

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

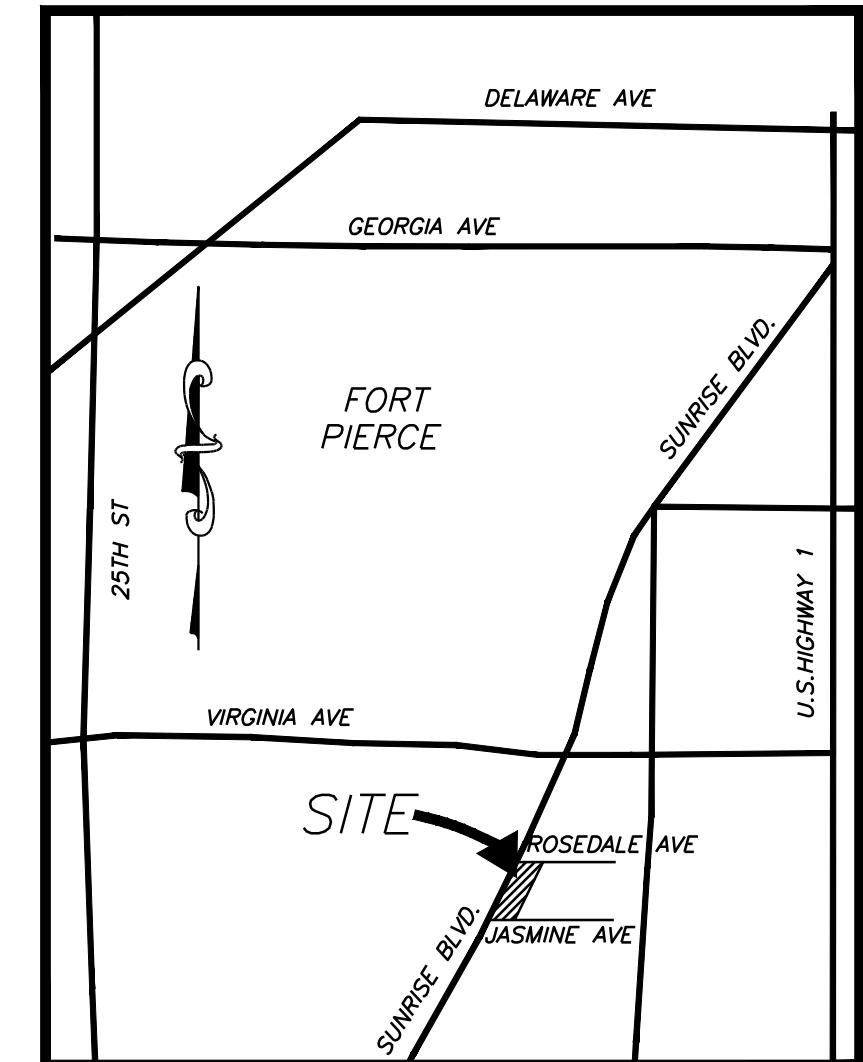
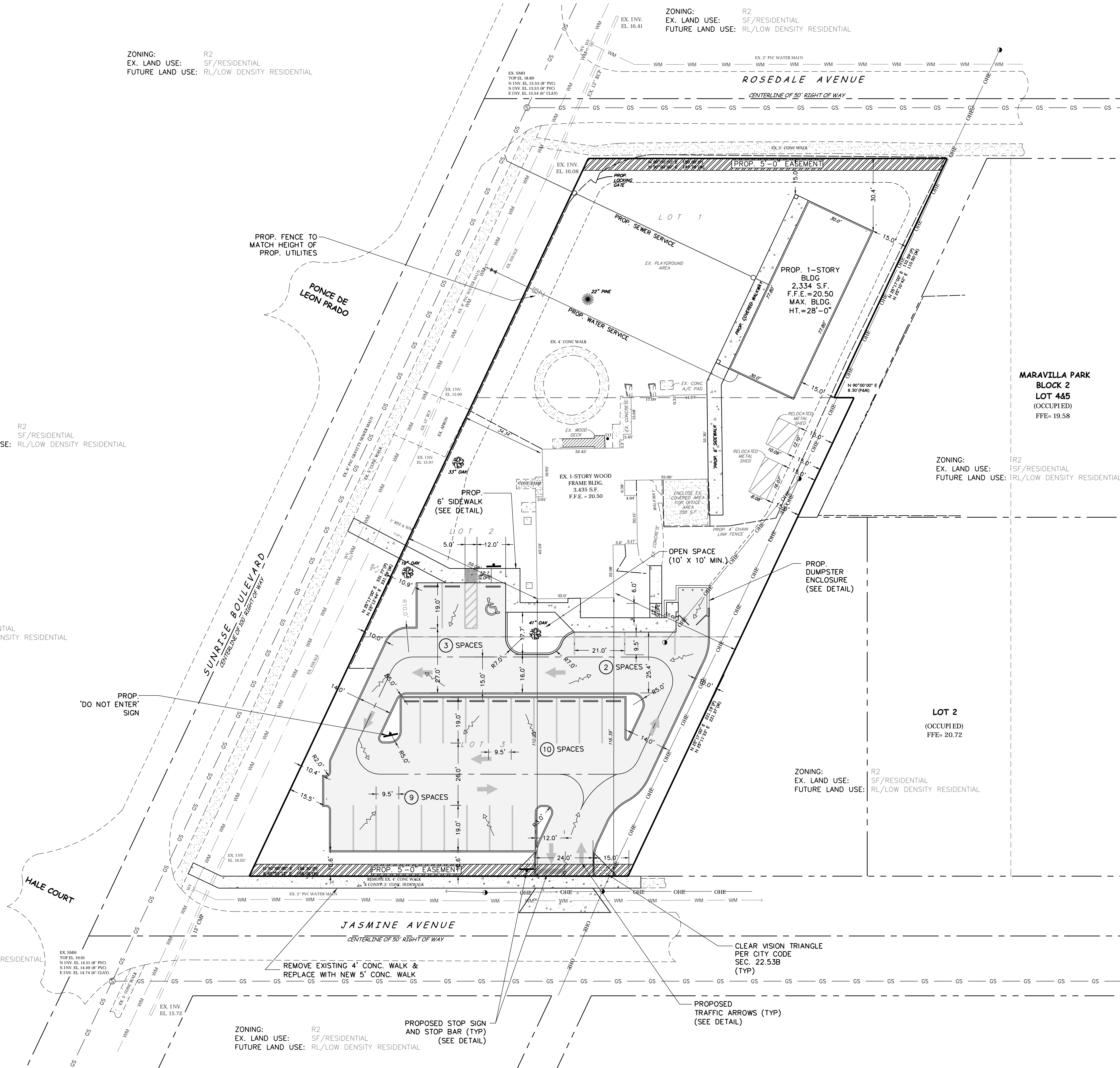
ZONING: R2  
 EX. LAND USE: SF/RESIDENTIAL  
 FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL

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

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, MISIK'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:**  
 OCD KIDS INC  
 2706 SUNRISE BLVD  
 FORT PIERCE, FL 34982

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

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

**PROPERTY CLASSIFICATIONS:**  
 LAND USE: PRIVATE PRESCHOOL  
 ZONING: R2  
 FUTURE LAND USE: RL/LOW-DENSITY RESIDENTIAL

**SITE DATA:**

| PARCEL SIZE            | 46,659 S.F. | 1.07 ACRES  | 100.00% |
|------------------------|-------------|-------------|---------|
| EXISTING BUILDING AREA | 3,785 S.F.  | 0.087 ACRES | 8.11%   |
| EXISTING WALK AREA     | 579 S.F.    | 0.013 ACRES | 1.24%   |
| PROPOSED BUILDING AREA | 2,334 S.F.  | 0.054 ACRES | 5.00%   |
| PROPOSED PAVT. / WALKS | 14,433 S.F. | 0.331 ACRES | 30.93%  |
| TOTAL IMPERVIOUS       | 21,131 S.F. | 0.485 ACRES | 45.29%  |
| PERVIOUS AREA (OPEN)   | 25,528 S.F. | 0.586 ACRES | 54.71%  |

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

**GENERAL NOTES:**  
 1. ALL SITE LIGHTING TO COMPLY WITH CITY CODE SECTION 22.58(8). LIGHTING PLAN TO BE PROVIDED AT TIME OF FINAL SUBMISSION.  
 2. 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:**  
 1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FORT PIERCE UTILITIES AUTHORITY.  
 2. ALL UTILITY LOCATIONS ARE FROM AS-BUILT DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.  
 3. 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

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

VELCON ENGINEERING & SURVEYING LLC  
 702 SW PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FL 34983  
 PHONE: (772) 879-0477  
 FPEP.C.O.A. # 5222



**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

**SITE PLAN**

**SUNRISE PRESCHOOL**  
 2706 SUNRISE BLVD  
 CITY OF FORT PIERCE, FL

SCALE: 1"=20'  
 DATE: 08/13/18  
 DRAWN BY: JRP  
 CHECKED BY: RR  
 DATE: 08-13-2018

SHEET NO.: 1  
 OF: 7  
 JOB No.: 18-102BENG