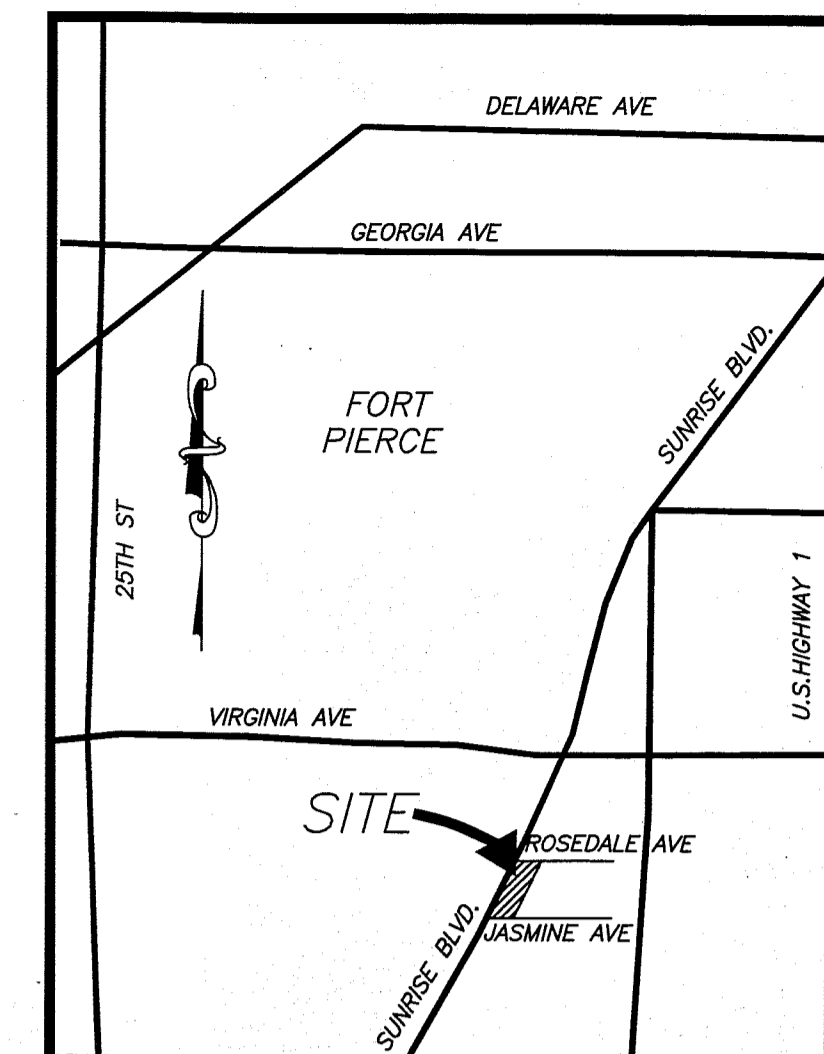


ZONING: R2  
EX. LAND USE: SF/RESIDENTIAL  
FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL

ZONING: R2  
EX. LAND USE: SF/RESIDENTIAL  
FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL



LOCATION MAP N.T.S.  
S21 : T35S : R40E

**LEGAL DESCRIPTION:**  
LOTS 1, 2 AND 3, BLOCK 2 MARAVILLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE WEST 7.5 FEET OF VACATED ALLEY ADJACENT TO BLOCK 2, MISK'S RESUB OF PART OF MARAVILLA PARK, AS RECORDED IN PLAT BOOK 9, PAGE 60, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SET FORTH IN ORDINANCE NO. E-358, RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**OWNER:**  
OVEDA L. LANE  
2902 OLANDER BLVD.  
FORT PIERCE, FL 34982

**SURVEYOR:**  
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.  
791 NORTHEAST DIXIE HIGHWAY  
JENSEN BEACH, FL 34957  
(561) 747-6046

**ENGINEER:**  
VELCON ENGINEERING & SURVEYING, LLC.  
702 SW FORT ST. LUCIE BOULEVARD  
FORT ST. LUCIE, FL  
(772) 879-0477

**LANDSCAPE ARCHITECT:**  
WILLIAM FLINT  
2310 COUNTRY CLUB LANE  
STUART, FL  
(772) 220-0424

**PROPERTY CLASSIFICATIONS:**

ZONING: R2  
LAND USE: PRIVATE PRE-SCHOOLS  
FUTURE LAND USE: RL/LOW-DENSITY RESIDENTIAL

**SITE DATA:**

PARCEL SIZE	46,267 S.F.	1.06 ACRES	100.00%
EXISTING BUILDING AREA	3,435 S.F.	0.079 ACRES	7.42%
EXISTING WALK AREA	579 S.F.	0.013 ACRES	1.25%
EXISTING TOTAL IMPERVIOUS	4,014 S.F.	0.092 ACRES	8.68%
PROPOSED BUILDING AREA	2,334 S.F.	0.053 ACRES	5.04%
PROPOSED OFFICE AREA	350 S.F.	0.008 ACRES	0.76%
PROPOSED PAVED AREA	12,719 S.F.	0.292 ACRES	27.49%
PROPOSED WALK AREA	1,714 S.F.	0.04 ACRES	3.70%
PROPOSED TOTAL IMPERVIOUS	17,117 S.F.	0.393 ACRES	36.99%
TOTAL IMPERVIOUS	21,131 S.F.	0.485 ACRES	45.66%
PERVIOUS AREA (OPEN)	25,136 S.F.	0.577 ACRES	54.34%

**PARKING CALCULATIONS:**

PARKING REQUIRED @ 2 SPACES/PER CLASSROOM  
= 2 SPACES X 12 CLASSROOMS = 24 SPACES REQUIRED  
PARKING REQUIRED = 24 SPACES (INCLUDING 1 HANDICAPPED SPACES)  
PARKING PROVIDED = 24 SPACES (INCLUDING 1 HANDICAPPED SPACES)

**GENERAL NOTES:**

- ALL SITE LIGHTING TO COMPLY WITH CITY CODE SECTION 22.58(8). LIGHTING PLAN TO BE PROVIDED AT TIME OF FINAL SUBMISSION.
- ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.

**UTILITIES NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FORT PIERCE UTILITIES AUTHORITY.
- ALL UTILITY LOCATIONS ARE FROM AS-BUILT DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

**BUILDING REQUIREMENTS:**

BUILDING SETBACK REQUIREMENTS = FRONT 25', REAR 15', SIDE 15'

**TYPICAL PARKING SPACE:**

9.5' X 19'

**DEVELOPMENT SCHEDULE:**

START 90 DAYS FROM FINAL APPROVAL  
COMPLETE 1 YEAR FROM START DATE

ZONING: R2  
EX. LAND USE: SF/RESIDENTIAL  
FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL

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ZONING: R2  
EX. LAND USE: SF/RESIDENTIAL  
FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL

SEAL  
ENGINEER'S APPROVAL  
M. RANDALL ROGERS  
P.E. No. 68212

VELCON ENGINEERING & SURVEYING LLC  
702 SW FORT ST. LUCIE BLVD.  
FORT ST. LUCIE, FL 34957  
PHONE (772) 879-0477  
FAX (772) 879-0477



REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

SUNRISE PRESCHOOL  
2706 SUNRISE BLVD  
CITY OF FORT PIERCE, FL

SCALE: 1"=20'  
DATE: 06/14/18  
DRAWN BY: BP  
CHECKED BY: RL  
CADD: RL  
DATE: 06-26-2018

SHEET NO.:

OF 1

JOB No.: 06-267ENG