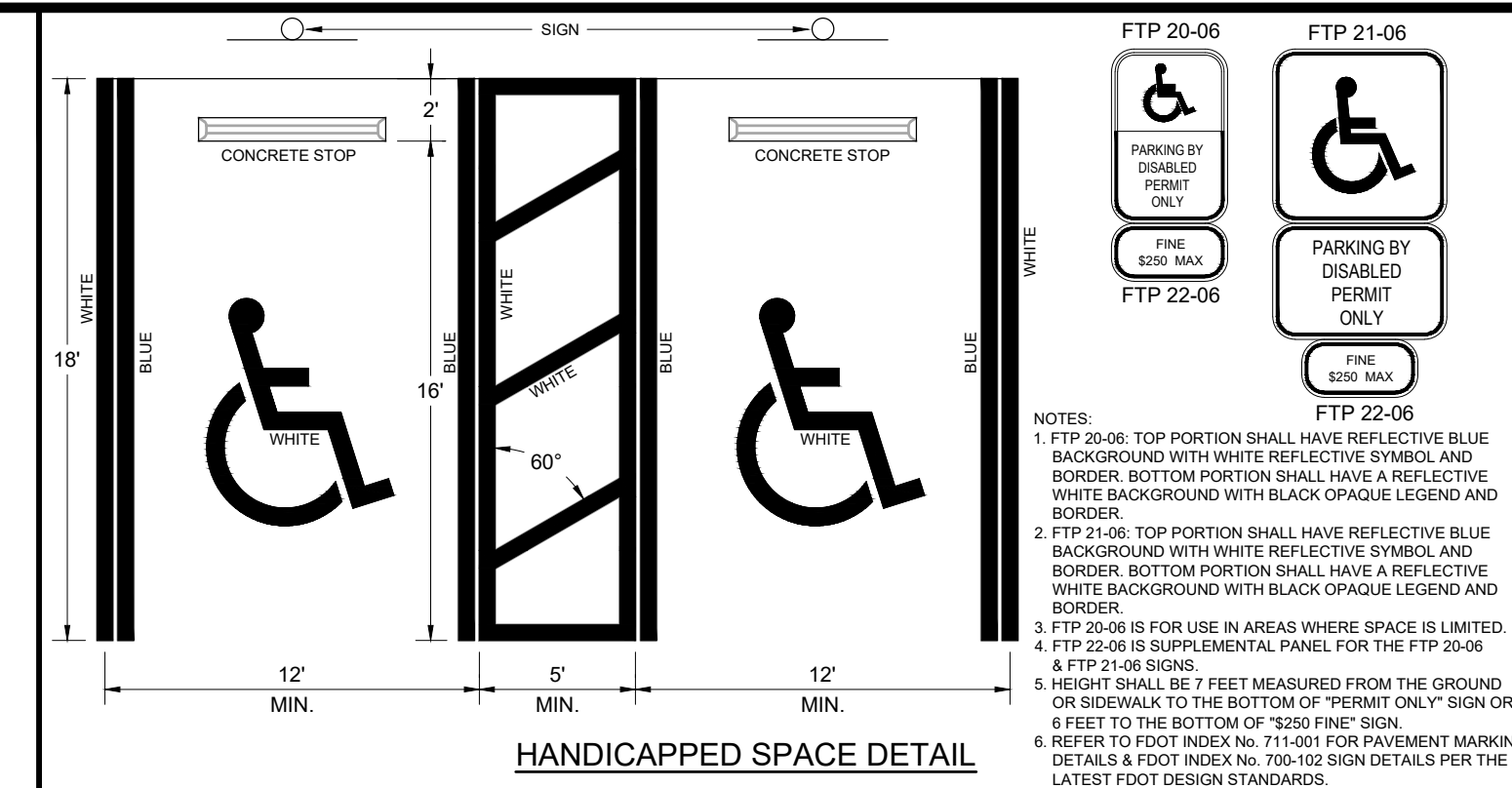
TRASH RECEPTACLE DETAIL

N.T.S.



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL
SCALE NONE

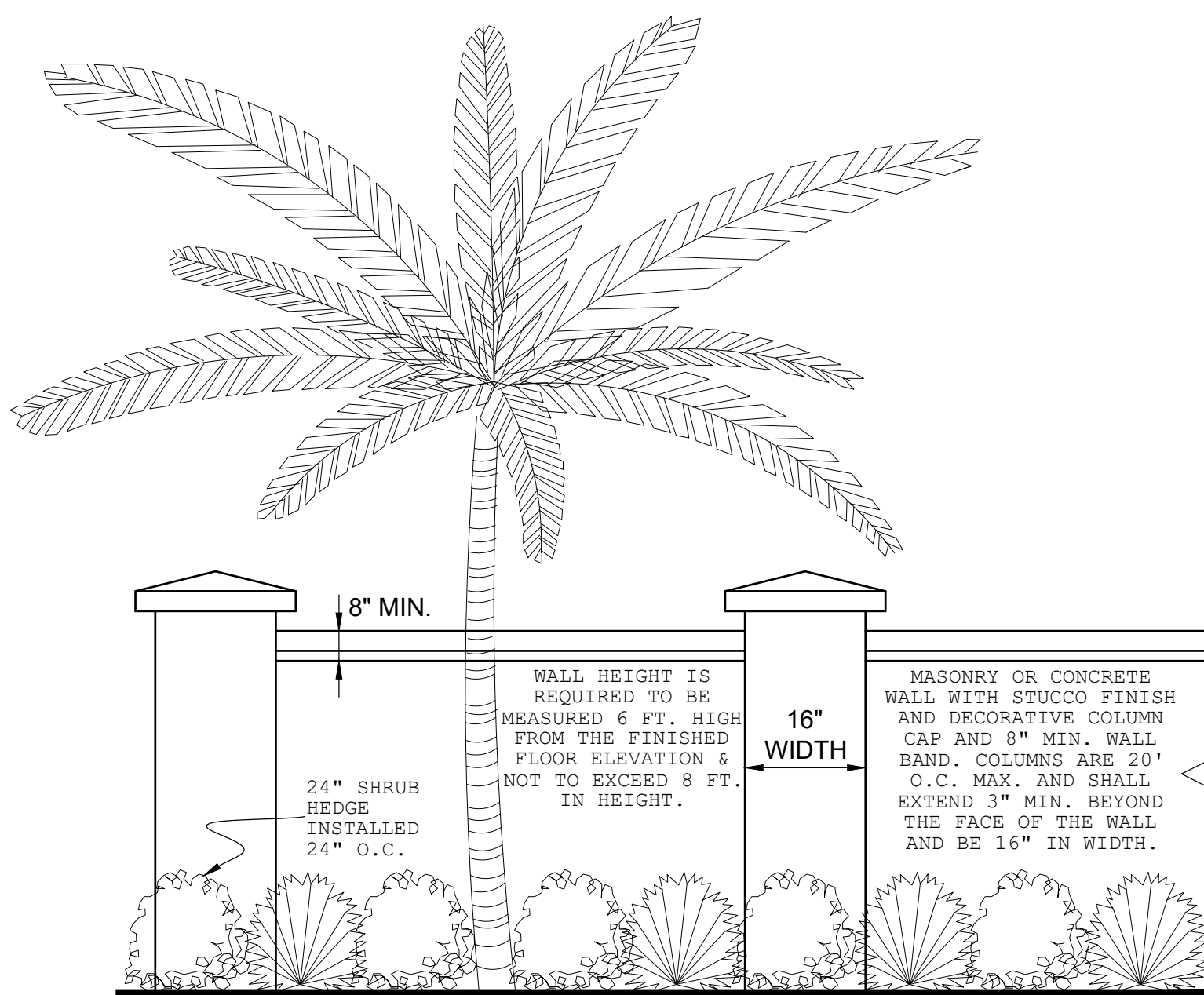


NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED. FTP 21-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
4. 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 "3250 FINE" SIGN.
5. REFER TO FOOT INDEX NO. 711.001 FOR PAVEMENT MARKING DETAILS & FOOT INDEX NO. 700-102 SIGN DETAILS PER THE LATEST FOOT DESIGN STANDARDS.

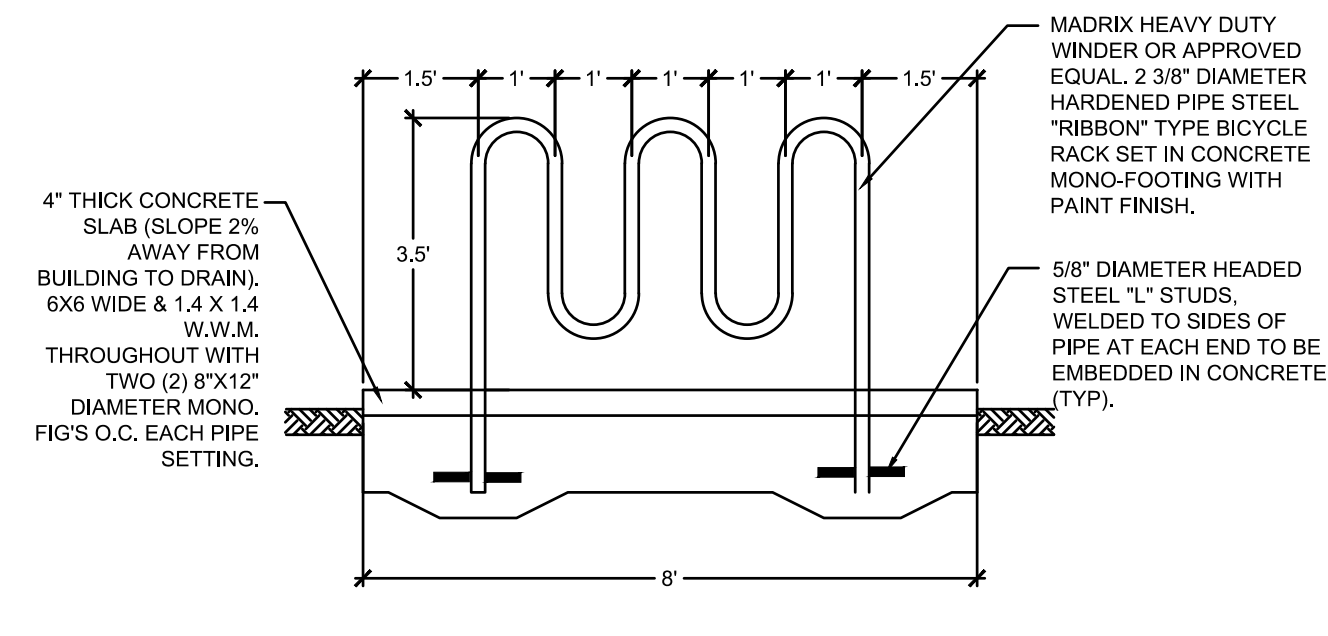
ENVIRONMENTAL SITE ASSESSMENT STATEMENT (PER REPORT BY EDC, INC., JULY 19, 2021)

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

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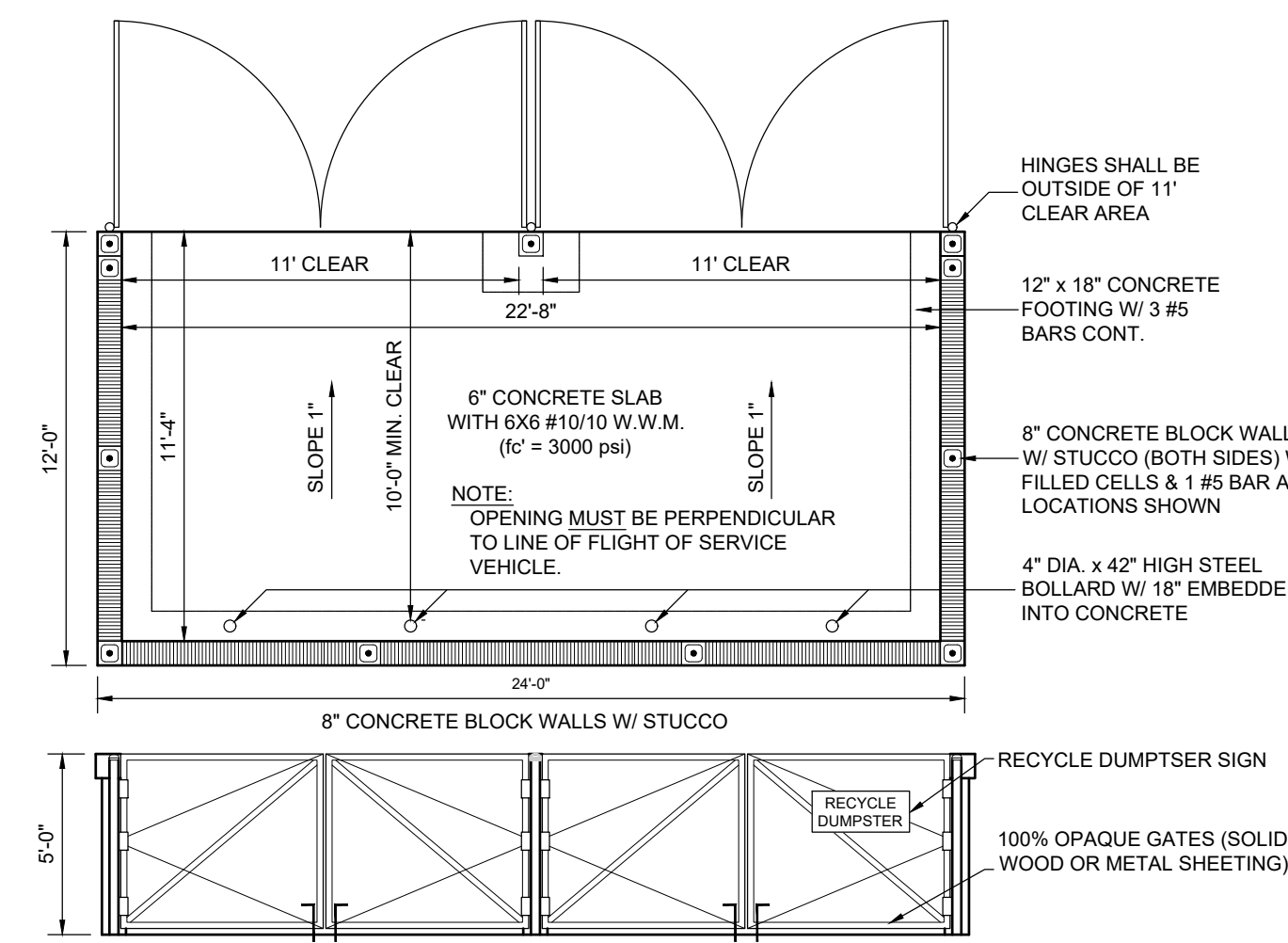


MASONRY LANDSCAPE WALL
N.T.S.

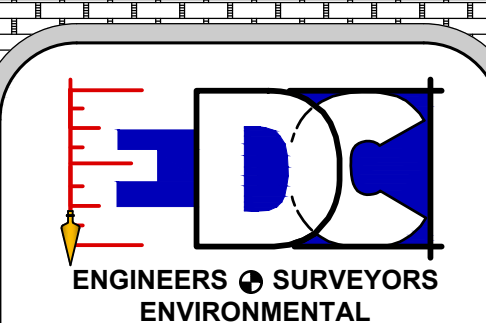
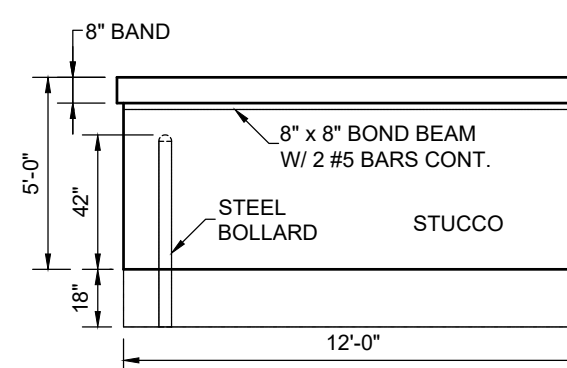


NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL
N.T.S.



24' x 12' DUMPSTER DETAIL



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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
FILE NAME	DATE
SITE PLAN DETAILS	DATE
LAYOUT	DATE
SCALE	DATE
REVISION COMMENTS	DATE

BLUEKEY
SITE PLAN DETAILS
FLORIDA
PORT ST. LUCIE



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

PSL PROJECT NO.
P21-289
PSLUSD FILE NO.
5417



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