

SITE ADDRESS: 205 SW NORTH QUICK CIRCLE
 SEC/TOWN/RANGE: 32/37S/40E
 PARCEL ID: 3420-665-0786-000-5
 JURISDICTION: PORT SAINT LUCIE
 FLU: CG (BECKER ROAD OVERLAY DISTRICT)
 ZONING: GENERAL COMMERCIAL
 OWNER: ST. LUCIE DOCTORS LLC
 1805 SW AMARILLO LN
 PALM CITY, FL 34990
 LEGAL DESCRIPTION:
 LOTS 1, 2, 3, 22, 23 AND 24, BLOCK 2358, OF PORT ST. LUCIE, SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 9 AND 9A THROUGH 9W, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 1.568 ACRES (68,285 SQ.FT.), MORE OR LESS.

BUILDING SETBACKS		PROPOSED BUILDING - PHASE 1		PARKING CALCULATION	
FRONT REQUIRED	= 25'	SQUARE FOOTAGE (BUILDING COVERAGE):	8,705 S.F.	1 SPACE PER 200 SF OFFICE SPACE PHASE 1	8,705 SF = 44 SPACES
PROPOSED PHASE 1	= 25'	BUILDING STORIES:	1	1 SPACE PER 200 SF RETAIL SPACE PHASE 2	3,295 SF = 16 SPACES
PROPOSED PHASE 2	= 25'	MAX BUILDING HEIGHT =	35'		
SIDE REQUIRED	= 25'	PROPOSED =	25'		
PROPOSED WEST PHASE 1	= 134.9'			TOTAL PARKING REQUIRED =	60 SPACES
PROPOSED EAST PHASE 1	= 25.9'			TOTAL PARKING PROVIDED =	60 SPACES
PROPOSED WEST PHASE 2	= 35'	PROPOSED BUILDING - PHASE 2		SQUARE FOOTAGE (BUILDING COVERAGE):	3,295 S.F.
PROPOSED EAST PHASE 2	= 136.9'	BUILDING STORIES:	1	REQUIRED HANDICAPPED =	3 SPACES
REAR REQUIRED	= 25'	MAX BUILDING HEIGHT =	35'	PROVIDED HANDICAPPED =	3 SPACES
PROPOSED PHASE 1	= 143.9'	PROPOSED =	TBD	REQUIRED LOADING =	1 (12'X25')
PROPOSED PHASE 2	= 203.9'	TOTAL BUILDING COVERAGE		PROVIDED LOADING =	1 (12'X25')
MIN. BLDG. FRONTAGE =	40%	PHASE 1 & PHASE 2 =	12,000 S.F.		
PROPOSED PHASE 1 =	36%				
PROPOSED PHASE 2 (TBD) =	17.1%				

DRAINAGE STATEMENT
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THIS PROJECT WILL BE SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED DRY DETENTION SYSTEM. THE DRY DETENTION SYSTEM WILL PROVIDE WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION PER CITY OF PORT ST. LUCIE CRITERIA.

THE PROPOSED DRY DETENTION STORMWATER MANAGEMENT SYSTEM WILL INCLUDE AN OUTFALL WHICH INCORPORATES A 3" MINIMUM SIZED BLEEDER ORIFICE. DISCHARGE UP TO AND INCLUDING A 25-YEAR, 3-DAY EVENT WILL BE LIMITED TO THE BLEEDER ONLY.

THE PARKING LOT SHALL BE PROTECTED FROM A 10-YEAR, 1 DAY STORM AND THE PROPOSED FINISHED FLOOR ELEVATION SHALL BE SET AT OR ABOVE THE 100-YEAR, 3-DAY STORM.

THE PROJECT QUALIFIES FOR A '10/2" STORMWATER PERMIT ISSUED BY FDP.

WATER/WASTEWATER STATEMENT
 WATER AND WASTEWATER SERVICE TO BE PROVIDED BY PSLUSD.

ADEQUATE PUBLIC WATERMAINS ARE PRESENT AT THE SITE. THE PROPOSED PHASE 1 AND 2 BUILDINGS WILL INCORPORATE FIRE SPRINKLER SYSTEMS AS PART OF THE WATER SERVICE. POTABLE WATER SERVICE TO BE PROVIDED VIA 2" SERVICE LINES. FIRE HYDRANTS SHALL BE PROVIDED WITHIN 150' OF THE FDC PER SLC FIRE DISTRICT CRITERIA.

WASTEWATER SERVICE IS AVAILABLE VIA ADJACENT LOW-PRESSURE FORCE MAIN. A PROPOSED ONSITE GRINDER PUMP STATION, PER PSLUSD SPECIFICATION IS PROPOSED.

TRAFFIC STATEMENT

USING ITS TRIPGEN SOFTWARE (11TH/ ED), THE PROPOSED PROJECT FITS A GENERAL LAND USE OF MEDICAL OFFICE (CODE 720) AND RETAIL (CODE 822 - STRIP RETAIL PLAZA). BASED ON THE PROPOSED PHASE 1 - 8,705 SF OFFICE AND POSSIBLE PHASE 2 - 3,295 SF RETAIL USES, THE FOLLOWING TRAFFIC GENERATION CAN BE ESTIMATED AS FOLLOWS:

USE	FLOOR SPACE	ADT AVE RATE (IN/OUT)	PM PEAK HOUR (IN/OUT)	AM PEAK HOUR (IN/OUT)
MED. OFFICE	8,705 S.F.	313 TRIPS (157 IN/156 OUT)	42 TRIPS (17 IN/25 OUT)	33 TRIPS (19 IN/14 OUT)
RETAIL	3,295 S.F.	179 TRIPS (89 IN/90 OUT)	44 TRIPS (24 IN/20 OUT)	25 TRIPS (13 IN/12 OUT)
TOTALS	12,000 S.F.	492 TRIPS (246 IN/246 OUT)	86 TRIPS (41 IN/45 OUT)	58 TRIPS (32 IN/26 OUT)

NOTES
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSED 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). ANY HAZARDOUS WASTE STORED ONSITE SHALL BE IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS.

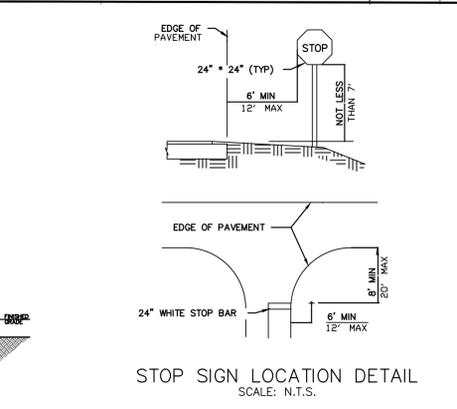
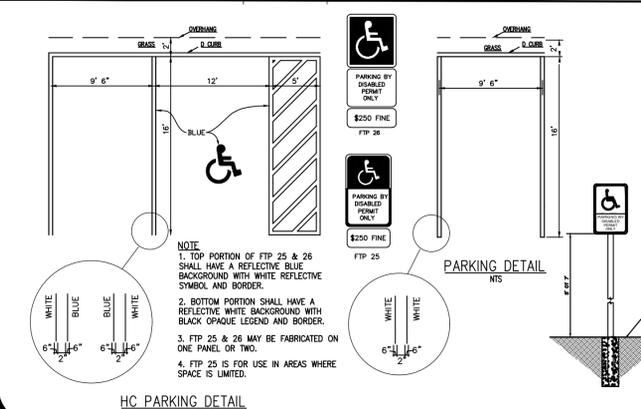
SITE DATA

TOTAL SITE AREA	= 68,285 S.F.	= 1.568 ACRES (100%)
IMPERVIOUS AREA BREAK DOWN PHASE 1		
PROPOSED BUILDING	= 8,705 S.F.	= 0.20 ACRES (12.75%)
PROPOSED SIDEWALK	= 6,277 S.F.	= 0.14 ACRES (8.83%)
PROPOSED PARKING PAVEMENT	= 22,764 S.F.	= 0.52 ACRES (33.34%)
PROPOSED CURB/GUTTER	= 611 S.F.	= 0.01 ACRES (0.89%)
PROPOSED PAVEMENT OTHER*	= 738 S.F.	= 0.02 ACRES (1.08%)
TOTAL IMPERVIOUS AREA PHASE 1	= 39,095 S.F.	= 0.89 ACRES (57.25%)
IMPERVIOUS AREA BREAK DOWN PHASE 2		
PROPOSED BUILDING	= 3,295 S.F.	= 0.08 ACRES (4.83%)
PROPOSED SIDEWALK	= 819 S.F.	= 0.02 ACRES (0.43%)
PROPOSED PARKING PAVEMENT	= 2,305 S.F.	= 0.05 ACRES (3.38%)
PROPOSED CURB/GUTTER	= 158 S.F.	= 0.00 ACRES (0.23%)
PROPOSED PAVEMENT OTHER*	= 16 S.F.	= 0.00 ACRES (0.02%)
TOTAL IMPERVIOUS AREA PHASE 2	= 6,593 S.F.	= 0.15 ACRES (9.66%)
TOTAL IMPERVIOUS AREA (PHASE 1 & 2) =	45,688 S.F.	= 1.04 ACRES (66.91%)
TOTAL PERVIOUS AREA (PHASE 1 & 2) =	22,597 S.F.	= 0.52 ACRES (34.22%)

*NOTE: OTHER PAVEMENT INCLUDES DUMPSTER, BACKUP GENERATOR, TRANSFORMER, AND FREE STANDING SIGN CONCRETE PADS, AND GRINDER STATION DRIVEWAY.

COMMON OPEN SPACE
 REQUIRED: SITE AREA 68,806 S.F. - 0.5% MIN. = 345 S.F.
 PROP. PLAZA PROMENADE = 1,327 S.F.
 PROVIDED COMMON OPEN SPACE = 1,327 S.F.

PSLUSD FILE NUMBER 5409
PSL PROJECT NUMBER P22-291
 Stephen Cooper, P.E. #46557
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 www.callsunshine.com



ENVIRONMENTAL SITE ASSESSMENT

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS				
RARE HABITAT				
THREATENED SPECIES				
ENDANGERED SPECIES				
SPECIES OF SPECIAL CONCERN				
INVASIVE/EXOTIC VEGETATION				

ENVIRONMENTAL STATEMENT
 BASED ON CITY REQUIREMENTS, ARE, INC. CONDUCTED A SITE INVESTIGATION THROUGHOUT THE PROPERTY TO SURVEY FOR THE PRESENCE OF ANY LISTED PLANT OR ANIMAL SPECIES. NO GOPHER TORTOISE BURROWS WERE OBSERVED ON SITE, NOR WERE ANY OTHER STATE OR FEDERALLY LISTED SPECIES OBSERVED ON THE PROPERTY DURING THE SITE VISIT. A 100% GOPHER TORTOISE SURVEY OF THE PROPERTY WAS CONDUCTED AND COMPLETED BY AN FWC LICENSED GOPHER TORTOISE AGENT DURING THE SITE INVESTIGATION. NATIVE HABITAT WAS NOT DETERMINED TO BE ON SITE DUE TO THE PREVIOUS CLEARING AND EXOTIC CONTENT. IT IS THE PROFESSIONAL OPINION OF ARE, INC. THAT THERE ARE NO STATE OR FEDERALLY JURISDICTIONAL WETLANDS ON THE SITE AS THE SITE'S CHARACTERISTICS DID NOT MEET THE MINIMUM THRESHOLDS REQUIRED FOR WETLAND CLASSIFICATION. TREE MITIGATION PER CITY OF PORT ST. LUCIE CRITERIA SHALL BE PROVIDED FOR THIS PROJECT.

NO.	REVISION	DATE	BY:
1	NO.		
2	REV. PER CITY OF PORT SAINT LUCIE COMMENTS	12-22-22	EC
3	REVISED PHASE 1 SIDEWALK	01-09-23	EC
4	REVISED PER CITY COMMENTS	05-17-23	EC
5	REV. PER CONST. BRANCHES	03-03-25	EC
6	REV. TRAFFIC CALC	07-02-25	EC

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
 CONSULTING ENGINEER
 CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
 7450 SOUTH FEDERAL HIGHWAY
 PORT ST. LUCIE, FLORIDA 34962
 Tel: 1-772-336-2933
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 0008686

SCOPE
FINAL SITE PLAN

BEE WELL PEDIATRICS MEDICAL BUILDING
 DATE: SEPT 2022
 DRAWN BY: EC
 DESIGNED BY: SC
 CHECKED BY: SC
 HORZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DRAWING NO. SP1
 2021-127

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

