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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 3882 NW 4TH COURT BOCA RATON, FL 33431 (772) 280-3951
 SURVEYING: BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 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: ROI
 LOTS 3 - 7 & 24 - 28
 PROPOSED ZONING: LMD
 GROSS SITE AREA 100,000 S.F. (2.296 AC) = 100.00%
 IMPERVIOUS AREA 69,294 S.F. (1.591 AC) = 69.29%
 PROPOSED BUILDING 22,120 S.F. (0.508 AC) = 22.12%
 PROPOSED PAVEMENT 43,859 S.F. (1.007 AC) = 43.86%
 PROPOSED CONCRETE 3,315 S.F. (0.076 AC) = 3.32%
 PERVIOUS AREA: 30,706 S.F. (0.705 AC) = 30.71%
 OPEN SPACE AREA 23,028 S.F. (0.529 AC) = 23.03%
 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 REQUIRED = 111 SPACES (S HC)
 PARKING PROVIDED = 115 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.



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

UPLAND PRESERVE REQUIREMENTS:
 PROJECT AREA: 100,000 S.F. (2.296 AC.)
 EXISTING UPLANDS: 0 S.F. (0 AC.)
 MITIGATION REQUIRED:
 NO MITIGATION REQUIRED.
 NO UPLANDS ON SITE

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.

NEAREST FIRE HYDRANT LOCATIONS:

WITHIN 1,000 FT. OF SITE	APPROX. DISTANCE PER GOOGLE MAPS
1. EAST SIDE OF PROPERTY @ THE CORNER OF SW MONTELEONE LN. & PSL BLVD.	641± FEET
2. EAST SIDE OF PROPERTY @ THE CORNER OF SW CAMO 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. P21-258 & P21-260
 PSLUSD FILE NO. 5417
 811 It's fast. It's free. It's the law. Call before you dig. www.callshineline.com

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

21-367

1 OF 2

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: [Signature]
 DRAWN BY: [Signature]
 FILE NAME: 21-367 (12-01-2021) - (S.D.M.)
 SITE PLAN LAYOUT
 1" = 30'
 SCALE
 30 NOVEMBER 2021
 DATE

REVISION COMMENTS

NO.	DATE	REVISION COMMENTS
1	11-30-2021	REVISED CONCEPTUAL SITE PLAN PER SPRC COMMENTS (11-24-2021)

BLUEKEY

CONCEPTUAL SITE PLAN

FLORIDA

PORT ST. LUCIE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION
	3	SA	BACK - BACK	0.900	CREE LIGHTING OSQ-M-B-16L-40K7-5M-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.

BLUEKEY
 PORT ST LUCIE, FL
 LIGHTING FIXTURE SCHEDULE

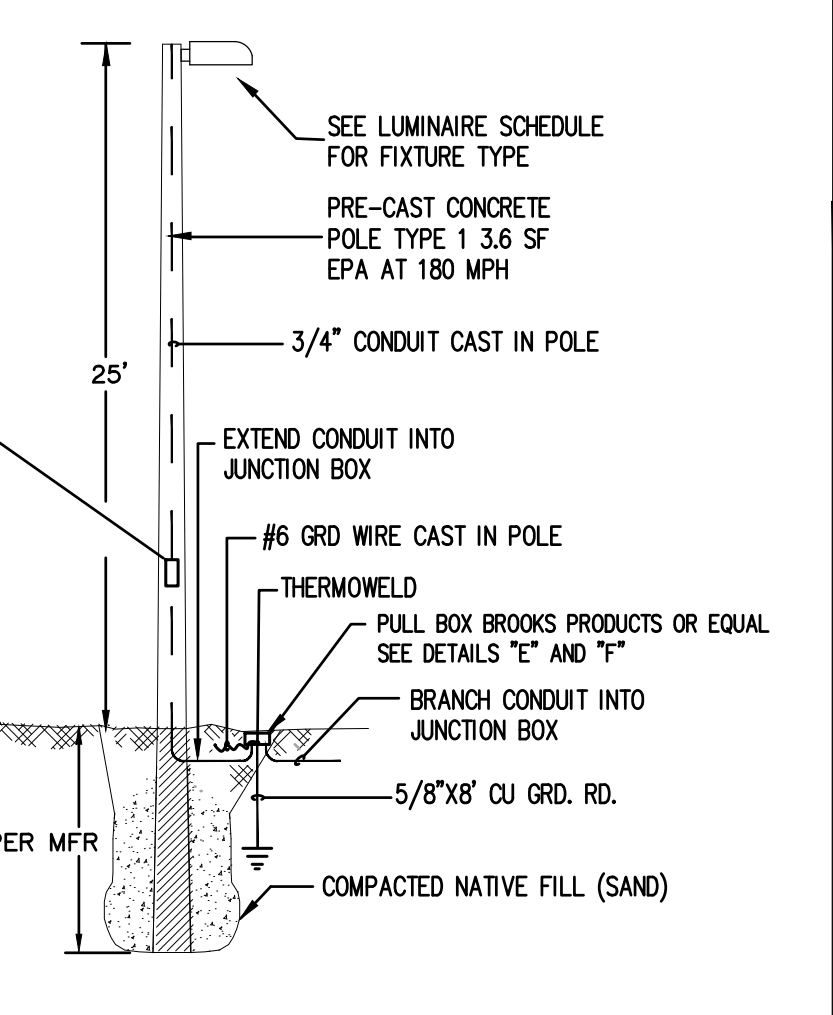
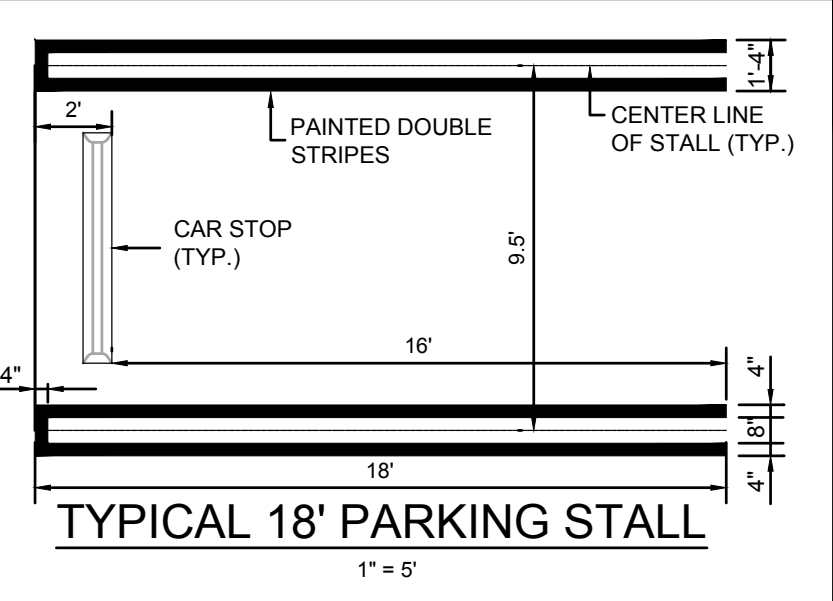
TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	DIMMING	VOLTS	MOUNTING	REMARKS	INPUT WATTS
SA		CREE LIGHTING	OSQ-L-B-16L-40K7-5M(VOLTAGE)-NM-FINISH	SITE / PARKING LOT LED FIXTURE W/ TYPE V OPTICS	INTEGRATED LED	0-10V	180	TENON	ALL POLES MOUNTED @ 20' OF 40' / 180 DEGREE, TWIN HEAD SETUP / CONCRETE POLES	104W
SB		CREE LIGHTING	OSQ-L-B-16L-40K7-3M(VOLTAGE)-NM-FINISH-BLSMF	SITE / PARKING LOT LED FIXTURE W/ TYPE V OPTICS & BACKLIGHT SHIELD	INTEGRATED LED	0-10V	180	TENON	ALL POLES MOUNTED @ 20' OF 40' / CONCRETE POLES	104W

LIGHTING SCHEDULE NOTES:
 1. For pricing please email Genesis Lighting at genlight@genlighting.net. For technical questions please contact Brian Moreson @ 772-919-5670 | bmoreson@genlighting.net
 2. No substitutions allowed without prior approval by architect, engineer or design team.
 3. Contractor to verify all voltages, mounting and run lengths prior to final bid and installation of fixtures.
 4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans

GENESIS LIGHTING

Z:\EDC\2021\21-367 - Bluekey - PSL Blvd Property (ENGINEERING)\AutoCAD\DWG\21-367 (12-01-2021) - CSP.dwg, SITE PLAN, 12/17/2021 11:45:56 PM, Bob Frost, EDC, Inc.

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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.

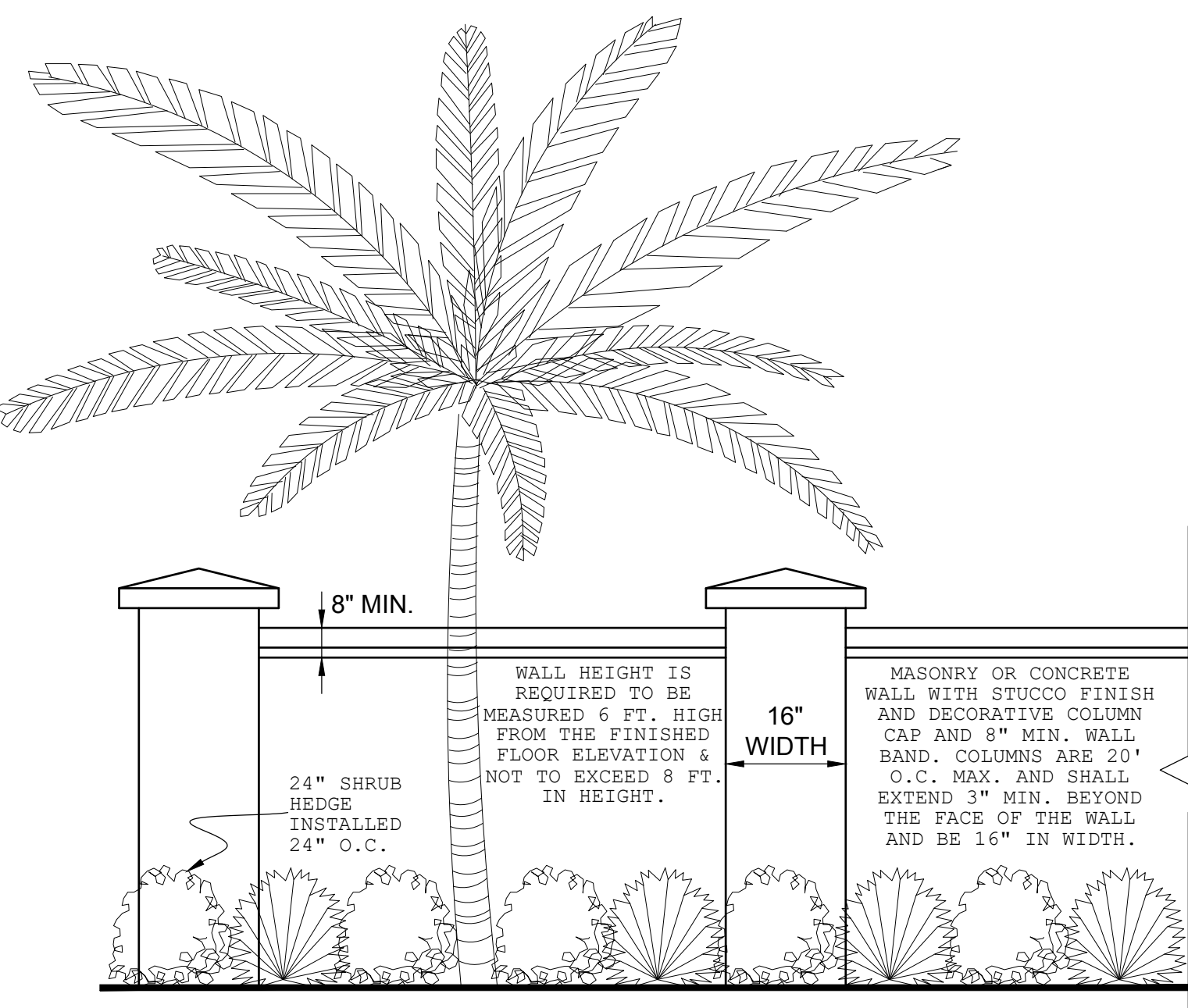
DIRECT BURIAL CONCRETE POLE DETAIL SCALE NONE



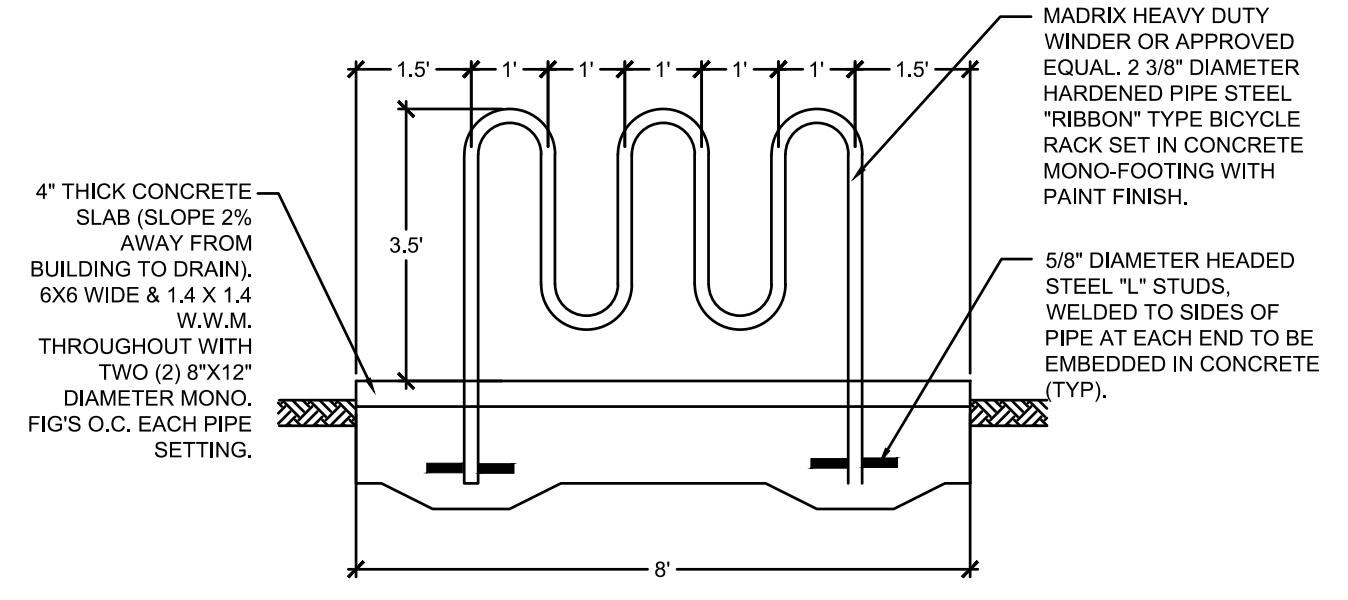
ENVIRONMENTAL SITE ASSESSMENT STATEMENT (PER REPORT BY EDC, INC., JULY 19, 2021)

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

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)

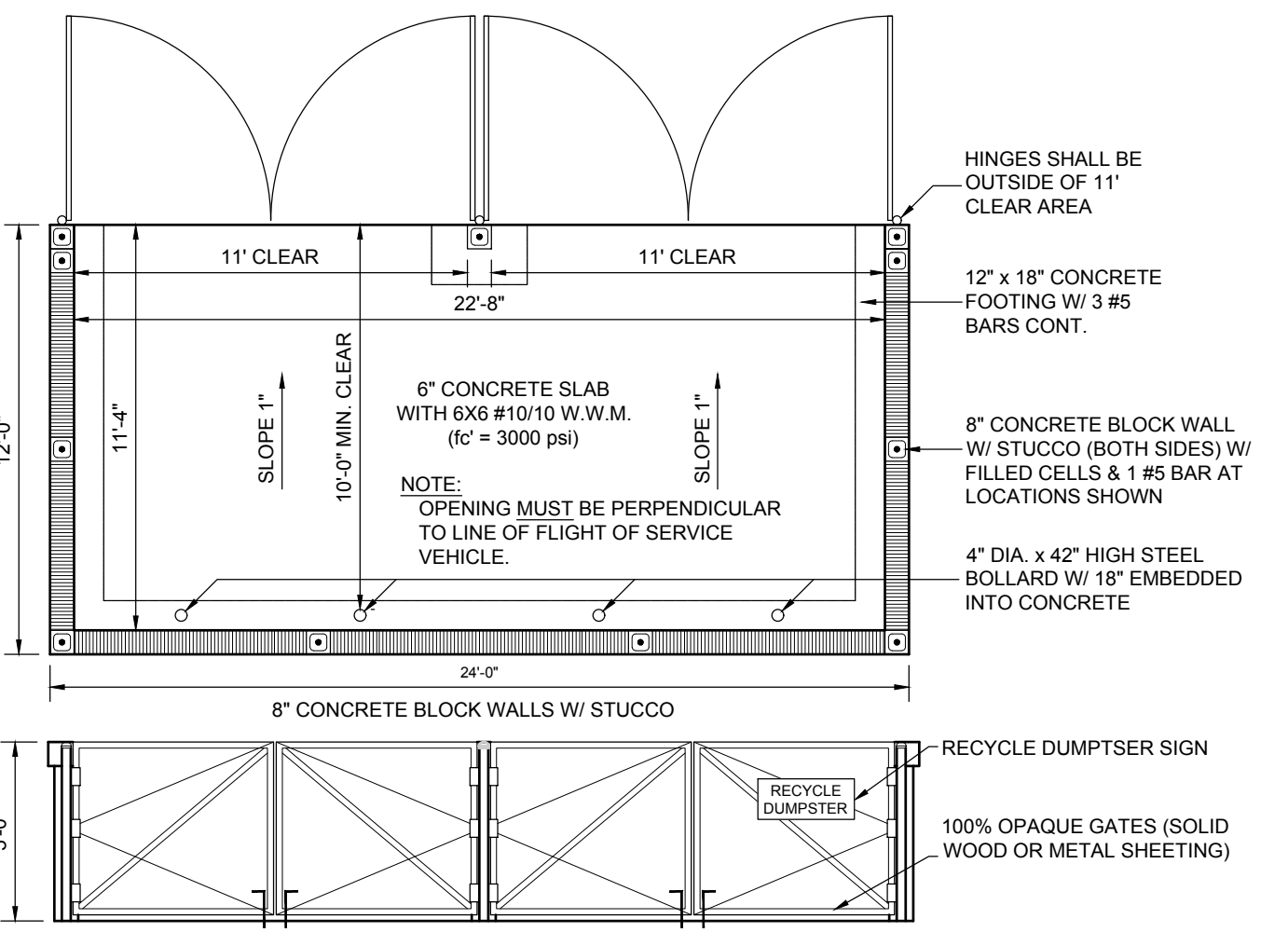


MASONRY LANDSCAPE WALL N.T.S.

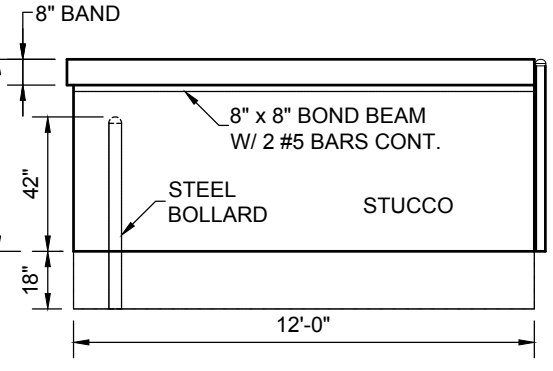


NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL N.T.S.



24' x 12' DUMPSTER DETAIL



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DESIGNED BY RMT	DRAWN BY RMT	FILE NAME 21-367 (12-01-2021)-GSD.rvt
SCALE AS SHOWN	LAYOUT	DATE 25 OCTOBER 2021

NO.	REVISION COMMENTS	DATE

BLUEKEY
CONCEPTUAL SITE PLAN DETAILS
FLORIDA
PORT ST. LUCIE

10250 SW VILLAGE PARKWAY - SUITE 201
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PSL PROJECT NO. P21-258
PSLUSD FILE NO. 5417

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