

SITE PLAN FOR A COMMUNITY OF CARING HOSPITAL IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST CITY OF PORT ST. LUCIE, FLORIDA

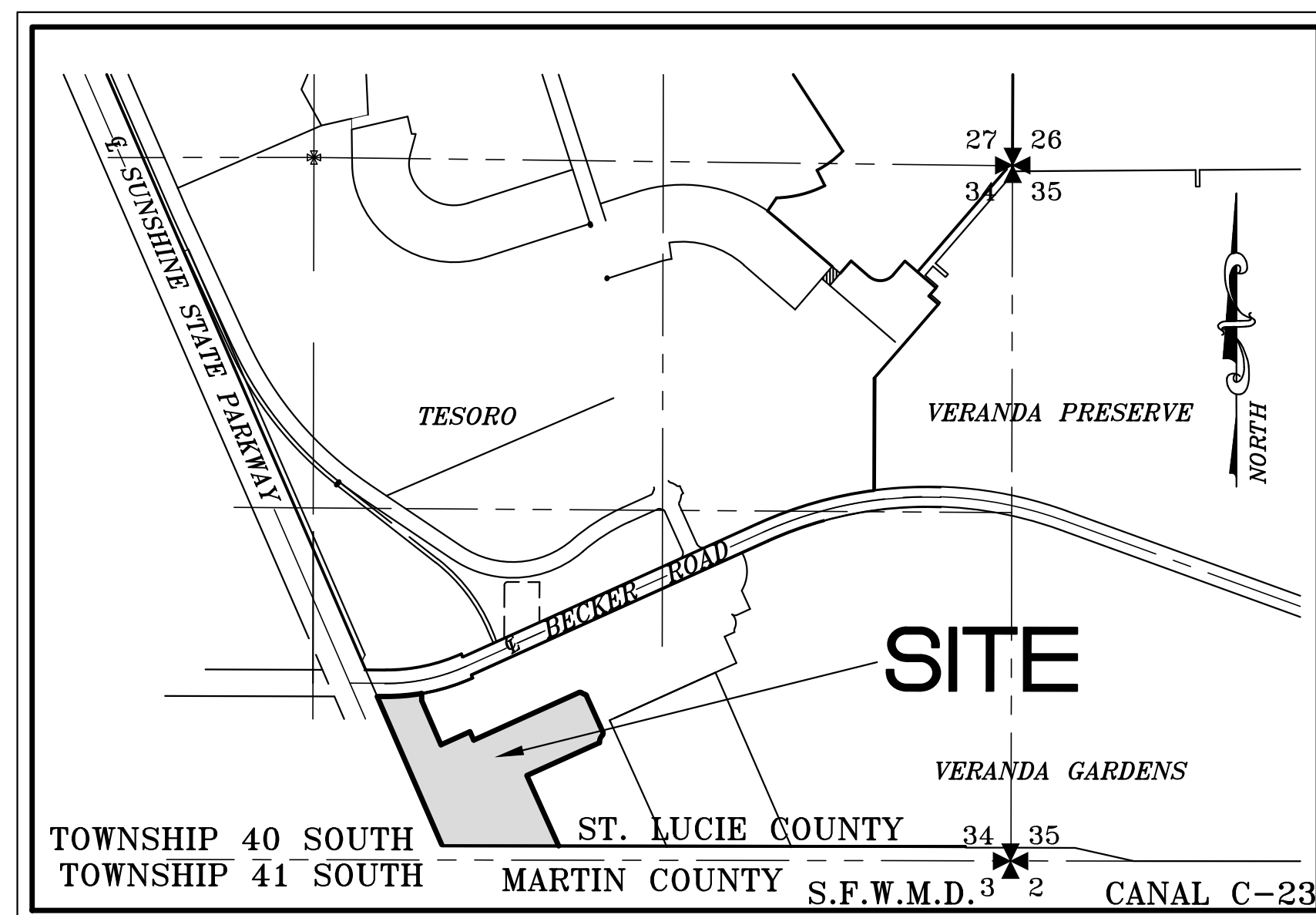
LEGAL DESCRIPTION

Being all of Tracts 1, 4 and 5 of the plat of VERANDA PLAT NO. 8, as recorded in Plat Book 100, Page 11, Public Records of St. Lucie County, Florida.

Containing 25.244 acres, more or less.

SITE ADDRESS

TBD



LOCATION MAP N.T.S.

SECTION 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	OVERALL SITE PLAN
3-6	DETAILED SITE PLAN
7	DETAIL SHEET

REVISED
5/4/2022



Know what's below.
Call before you dig.

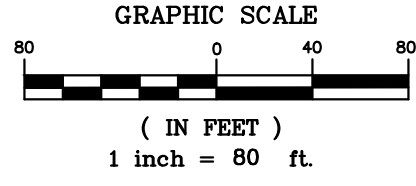


2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

JAMES P. TERPENING JR., P.E. FL. REG. NO. 24276

PSLUSD FILE No. 11-824-13C
CITY OF PSL PROJECT No. P22-127

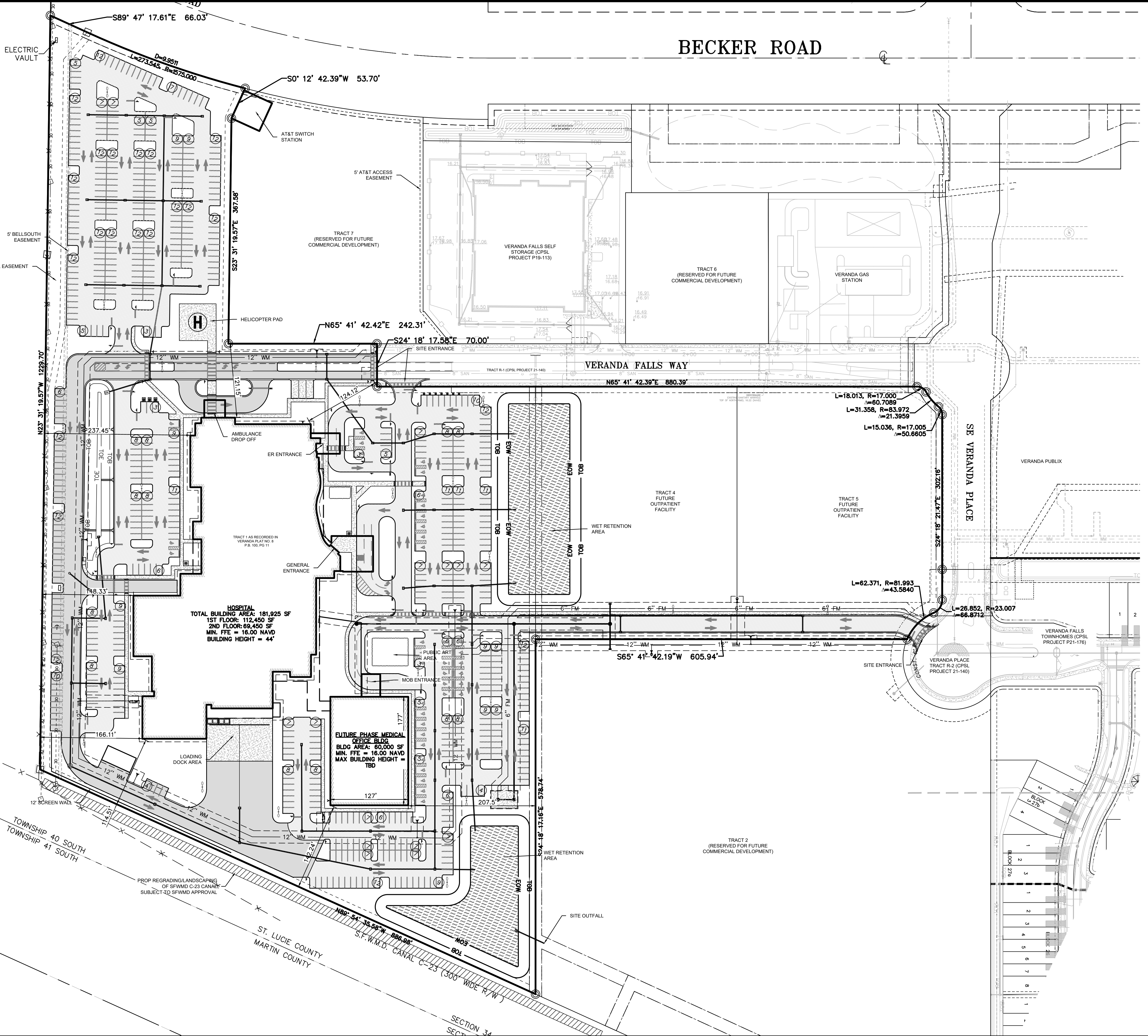
BECKER ROAD



RIGHT-OF-WAY

SUNSHINE STATE PARKWAY

300.00' RIGHT-OF-WAY



TOTAL BUILDING AREA: 181,925 SF
 1ST FLOOR: 112,450 SF
 2ND FLOOR: 69,450 SF
 MIN. FTE = 16.00 NAVD
 BUILDING HEIGHT = 44'

CUTURE PHASE MEDICAL OFFICE BLDG
 BLDG AREA: 60,000 SF
 MIN. FTE = 16.00 NAVD
 MAX BUILDING HEIGHT = TBD

CITY OF PSL PROJECT No. P22-127
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COMPUTER FILE REF.	FIELD BK./PG.

BY	DATE

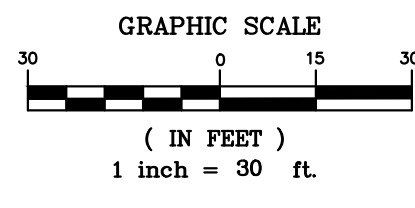
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- REVISIONS -		BY	DATE

BY	DATE
DESIGNED	
CALCS.	
DRAWN	ZM 3/29/22
DETAILED	
CHECKED	DM
APPROVED	JPT

A COMMUNITY OF CARING HOSPITAL
OVERALL SITE PLAN

DATE: 4/6/22
 HORIZ. SCALE: 1"=80'
 VERT. SCALE: -
 JOB No. 21-126
 SHEET 2 of 7



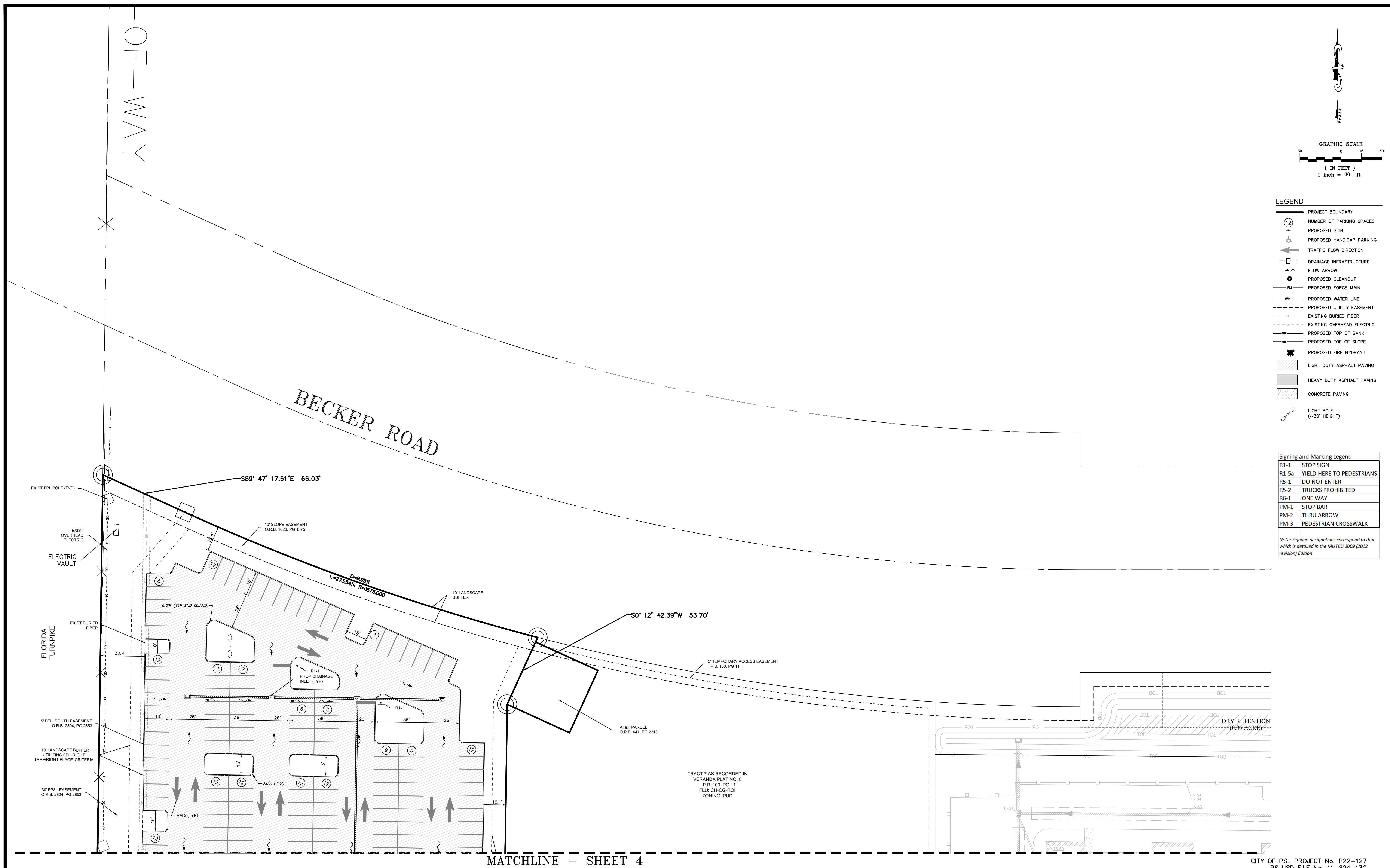
LEGEND

	PROJECT BOUNDARY
	NUMBER OF PARKING SPACES
	PROPOSED SIGN
	PROPOSED HANDICAP PARKING
	TRAFFIC FLOW DIRECTION
	DRAINAGE INFRASTRUCTURE
	FLOW ARROW
	PROPOSED CLEANOUT
	PROPOSED FORCE MAIN
	PROPOSED WATER LINE
	PROPOSED UTILITY EASEMENT
	EXISTING BURIED FIBER
	EXISTING OVERHEAD ELECTRIC
	PROPOSED TOP OF BANK
	PROPOSED TOE OF SLOPE
	PROPOSED FIRE HYDRANT
	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	LIGHT POLE (~30' HEIGHT)

Signing and Marking Legend

R1-1	STOP SIGN
R1-5a	YIELD HERE TO PEDESTRIANS
R5-1	DO NOT ENTER
R5-2	TRUCKS PROHIBITED
R6-1	ONE WAY
PM-1	STOP BAR
PM-2	THRU ARROW
PM-3	PEDESTRIAN CROSSWALK

Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition



MATCHLINE - SHEET 4

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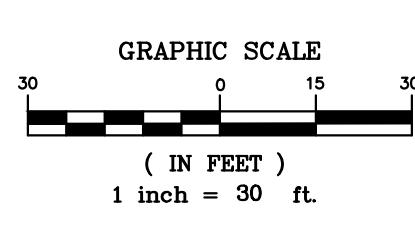
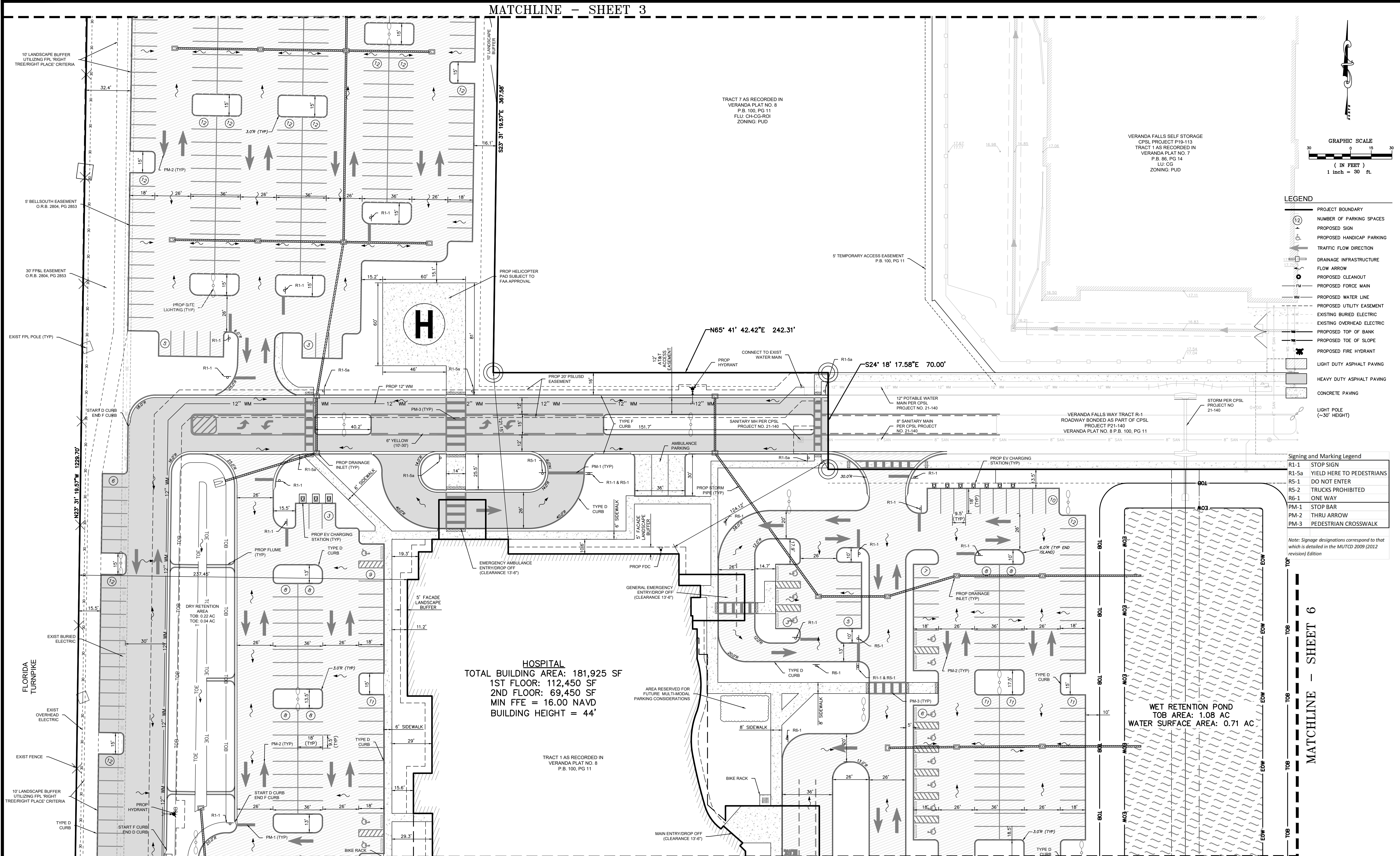
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DESIGNED		
CALCS.		
DRAWN	ZM	3/29/22
DETAILED		
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A COMMUNITY OF CARING HOSPITAL

DETAILED SITE PLAN

DATE: 4/6/22
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: -
 JOB No. 21-126
 SHEET **3 of 7**



- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
 - FLOW ARROW
 - PROPOSED CLEANOUT
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 - PM-2 THRU ARROW
 - PM-3 PEDESTRIAN CROSSWALK
- Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition*

HOSPITAL
 TOTAL BUILDING AREA: 181,925 SF
 1ST FLOOR: 112,450 SF
 2ND FLOOR: 69,450 SF
 MIN FFE = 16.00 NAVD
 BUILDING HEIGHT = 44'

WET RETENTION POND
 TOB AREA: 1.08 AC
 WATER SURFACE AREA: 0.71 AC

MATCHLINE - SHEET 6

COMPUTER FILE REF.	FIELD BK./PG.

BY	DATE

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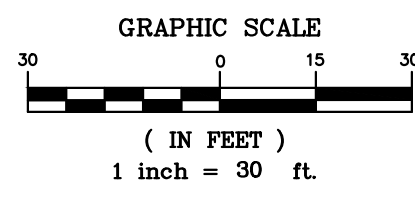
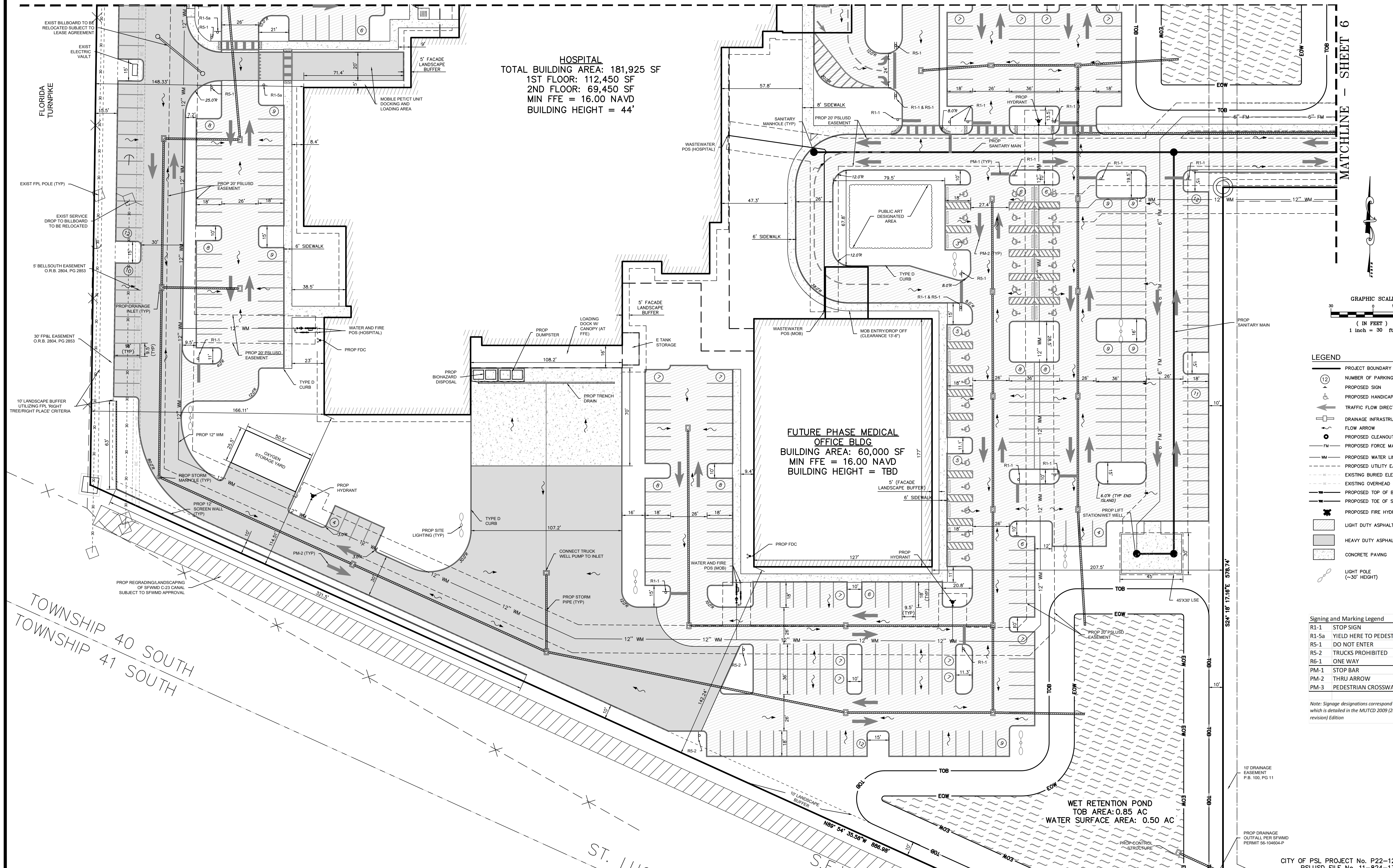
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DESIGNED	
CALCS.	
DRAWN	3/29/22
DETAILED	
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A COMMUNITY OF CARING HOSPITAL
DETAILED SITE PLAN

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 MIN FFE = 16.00 NAVD
 BUILDING HEIGHT = 44'

FUTURE PHASE MEDICAL OFFICE BLDG
 BUILDING AREA: 60,000 SF
 MIN FFE = 16.00 NAVD
 BUILDING HEIGHT = TBD

WET RETENTION POND
 TOB AREA: 0.85 AC
 WATER SURFACE AREA: 0.50 AC



- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
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 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
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- Signing and Marking Legend**
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 - R5-2 TRUCKS PROHIBITED
 - R6-1 ONE WAY
 - PM-1 STOP BAR
 - PM-2 THRU ARROW
 - PM-3 PEDESTRIAN CROSSWALK
- Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition*

TOWNSHIP 40 SOUTH
 TOWNSHIP 41 SOUTH

ST. LUCAS

CITY OF PSL PROJECT No. P22-127
 PSLUSD FILE No. 11-824-13C

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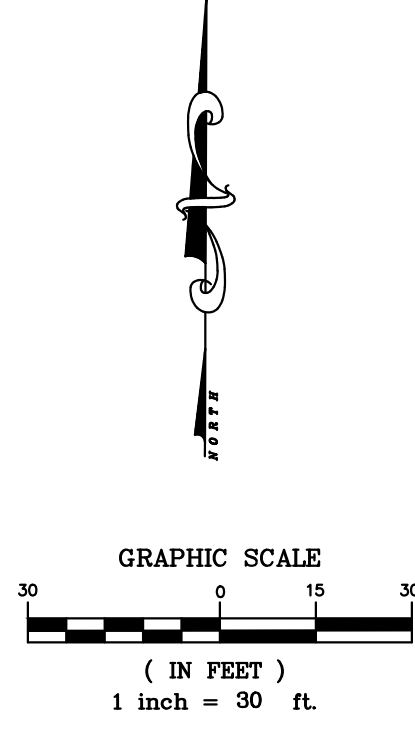
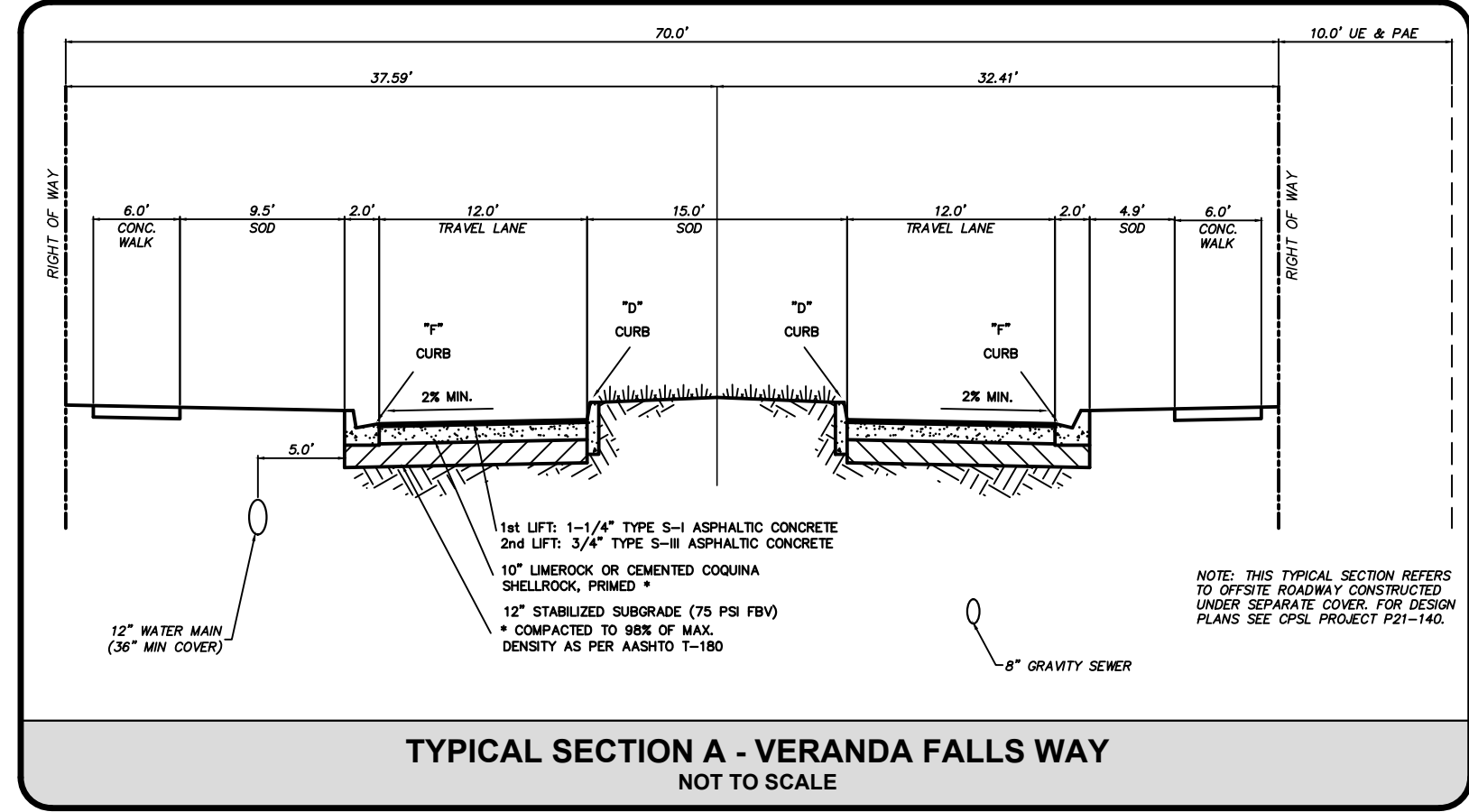
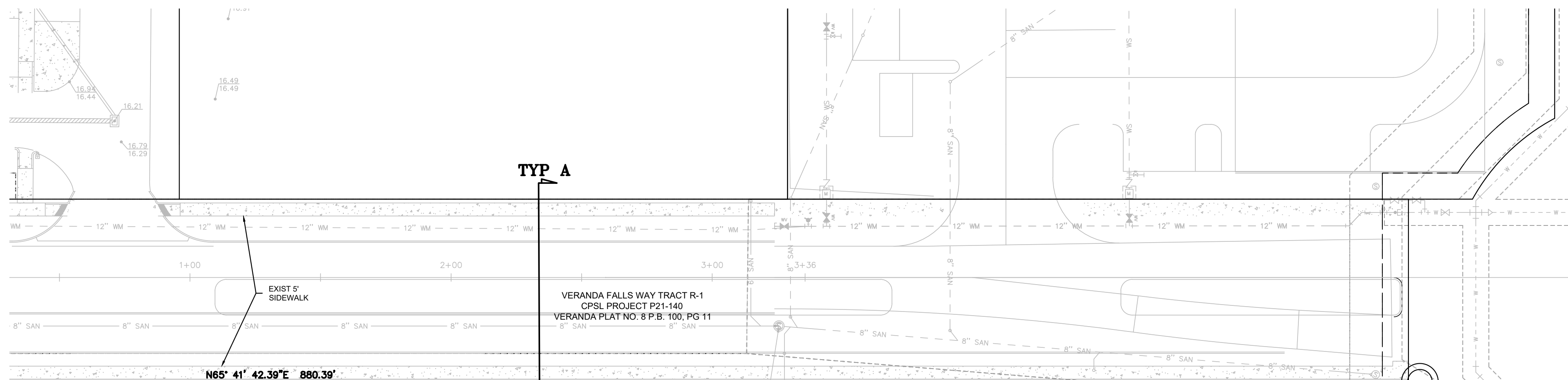
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NO.	DESCRIPTION	BY	DATE

DESIGNED	BY	DATE

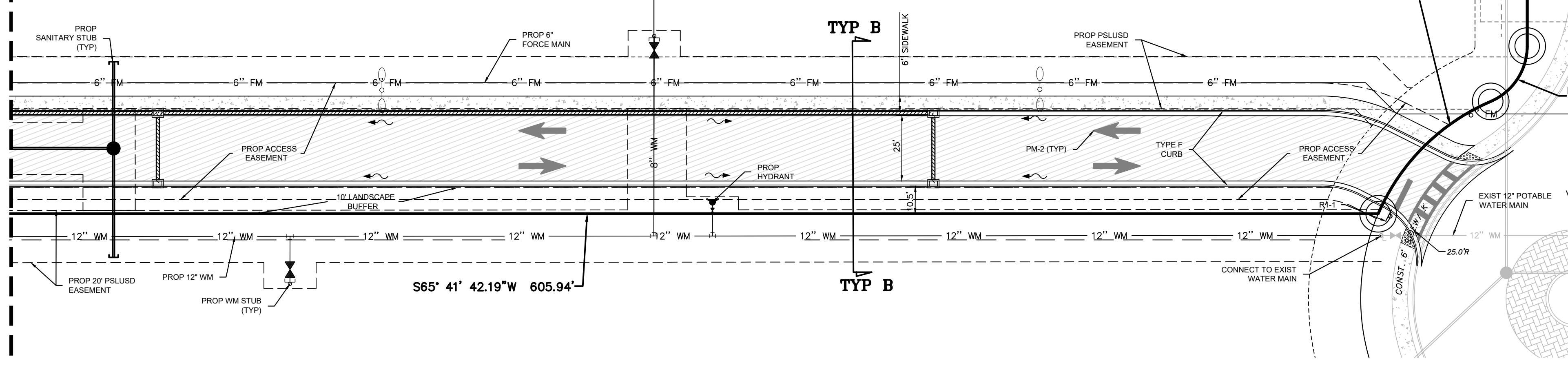
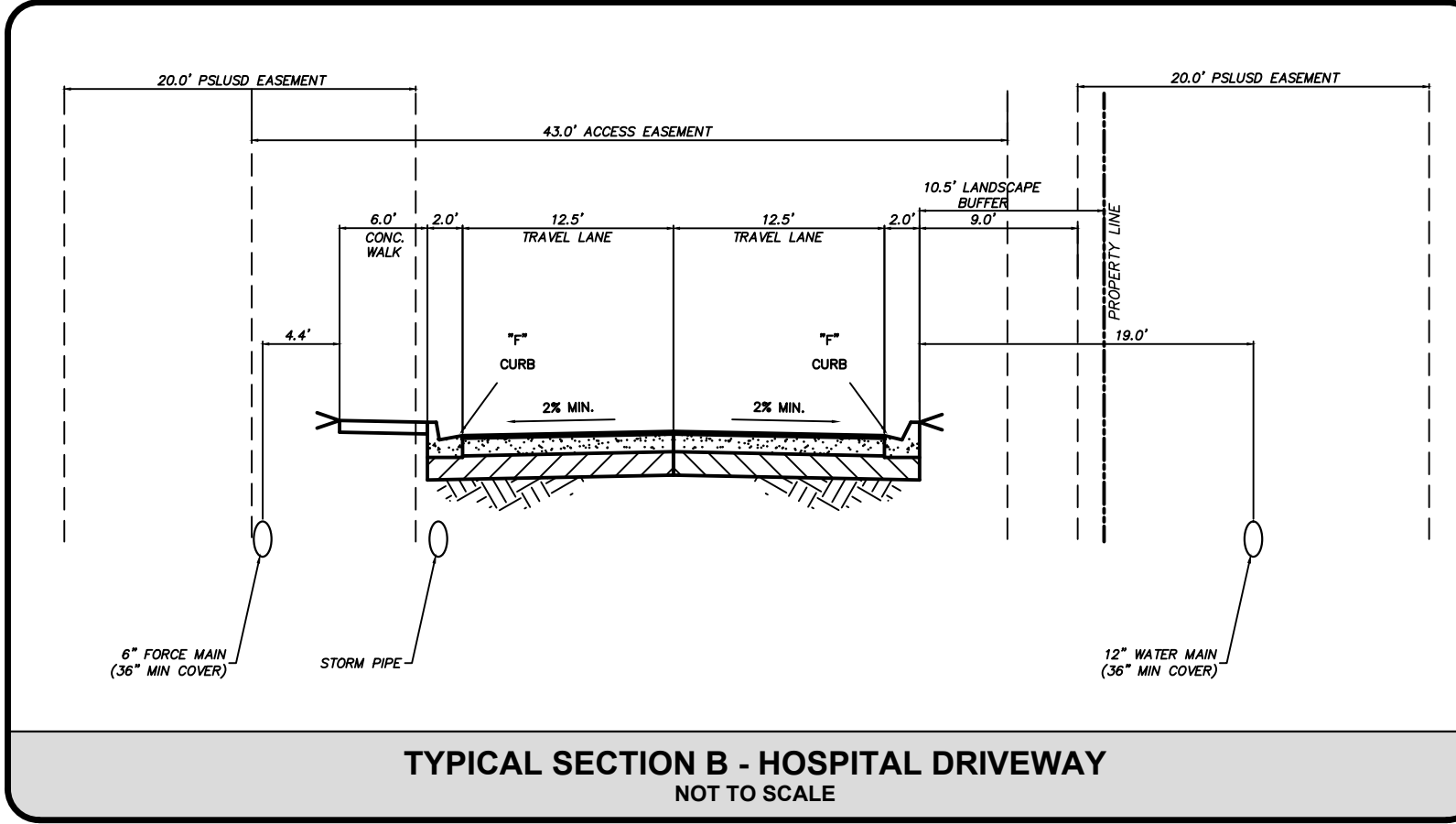
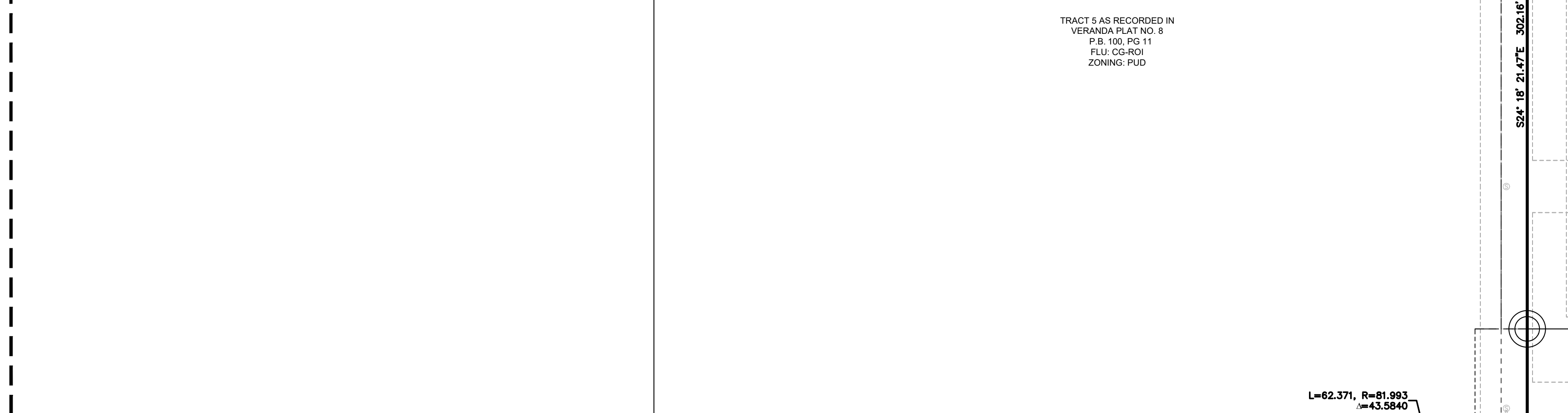
A COMMUNITY OF CARING HOSPITAL
DETAILED SITE PLAN



- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
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 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
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 - LIGHT POLE (~30' HEIGHT)



- Signing and Marking Legend**
- | | |
|-------|---------------------------|
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| PM-2 | THRU ARROW |
| PM-3 | PEDESTRIAN CROSSWALK |
- Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition*



MATCHLINE - SHEET 5

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DESIGNED		
CALCS.		
DRAWN	ZM	3/29/22
DETAILED		
CHECKED	DM	
APPROVED	JPT	

A COMMUNITY OF CARING HOSPITAL
DETAILED SITE PLAN

DATE: 4/6/22
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: -
 JOB No. 21-126
 SHEET 6 of 7

SITE DATA TABLE

Owner:
VF II, LLC
7900 Glades Road, Ste 402
Boca Raton, FL 33434

Applicant:
VF II, LLC
7900 Glades Road, Ste 402
Boca Raton, FL 33434

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscapist Architect:
Not required for Site Plan Review

Architect:
ESa
1033 Demonbreun Street, Ste 800
Nashville, TN 37203
Phone: (615) 760-6752

- Project Name:**
A Community of Caring Hospital
- Location:**
SE quadrant of the Florida Turnpike and Becker Road Interchange. The west are of the St Lucie Land PUD (a.k.a. Veranda Falls).
- Project Description:**
A 181,925 Sq Ft, 54 bed hospital facility with an accompanying building shell for a 60,000 Sq Ft Medical Office Building.
- Sec/Town/Range:**
Section 34/ Range 37S/ Township 04E
- Map ID:**
44/34S
- Parcel ID Numbers:**
4434-704-0005-000-1
4434-704-0006-000-8
4434-704-0001-000-3
- Gross Site Area:**
25.24 acres (proposed development tract)
1,099,645 sq feet (approximate)
- Zoning:**
St Lucie Lands PUD 25.24 ac
- Land Use:**
CS/CG/ROI (Refer to PUD) 25.24 ac
- Building Data:**

Setbacks	Required (ft)	Provided (ft) (closest point)
Front (east)	25	207.50
Rear (west)	15	148.33
Side (north)	15	121.15
Side (south)	15	114.51

*Note: Both the Hospital and MOB are considered in the building envelope.

Area	
Hospital:	
1st Floor	112,450
2nd Floor	69,475
Total	181,925
Medical Office Building	60,000
- Development Schedule:**

Start	Upon Issuance of Development Permits
Complete	4th Qtr 2024
- Flood Zone:**
The project site is located in Flood Zone X.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0405K. (2/19/2020 - not printed)
- Site Coverage:**

Impervious	SF	ACRE	%Basin
Buildings	134740	3.09	12%
Water Surface	52748	1.21	5%
Pavement	386885	8.88	35%
Sidewalk	20380	0.47	2%
Total Impervious	594753	13.65	54%
Pervious	SF	ACRE	%Basin
Dry Detention	1626	0.04	0%
Pond Bank	38854	0.89	4%
Open Space	464411	10.66	42%
Total Pervious	504892	11.59	46%
Total	1099645	25.24	100%
- Building Hgt.:**

Maximum Bldg. Hgt. (per PUD)	75 feet
Proposed Bldg. Hgt.	44

- Utility Service:**

Water Service	Port St. Lucie	Electric Service	FPL
Sewage Service	Port St. Lucie	Cable Service	TBD
Re-Use Water	n/a		
- Fire Services:**
Fire Hydrants are provided at the project property line. An series of on-site fire hydrants are provided in a looped system around the the proposed building as indicated on the project site plan.
- Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles. Site lighting to be LED fixtures.
- Refuse Collection:**
Trash and solid waste is collected by approved City of Port St. Lucie Service provider.
- Parking Required (per City Code):**

MOB Building Area (1000 sf):	60	sq. ft
Parking Ratio (4/1000 sf)	4	spaces/ 1000 sf
Required Parking	240	spaces (minimum)
Hospital Beds	54	beds
Parking Ratio (2.5/bed)	2.5	spaces/bed
Required Parking	135	spaces (minimum)
Total Required Parking	375	spaces (minimum)

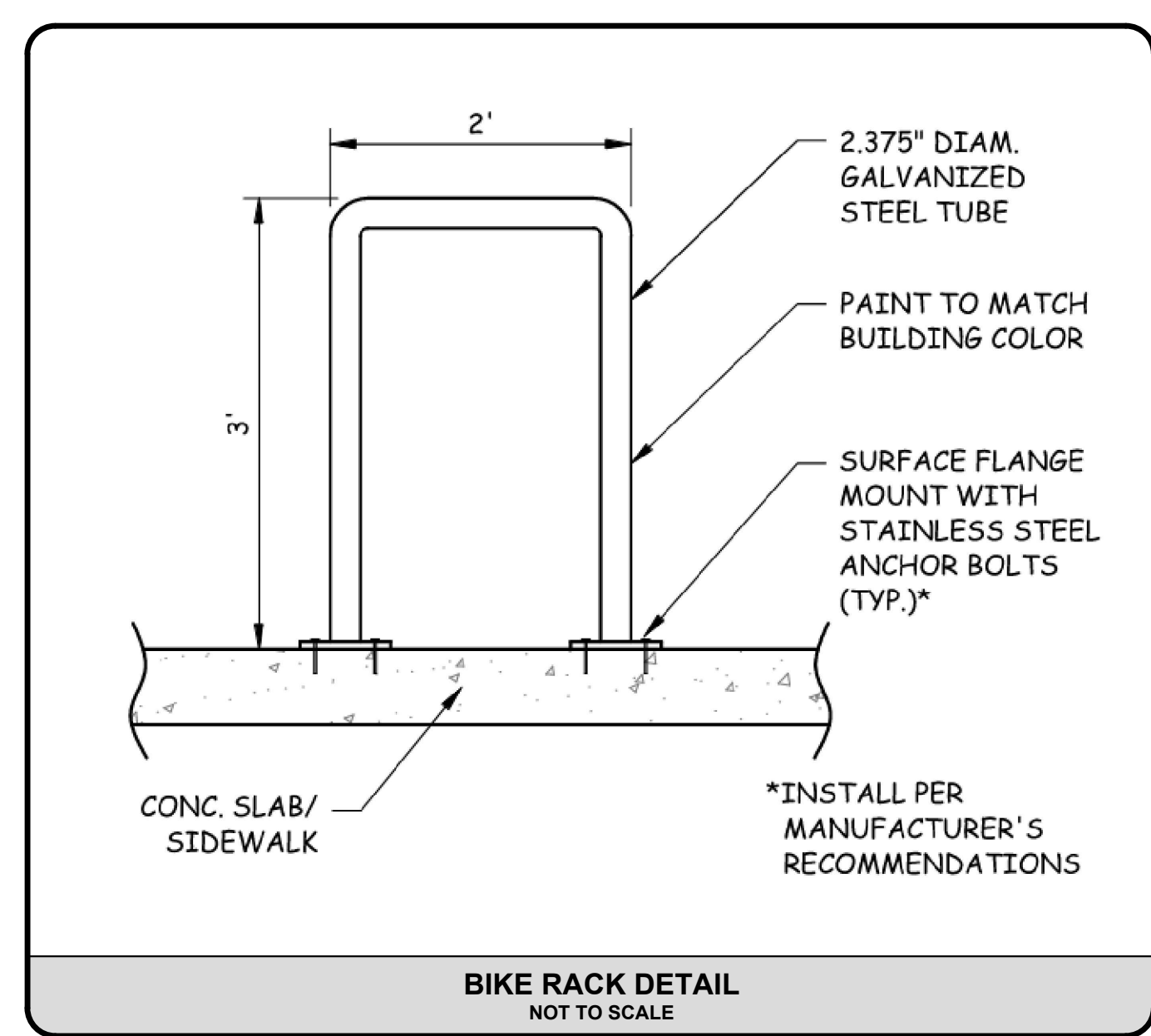
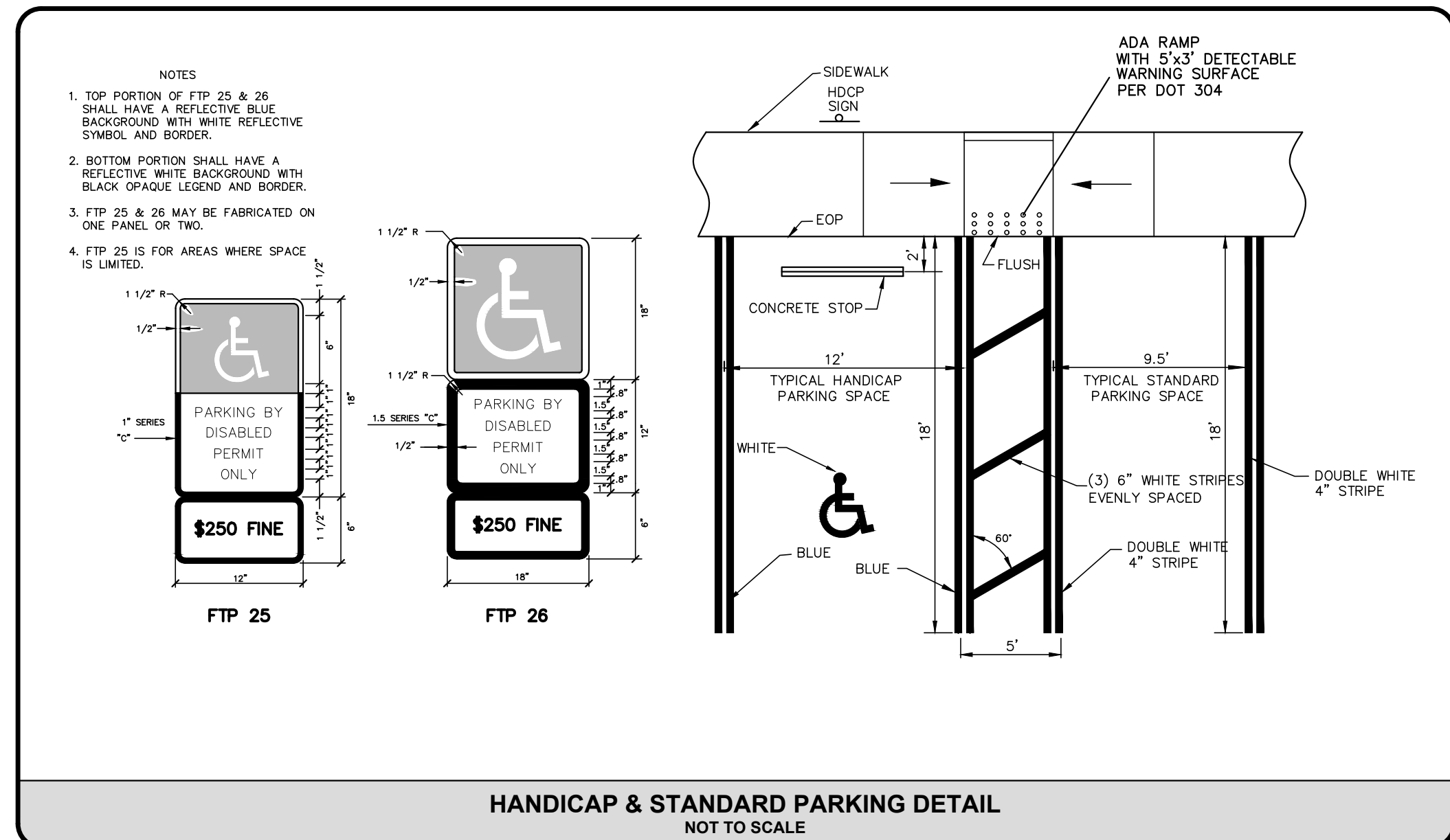
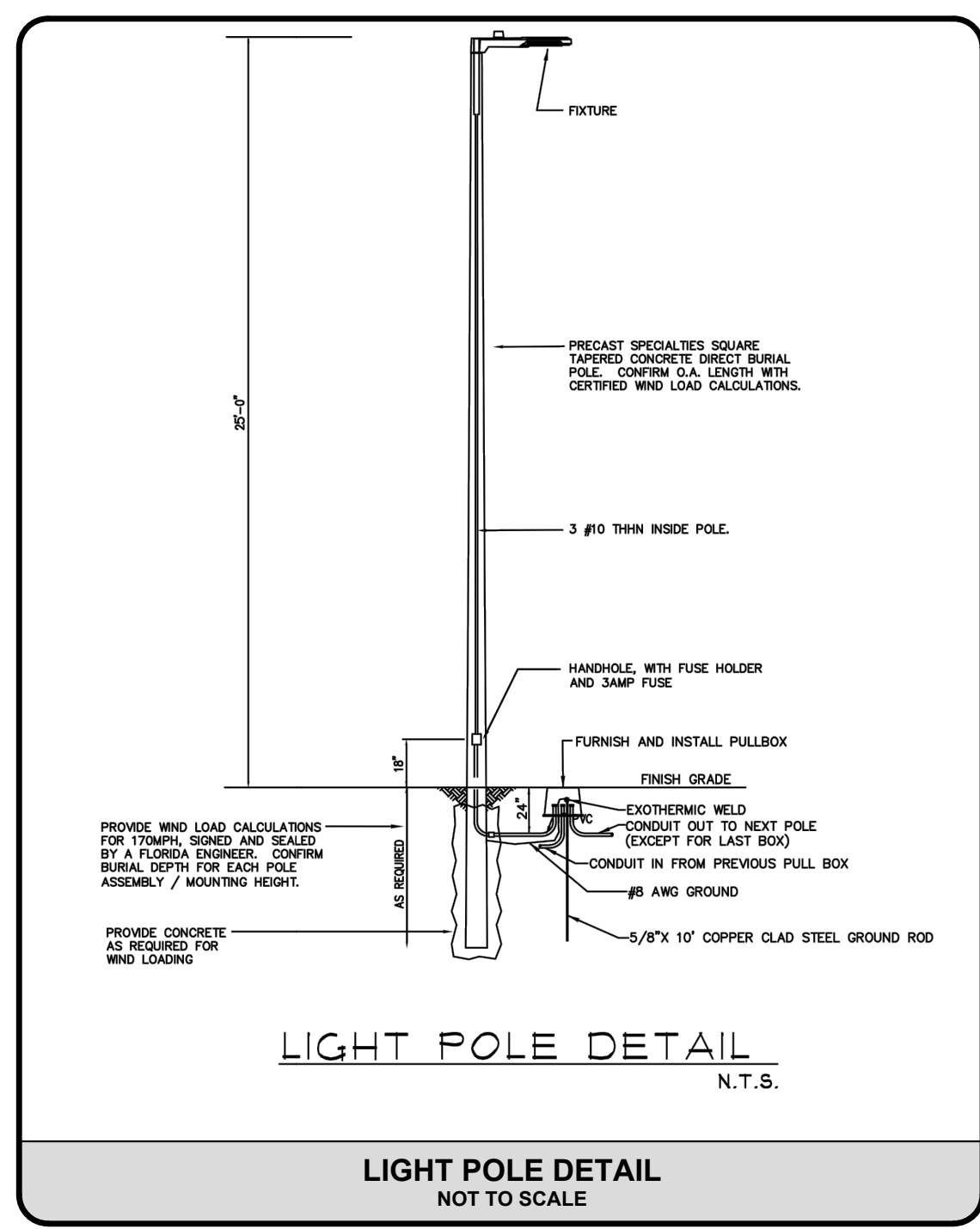
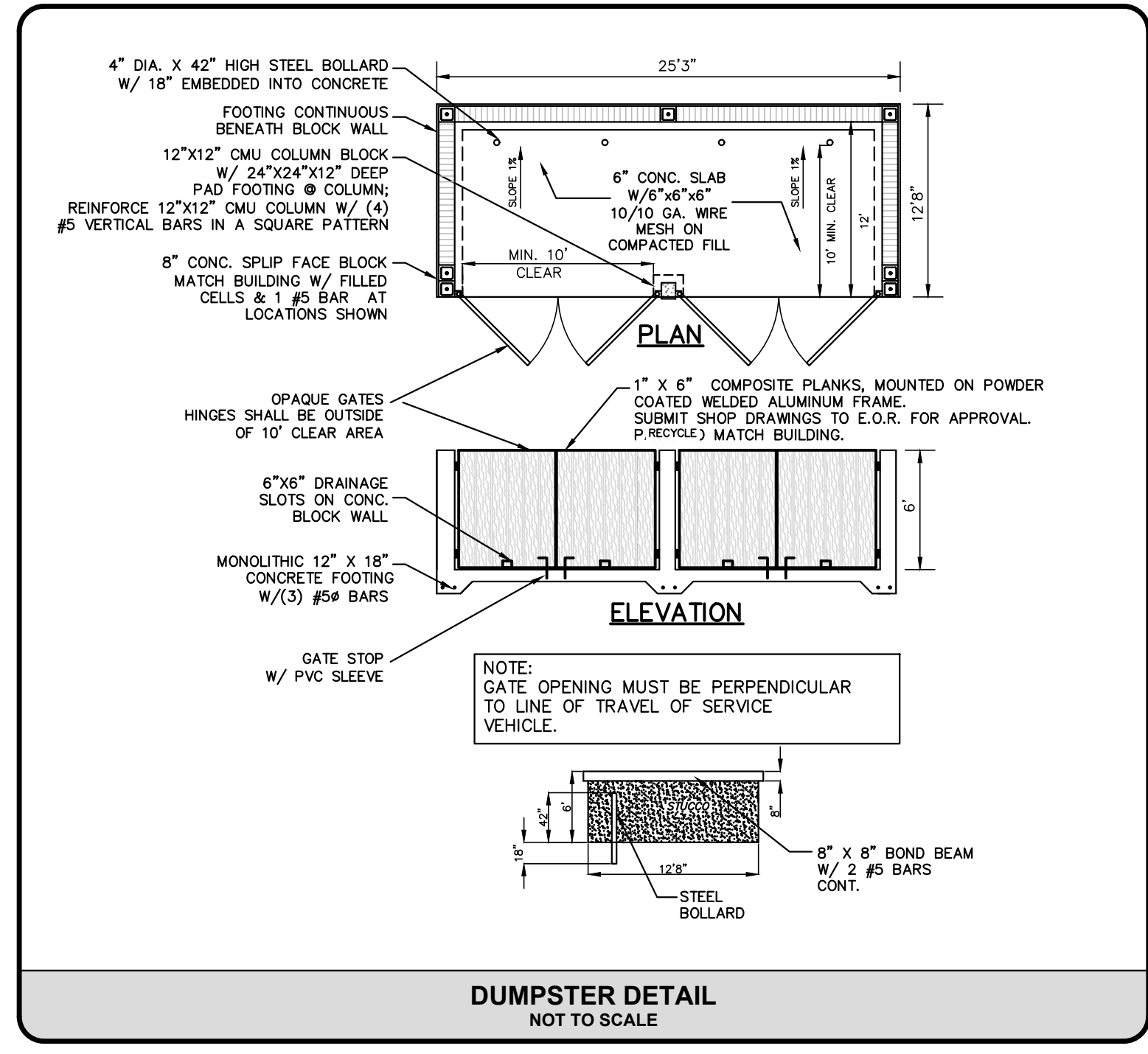
Parking Provided:

Standard Spaces	695	Spaces
Handicapped	39	Spaces
Total	734	Spaces

10% of required parking is set as accessible per ADA standards.
- Site Drainage:**
The site is considered under the St. Lucie Lands Conceptual Permit approved by South Florida Water Management (SFWMD No. 56-104332-P). Generally, the site drains via a combination of surface runoff and underground piping. The site has an immediate outfall into a drainage easement on the adjacent parcel with an ultimate outfall to the C-23 Canal via the control structure (as permitted in SFWMD No. 56-104604-P).
- Traffic Statement**
Trip generation is based upon Institute of Transportation Engineers (ITE) Code 610 and 720

Hospital	average rate	xbeds	trips
Weekday Daily Trips:	22.32/bed	54	1205
AM Peak	1.84/bed	54	99
PM Peak	1.89/bed	54	102

MOB	average rate	x1000 sf	trips
Weekday Daily Trips:	17.40/1000 SF	60	1044
AM Peak	1.39/1000 SF	60	83
PM Peak	1.73/1000 SF	60	104
- Hazardous Waste Statement:**
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.
- Environmental Statement:**
The project site is currently vacant. According to the environmental assessment completed in October 2021, the perimeter of the site consists mostly of exotic (Melaleuca and Australian pine) vegetation, but the interior of the site is made up of a complex of pine flatwoods and wet prairie. The only listed species that was observed on the project site was the gopher tortoise (Gopherus polyphemus), which will be relocated to a gopher tortoise mitigation bank prior to onset of construction.
- General Notes:**
 - As part of this development, the developer is proposing to regrade the C-23 Canal spoil pile, per coordination with South Florida Water Management District staff, to provide a berm within the canal right-of-way. Additional landscaping provisions in this area will serve as additional screening on the south boundary of the site.
 - 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).



LEGAL DESCRIPTION

Being all of Tracts 1, 4 and 5 of the plot of VERANDA PLAT NO. 8, as recorded in Plat Book 100, Page 11, Public Records of St. Lucie County, Florida.
Containing 25.244 acres, more or less.

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A COMMUNITY OF CARING HOSPITAL

DETAIL SHEET