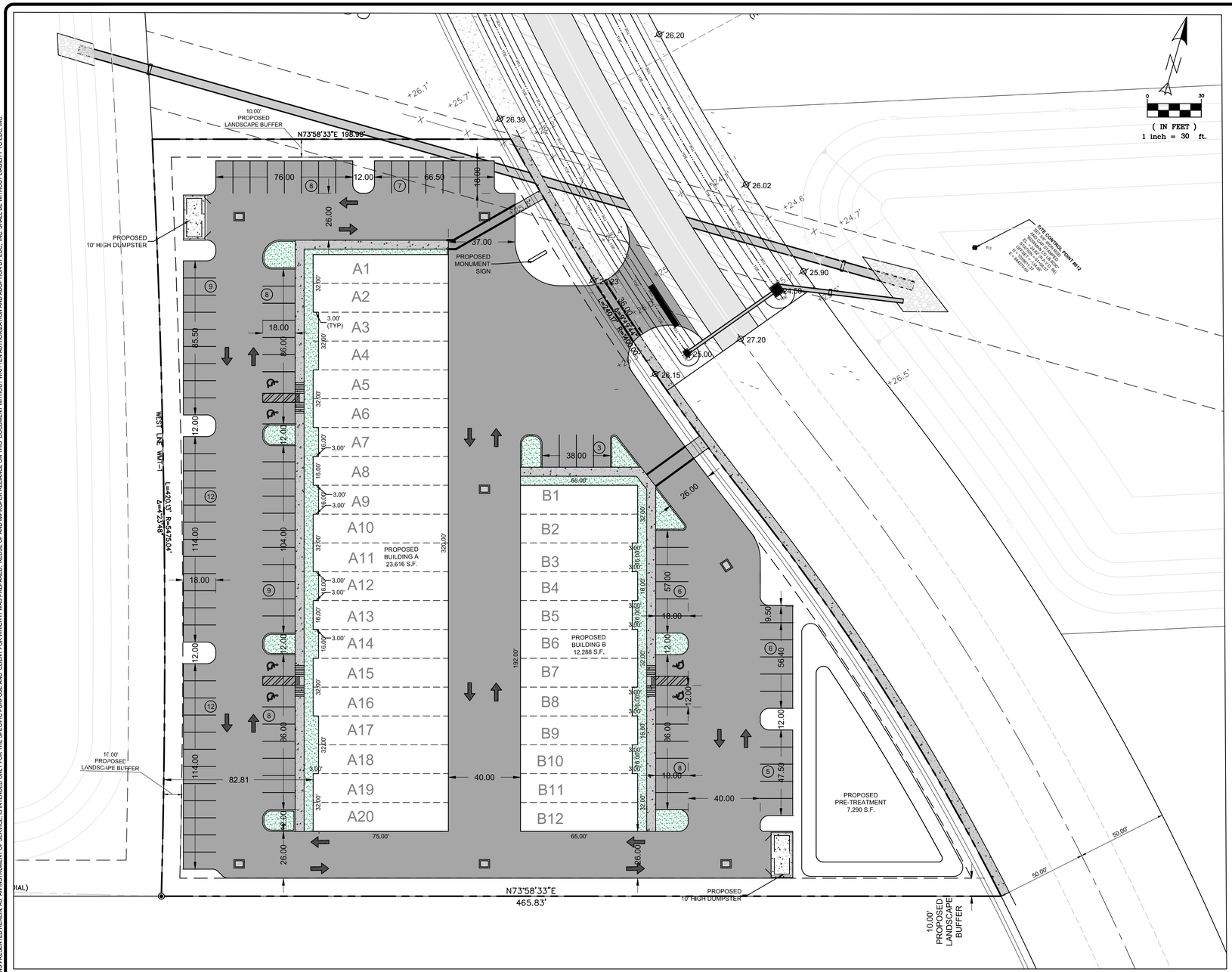

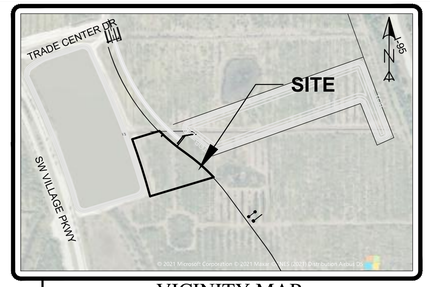

VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION

--

PARCEL ID #:	4315-801-0005-000-3
PROJECT NAME:	GEORGE KELLY
OWNER:	GEORGE KELLY
FUTURE LAND USE:	NCD
ZONING:	MPUD

BUILDING DATA

GROSS SQUARE FOOTAGE	35,904 S.F.
PROPOSED BUILDING A	23,616 S.F.
PROPOSED BUILDING B	12,288 S.F.
PROPOSED BUILDING HEIGHT:	(1 STORIE(S))
MAXIMUM BUILDING HEIGHT:	30'(360") 1 STORY
MAXIMUM BUILDING COVERAGE:	80%
TOTAL BUILDING COVERAGE:	25.80%
SETBACKS:	FRONT: 25' SIDE: 10' REAR: 10'

SITE DATA

PERVIOUS/IMPERVIOUS DATA			
TOTAL SITE AREA	**141,134 S.F.**	**(3.24 AC)**	**100.00%**
IMPERVIOUS AREA	**107,858 S.F.**	**(2.48 AC)**	**76.42%**
PROPOSED BUILDING	35,904 S.F.	(0.82 AC)	25.44%
PROPOSED ASPHALT	67,810 S.F.	(1.56 AC)	48.05%
PROPOSED CONCRETE	4,144 S.F.	(0.10 AC)	02.93%
PERVIOUS AREA	**33,276 S.F.**	**(0.76 AC)**	**23.58%**
PROPOSED PRE-TREATMENT	7,290 S.F.	(0.17 AC)	05.17%
OPEN SPACE	25,986 S.F.	(0.59 AC)	18.41%

USEABLE OPEN SPACE AREA:

REQUIRED = 27,663 S.F. @ 0.5%:	1,299 S.F.
PROPOSED:	1,299 S.F.

PROVIDER OF UTILITIES:

WATER:	PSLUSD
WASTEWATER:	PSLUSD
IRRIGATION:	N/A
SOLID WASTE:	WASTE PRO

PARKING DATA

PARKING REQUIRED
MANUFACTURING (35,904 S.F @ 1 SPACE/500 S.F.) = 72 SPACES
PARKING PROVIDED
PROPOSED PARKING = 103 SPACES
(6 HANDICAP SPACES INCLUDED)

DRAINAGE STATEMENT

THE SITE WILL CONTINUE TO DRAIN USING THE EXISTING SYSTEM AND SERIES OF YARD DRAINS AND INLETS.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED 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:

EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW WITHIN 1,000 FEET

LIGHTING NOTES:

ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE TRADITION COMMERCE PARK MPUD REQUIREMENTS FOR LIGHTING.

LANDSCAPE:

LANDSCAPE TO BE PROVIDED BY OTHERS.

ENVIRONMENTAL:

AN ENVIRONMENTAL ASSESSMENT WILL BE SUBMITTED DURING THE CONSTRUCTION APPLICATION AND PRIOR TO CONSTRUCTION.

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	--			

VERTICAL DATUM NOTE:

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

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 FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

ENGINEERS & SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
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

JJL DESIGNED BY
JJL DRAWN BY
21-338 geocpr r2.dwg FILENAME
CSP LAYOUT
AS SHOWN SCALE
DAUGUST/2021 DATE

REVISION COMMENTS
DATE

GEORGE KELLY
SOUTHERN GROVE PARCEL A
CONCEPTUAL SITE PLAN
PORT SAINT LUCIE FLORIDA

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

21-338

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Z:\EDC-2021\21-338 - Chris Construction II - 3.24-Acre SG - Dale Goldstein\ENGINEERING\AutoCAD\DWGs\21-338 George R2.dwg, CSP, 8/4/2021 12:44:20 PM, James, EDC, Inc.