

LEGAL DESCRIPTION
LOT 178, LESS THE WEST 60 FEET AND THE EAST 10 FEET THEREOF, MARAVILLA GARDENS UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

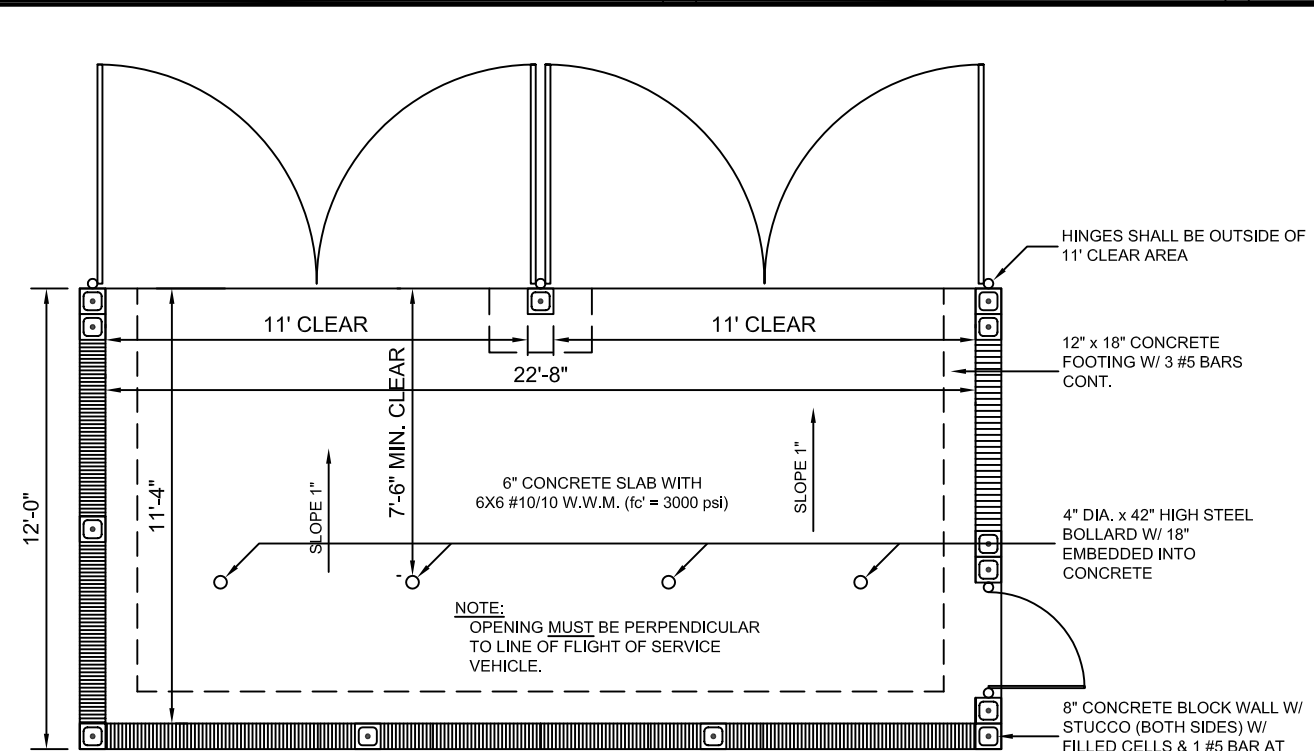
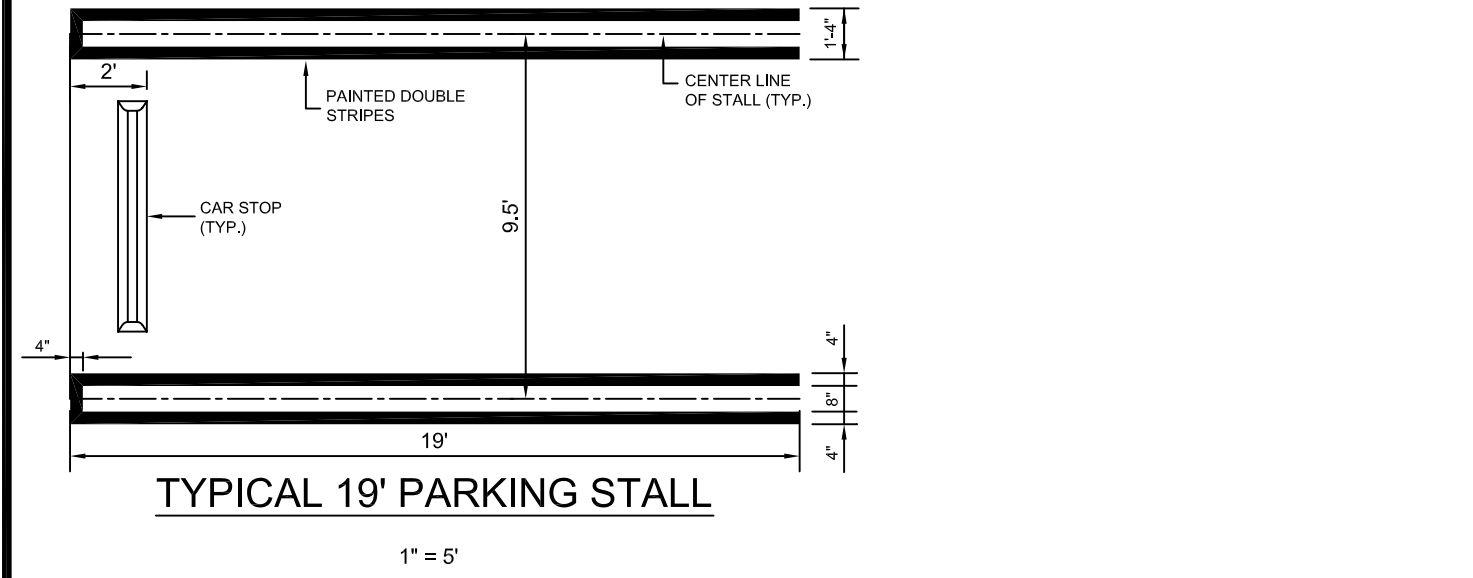
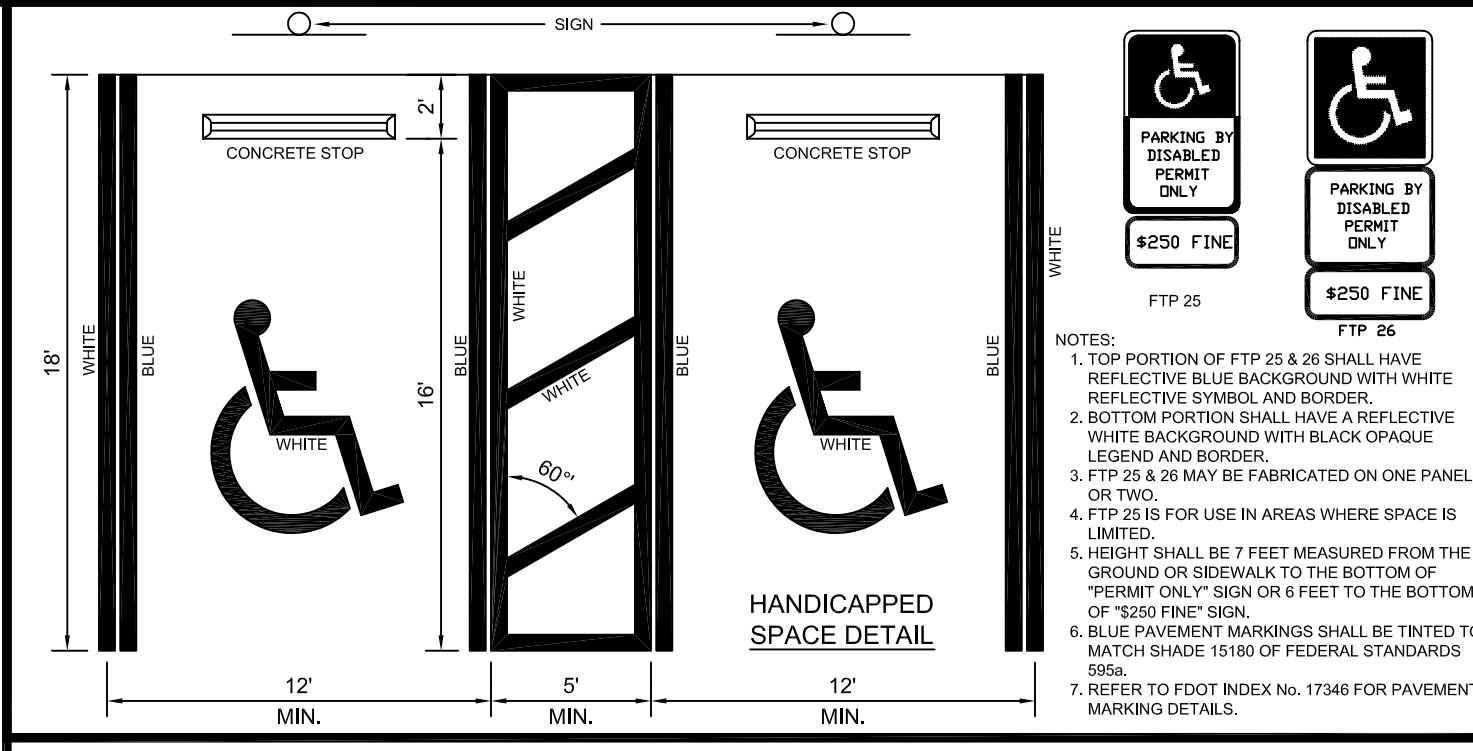
SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CONTAINING 133,448 S.F., 3.064 ACRES
PARCEL ID #: 2427-601-0051-000-4
PROJECT NAME: PRO TEAM MED
OWNER/DEVELOPER: PRO TEAM MED LLC
2015 31st AVENUE
VERO BEACH, FL 32960-3022

SITE DATA
FUTURE LAND USE: RM - CG
EXISTING ZONING: R4 - C3
GROSS SITE AREA: 133,448 S.F. (3.064 AC) = 100.00%
IMPERVIOUS AREA: 81,075 S.F. (1.862 AC) = 60.75%
PROPOSED BUILDING #1: 15,750 S.F. (0.362 AC) = 11.80%
PROPOSED BUILDING #2: 9,135 S.F. (0.210 AC) = 6.85%
PROPOSED PAVEMENT: 50,950 S.F. (1.170 AC) = 38.18%
PROPOSED PAVERS: 5,240 S.F. (0.120 AC) = 3.93%
PERVIOUS AREA (OPEN SPACE): 52,373 S.F. (1.202 AC) = 39.25%

BUILDING DATA:
PROPOSED BUILDING #1 = 15,750 S.F.
PROPOSED BUILDING #2 = 9,135 S.F.
TOTAL BUILDING AREA = 24,885 S.F.

BUILDING HEIGHT:
ONE STORY (HEIGHT OF 25 FT.)
PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING CALCULATIONS:
PARKING REQUIRED:
1 SPACE / 3 BEDS DETOX RECOVERY FACILITY
76 BEDS / 3 = 26 SPACES
PARKING REQUIRED = 26 SPACES (2 HC)
PARKING PROVIDED = 40 SPACES (6 HC)



LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	BLOCK NUMBER
	MITERED END SECTION
	NUMBER OF PARKING SPACES
	HANDICAP STALL
	LOW PRESSURE FORCE MAIN
	EX. TRAFFIC SIGNAL BOX

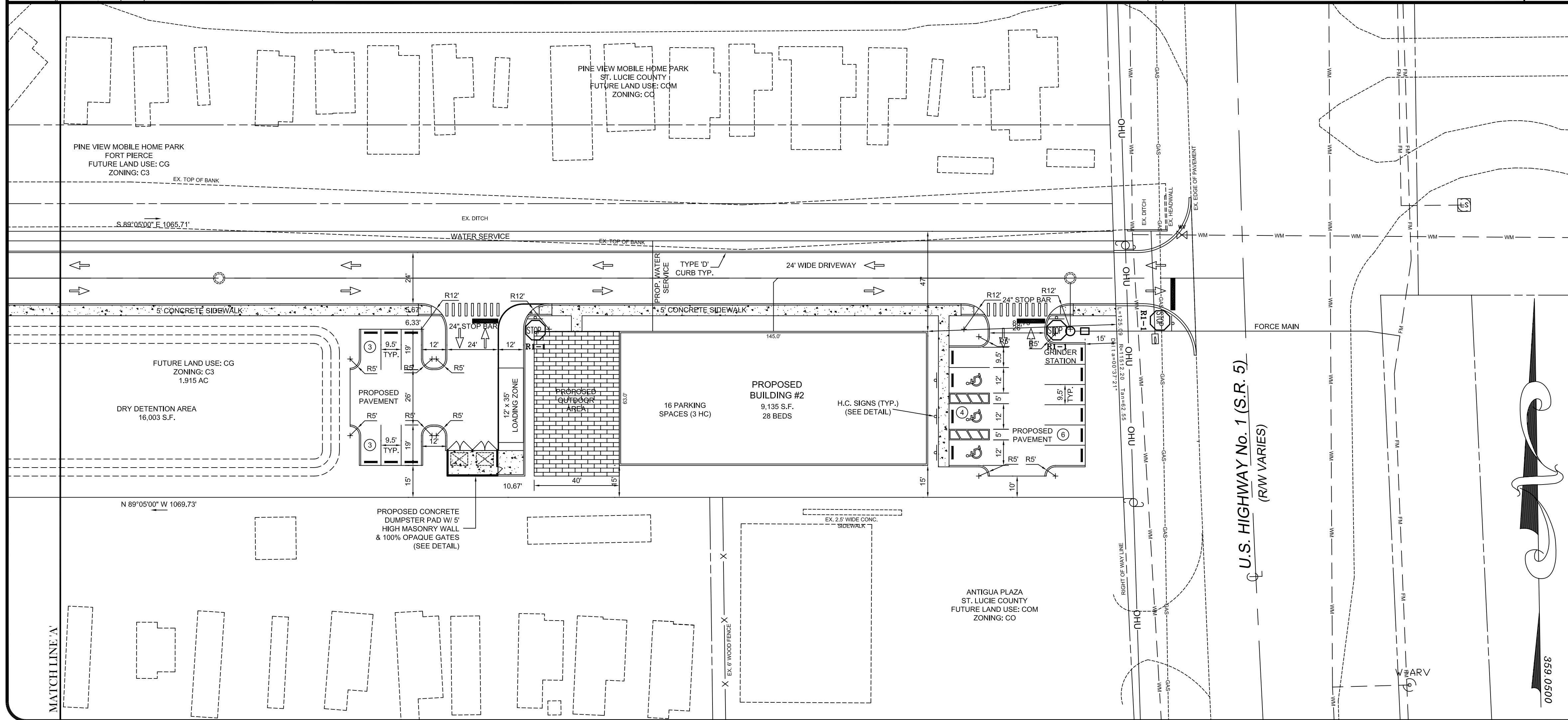
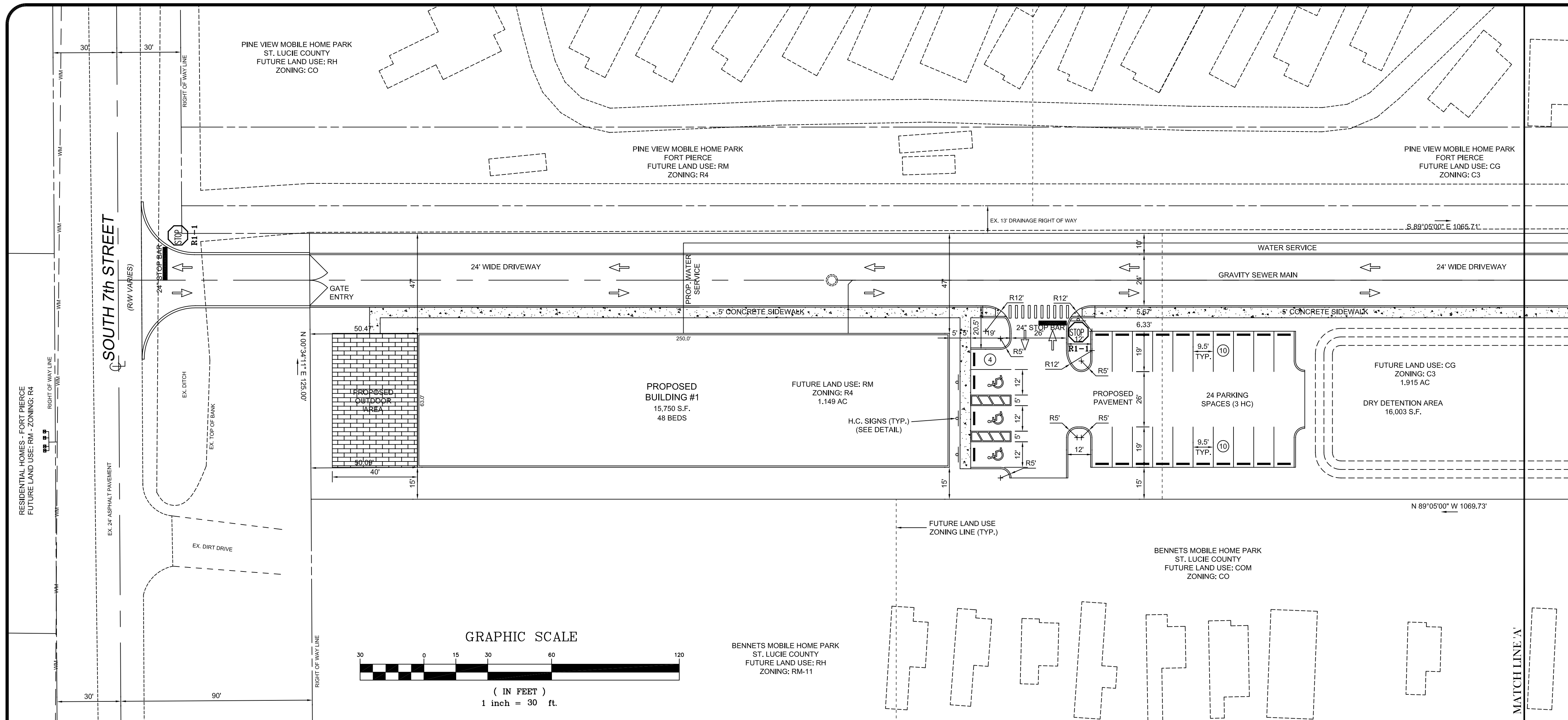
(DATE)
R.J. KENNEDY, P.E.
#56218
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

Date	Revisions	By
12-11-14	CDP SUBMITTAL	RWF
03-11-15	PER TRC	RWF

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E-MAIL: hrad@atlantidesigngroup.com
BPR & FPEP License No. 30791

PRO TEAM MED
CONCEPTUAL DEVELOPMENT PLAN

DRAWN	BC
CHECKED	BC
DATE	12-11-2014
SCALE	1" = 50'
JOB NO.	14-106
SHEET	1



Date	Revisions	By
12-11-14	COP SUBMITTAL	RWF
03-11-15	PER TRC	RWF

ADG
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PRO TEAM MED
CONCEPTUAL DEVELOPMENT PLAN

DRAWN
BC
CHECKED
BC
DATE
12-11-2014
SCALE
1" = 30'
JOB NO.
14-106
SHEET
2

(DATE)
R.J. KENNEDY, P.E.
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