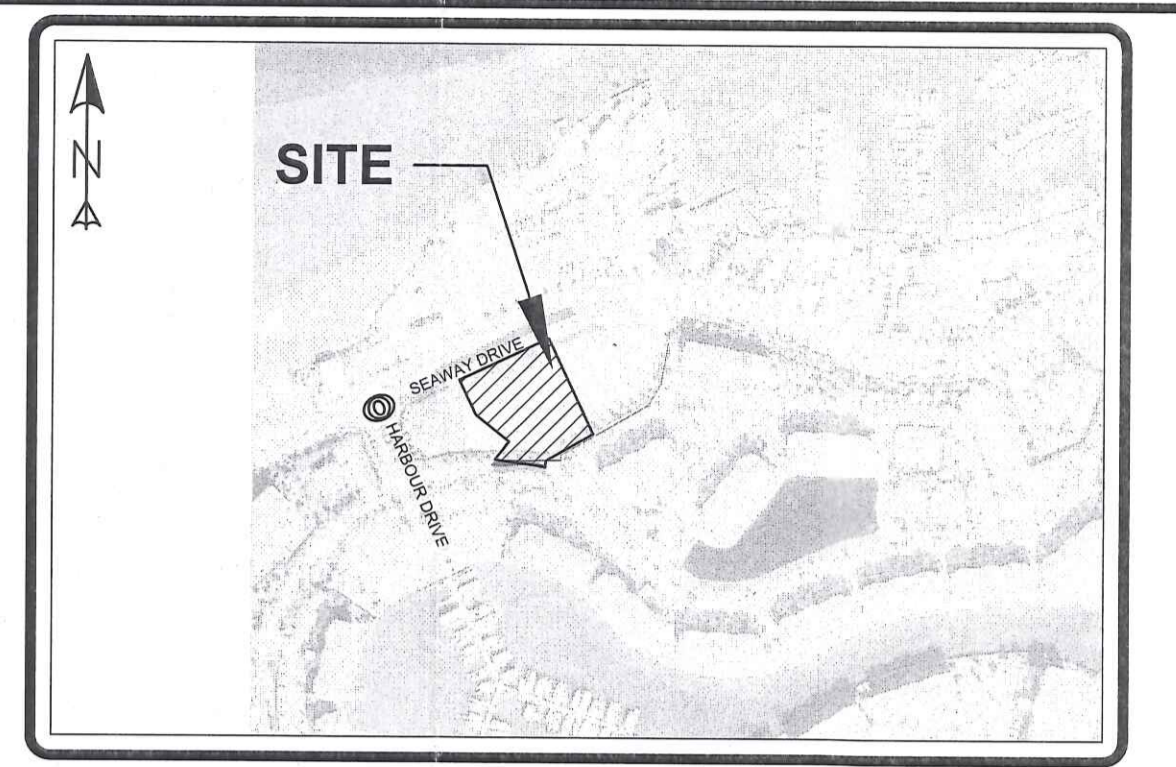
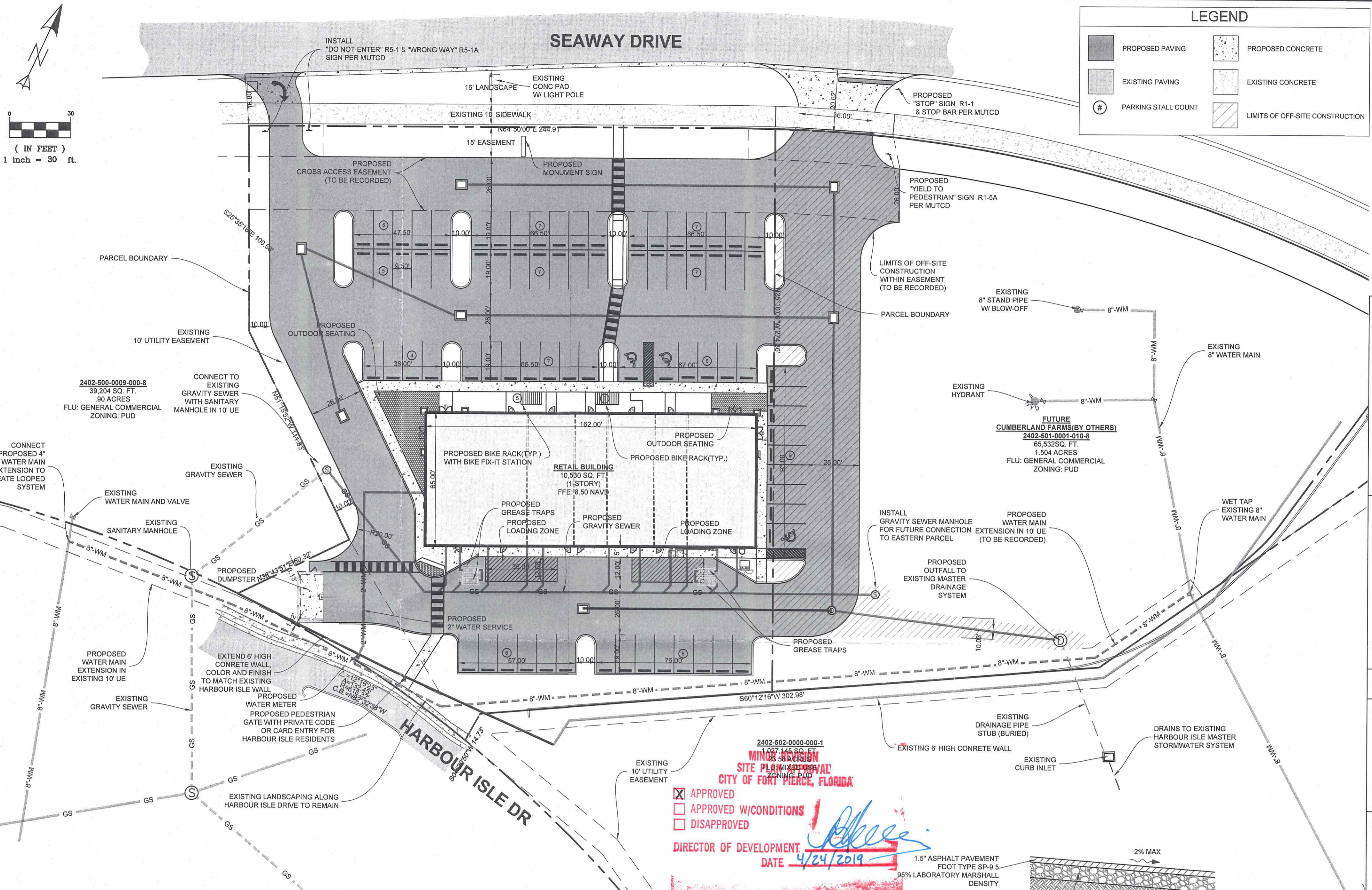


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**FORT PIERCE, FLORIDA
VICINITY MAP**
SCALE: 1" = 500'

LEGAL DESCRIPTION
THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE (S) 9 AND 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 242.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21";
BEGINNING OF THE HEREINAFTER DESCRIBED LINE;
THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.
CONTAINING IN ALL 66,877 SQUARE FEET OR 1.535 ACRES, MORE OR LESS.

TOTAL SITE AREA: 66,877 S.F., 1.54 AC.
PARCEL ID: 2402-501-0001-000-5
PROJECT NAME: HARBOUR ISLES SHOPS
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE, FORT PIERCE, FLORIDA 34949

SITE DATA		CURRENT	
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)		
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA:	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA:	66,877 S.F. (± 1.54 AC) =	100.00%	
IMPERVIOUS AREA:	50,981 S.F.	1.17 AC	75.97%
PROPOSED BUILDING:	10,530 S.F.	0.24 AC	15.58%
PROPOSED PAVEMENT:	36,031 S.F.	0.83 AC	53.90%
PROPOSED CONCRETE:	3,620 S.F.	0.08 AC	5.19%
PROPOSED PAVERS:	800 S.F.	0.02 AC	1.30%
OFF-SITE:			
PROPOSED PAVEMENT:	13,845 S.F.	0.31 AC	
GREEN SPACE:	1,892 S.F.	0.04 AC	
PROPOSED BUILDING COVERAGE: 15.58%			

BUILDING DATA
GROSS SQUARE FOOTAGE: 11,050 S.F.

PARKING CALCULATIONS

REQUIRED PARKING	REQUIRED HANDICAP SPACES (INCL. CURB)	REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES)
REQUIRED PARKING SPACES (11,050 S.F. / (1 SPACE / 200 S.F.)) =	56 SPACES	3 SPACES
PROVIDED PARKING SPACES =	78 SPACES	3 SPACES
PROVIDED HANDICAP SPACES (INCLUDED) =	3 SPACES	10 STALLS
PROVIDED BICYCLE STALLS =		

NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSES THE DEVELOPMENT OF THE 1.535 ACRE PARCEL WITH THE CONSTRUCTION OF A 11,050 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD), A TYPICAL ACCEPTED CONVERSION TO NAVD FROM NAVD IS...
NAVD = NAVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVIDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION

TRIP TYPE	AREA	TRIPS
RETAIL (820)		
WEEKDAY DAILY TRIPS:		
(820)	37,751,000 S.F.	= 417
A.M. PEAK HOUR TRIPS:		
(820)	3,001,000 S.F.	= 33
P.M. PEAK HOUR TRIPS:		
(820)	4,211,000 S.F.	= 47

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
S.B. CERTIFICATE OF AUTHORIZATION 8096

DESIGNED BY	DATE
JAL	26NOV2018

FILE NAME	LAYOUT	AS SHOWN	SCALE
18-303 Harbour Cay			

HARBOUR CAY

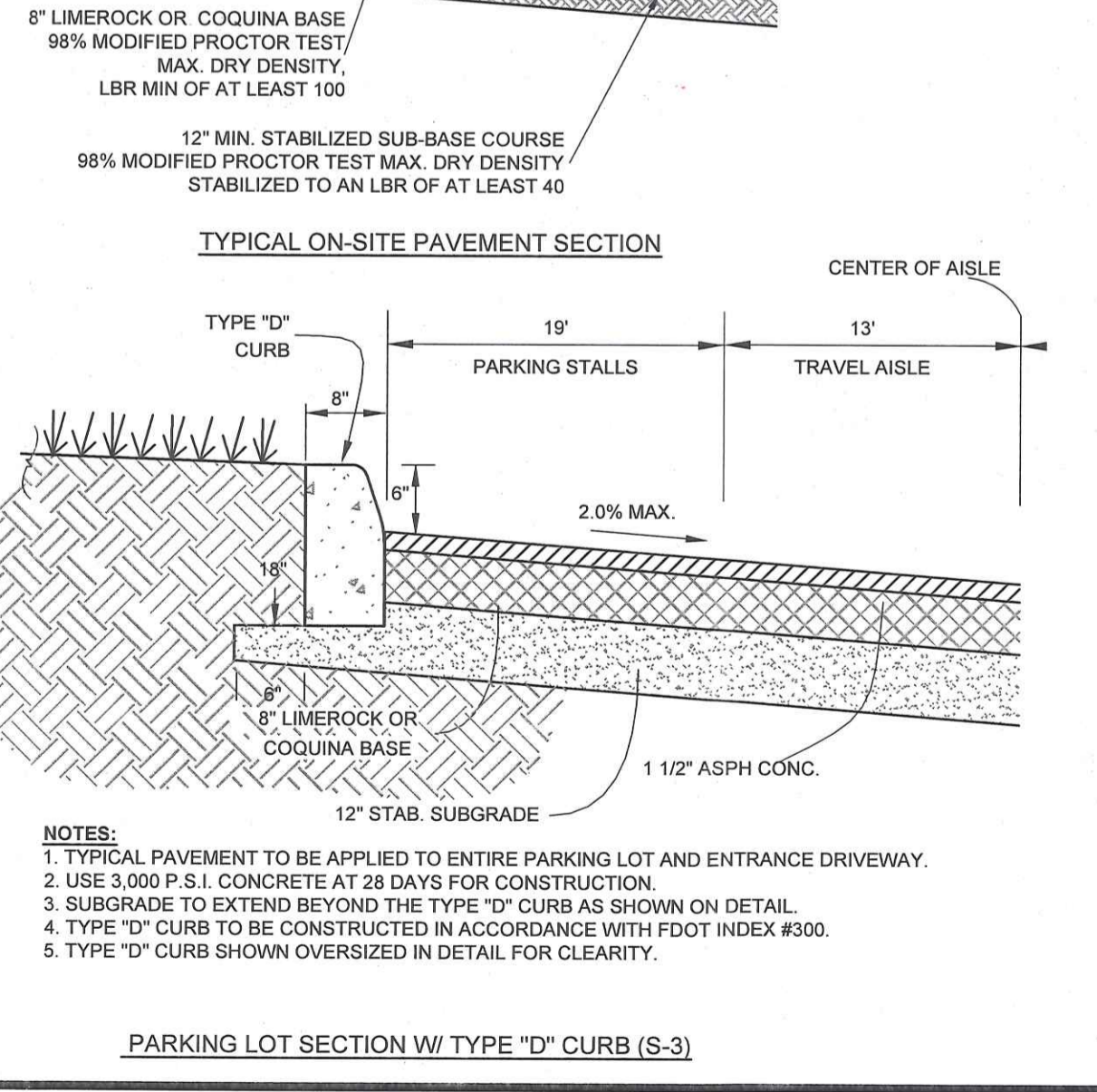
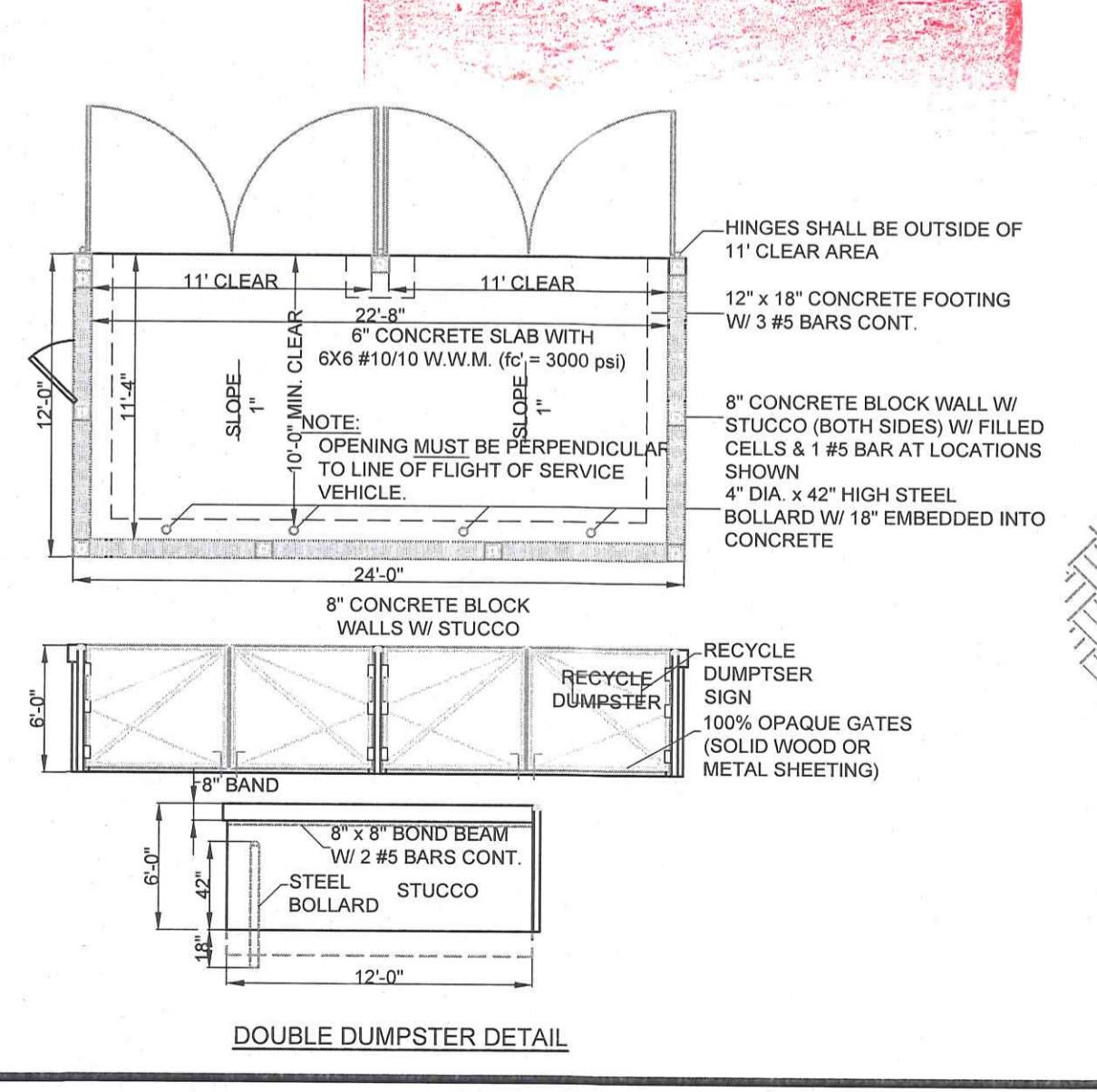
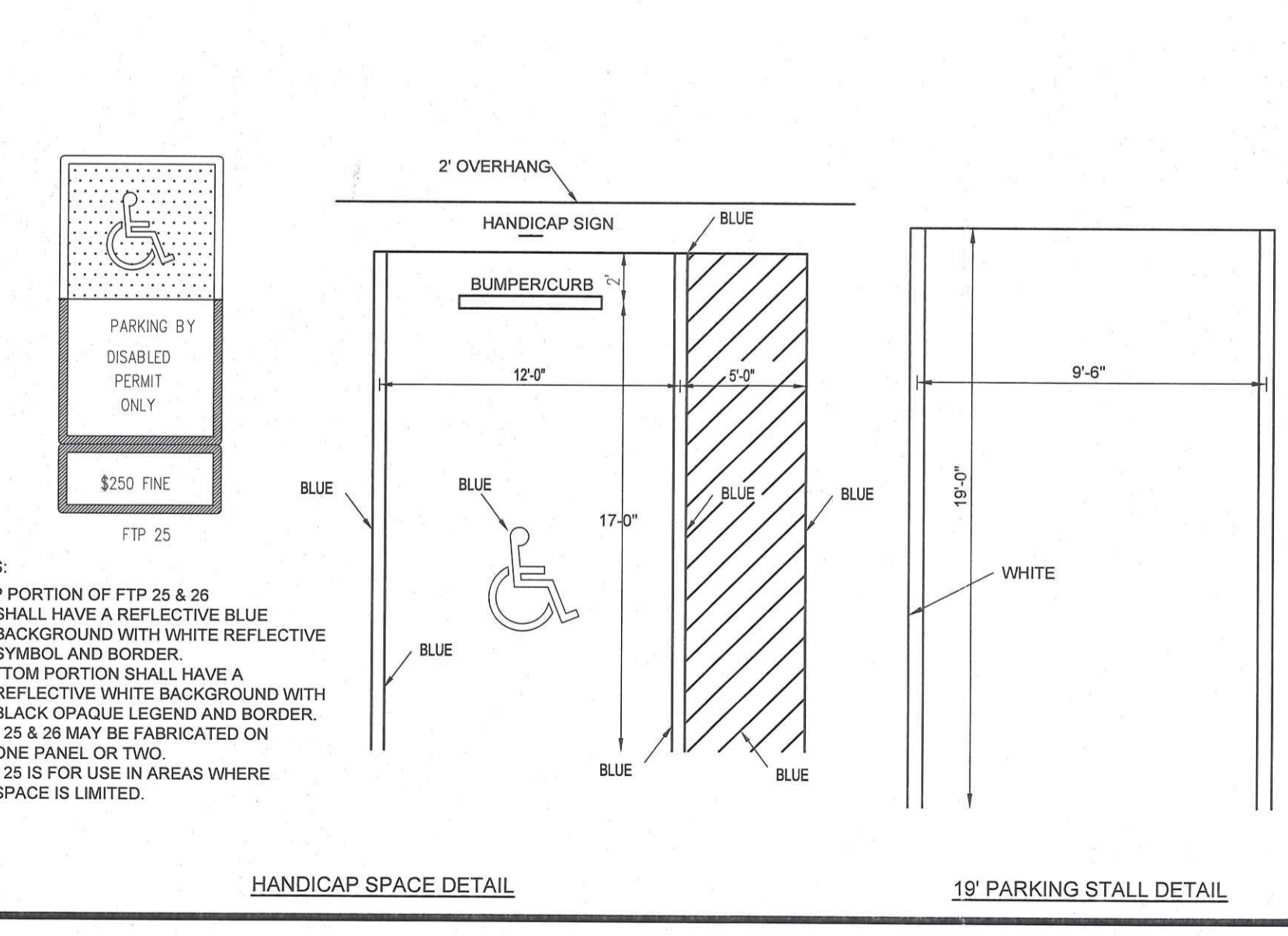
SITE PLAN

FLORIDA

FORT PIERCE

DAVID C. BAGGETT, P.E.(DATE)
#61375

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE 'D' CURBS AS SHOWN ON DETAIL.
4. TYPE 'D' CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE 'D' CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.