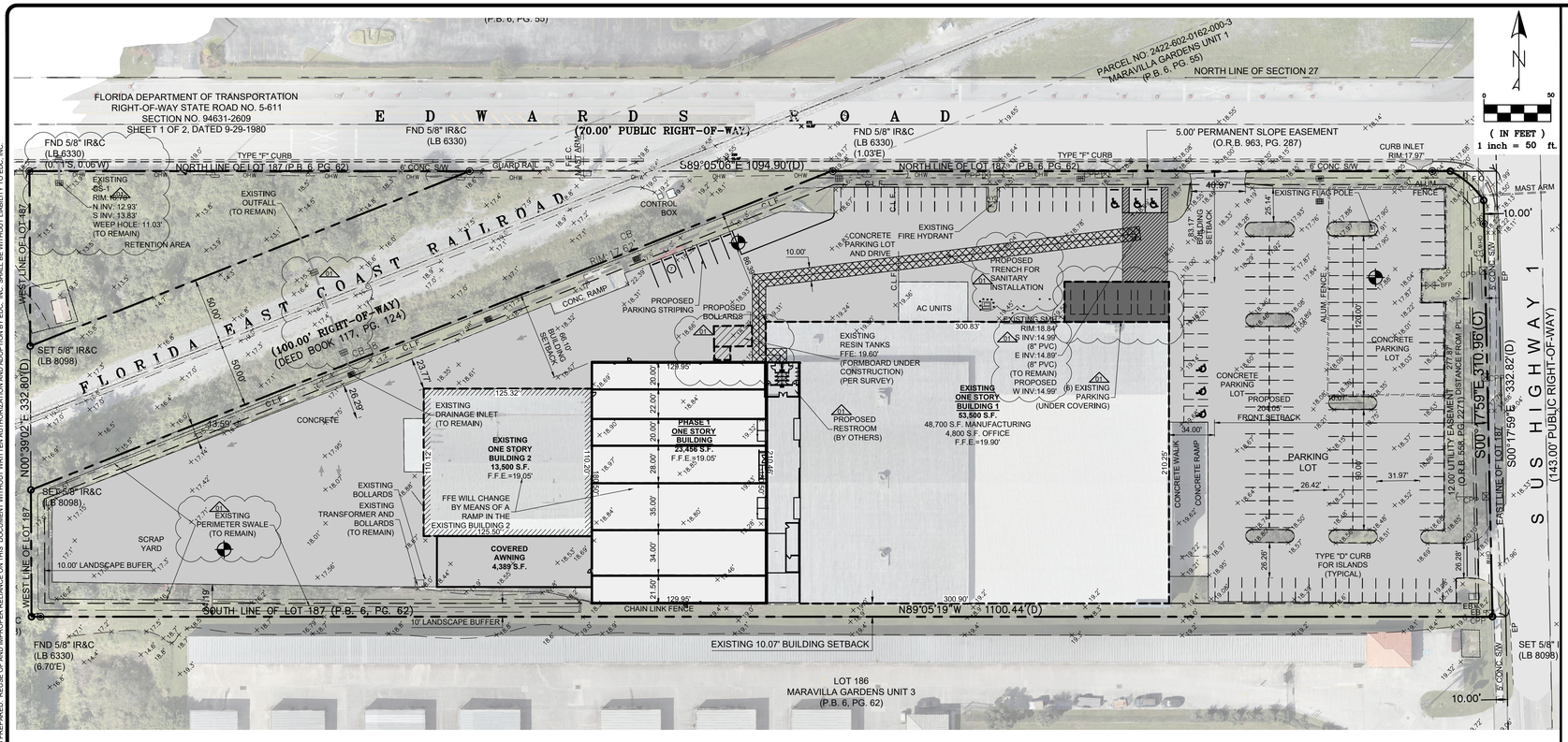

VICINITY MAP

SCALE: 1:500

LEGAL DESCRIPTION

LOT 187, MARAVILLA GARDENS, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 05' 06" WEST, ALONG THE NORTH LINE OF SECTION 27, A DISTANCE
OF 285.00 FEET; THENCE SOUTH 00° 17' 59" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF LOT 187 AS PER PLAT AND THE POINT OF BEGINNING; THENCE WITH
THE PROLONGATION OF THE LAST MENTIONED COURSE A DISTANCE OF 332.82 FEET; THENCE
NORTH 89° 05' 19" WEST, A DISTANCE OF 1100.44 FEET, THENCE NORTH 00° 39' 02" EAST, A DISTANCE OF 332.80 FEET; THENCE SOUTH 89° 05' 06" EAST, A DISTANCE OF 1094.90 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN ST. LUCIE COMITY, FLORIDA, LESS AND EXCEPTING RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY.
CONTAINING 7.162 ACRES, MORE OR LESS.

PARCEL ID #: 2427-601-0069-000-3

PROJECT NAME: TWIN VEE

OWNER: VISCONTI HOLDINGS LLC
4300 S US HIGHWAY 1 STE 203-33
JUPITER, FL 33477-1198

FUTURE LAND USE: GC GENERAL COMMERCIAL

ZONING: C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	90,456 S.F. (2.08 AC)
EXISTING BUILDING 1	**53,500 S.F.**
MANUFACTURING	48,700 S.F.
OFFICE	4,800 S.F.
EXISTING BUILDING 2	**13,500 S.F.**
PHASE 1 BUILDING	**23,456 S.F.**

ZONING CODE FOR: (CG) COMMERCIAL GENERAL [1]						
	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25' MIN	15' MIN	15' MIN	--	60% MAX.	65' MAX.
PROPOSED	205'	23	10'	X	37.23%	30'

[1]

SITE AREA DATA-PH 1	**311,940.00 S.F.**	**7.16 AC**	**100.00%**
IMPERVIOUS DATA	**229,076.00 S.F.**	**5.26 AC**	**73.44%**
EXISTING BUILDING	67,000.00 S.F.	1.54 AC	21.48%
EXISTING PAVEMENT	138,620.00 S.F.	3.18 AC	44.44%
PROPOSED BUILDING	23,456.00 S.F.	0.54 AC	7.52%
PERVIOUS DATA	**82,864.00 S.F.**	**1.90 AC**	**26.56%**
OPEN SPACE	61,406.00 S.F.	1.41 AC	19.69%
PROPOSED DRY DETENTION	21,458.00 S.F.	0.49 AC	6.88%

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: --
SOLID WASTE: WASTE PRO

PARKING DATA [1]

ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

MANUFACTURING	((72,156 S.F.) @ 1 SPACE/ 600 S.F.)	121 SPACES
OFFICE(710)	((4,800 S.F.) @ 1 SPACE / 300 S.F)	16 SPACES
TOTAL REQUIRED PARKING SPACES		**137 SPACES (6 HC)**
STANDARD PARKING PROVIDED		**166 SPACES (6 HC)**

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE EXISTING MASTER DRAINAGE SYSTEM.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

LANDSCAPING:
LANDSCAPING WILL MEET REQUIREMENTS

GENERAL NOTE:
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BIKE RACKS SHALL BE THE INVERTED "U" TYPE AND CONSISTENT WITH MARTIN COUNTY CODE.
- ALL SIGNS SHALL BE CONSISTENT WITH CITY OF FORT PIERCE SIGN CODE.

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

M E	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

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DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-455 twin vee 5 phase 1.dwg
LAYOUT	CSP
SCALE	AS SHOWN
DATE	7/TEBRUARY/2023

REVISION COMMENTS	DATE
1 RESPONSE TO COMMENTS	09-12-2023

TWIN VEE

SITE PLAN

FLORIDA

FORT PIERCE

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1 OF 2

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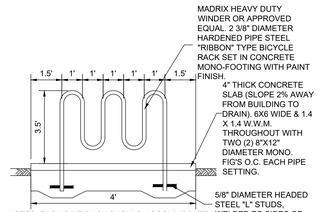
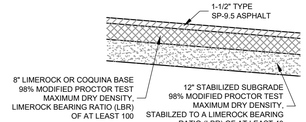
Z:\EDC_2021\21-455 - Twin Vee - 3101 S Highway 1, FP\ENGINEERING\AutoCAD\DWG\21-455 TWIN VEE S PHASE 1.dwg, CSP, 2/20/2023 10:28:52 AM, James, EDC, Inc., EDC, Inc.



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF SIX (6) BIKES.

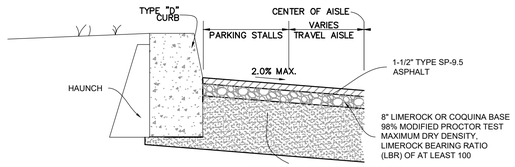
TYPICAL BIKE RACK DETAIL

N.T.S.



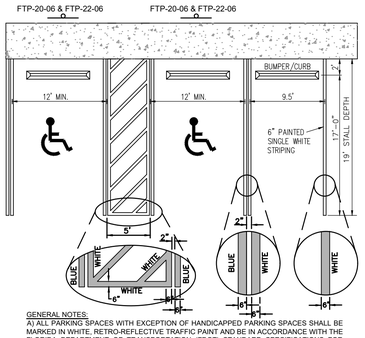
TYPICAL PAVEMENT SECTION

N.T.S.



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" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

PARKING LOT SECTION W/ TYPE "D" CURB



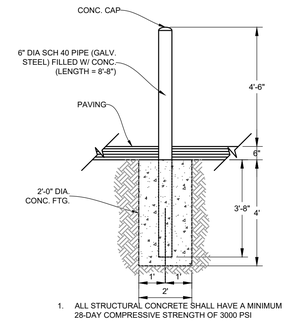
GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2017-18.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

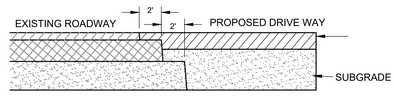
HANDICAPPED SPACE DETAIL 19' PARKING STALL DETAIL

NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

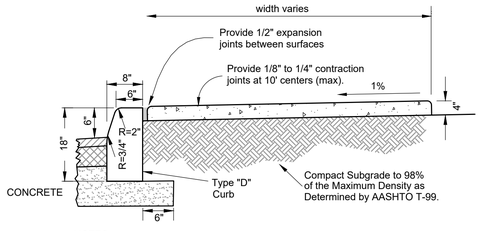


1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL



MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



NOTES:

1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

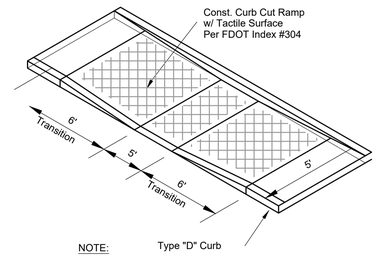
TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING



NOTE:

1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

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LAYOUT	
SCALE	AS SHOWN
DATE	1TEBRUARY2023

NO.	DATE	REVISION COMMENTS
1	02-17-2023	RESPONSE TO COMMENTS

TWIN VEE

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