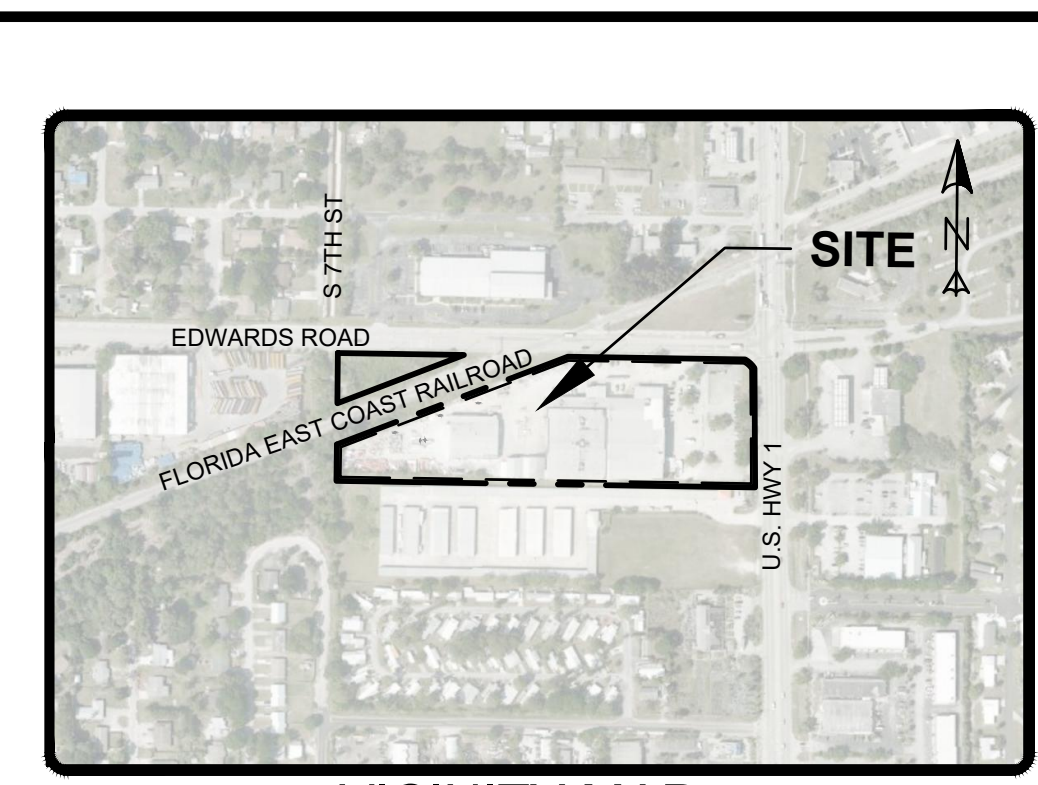
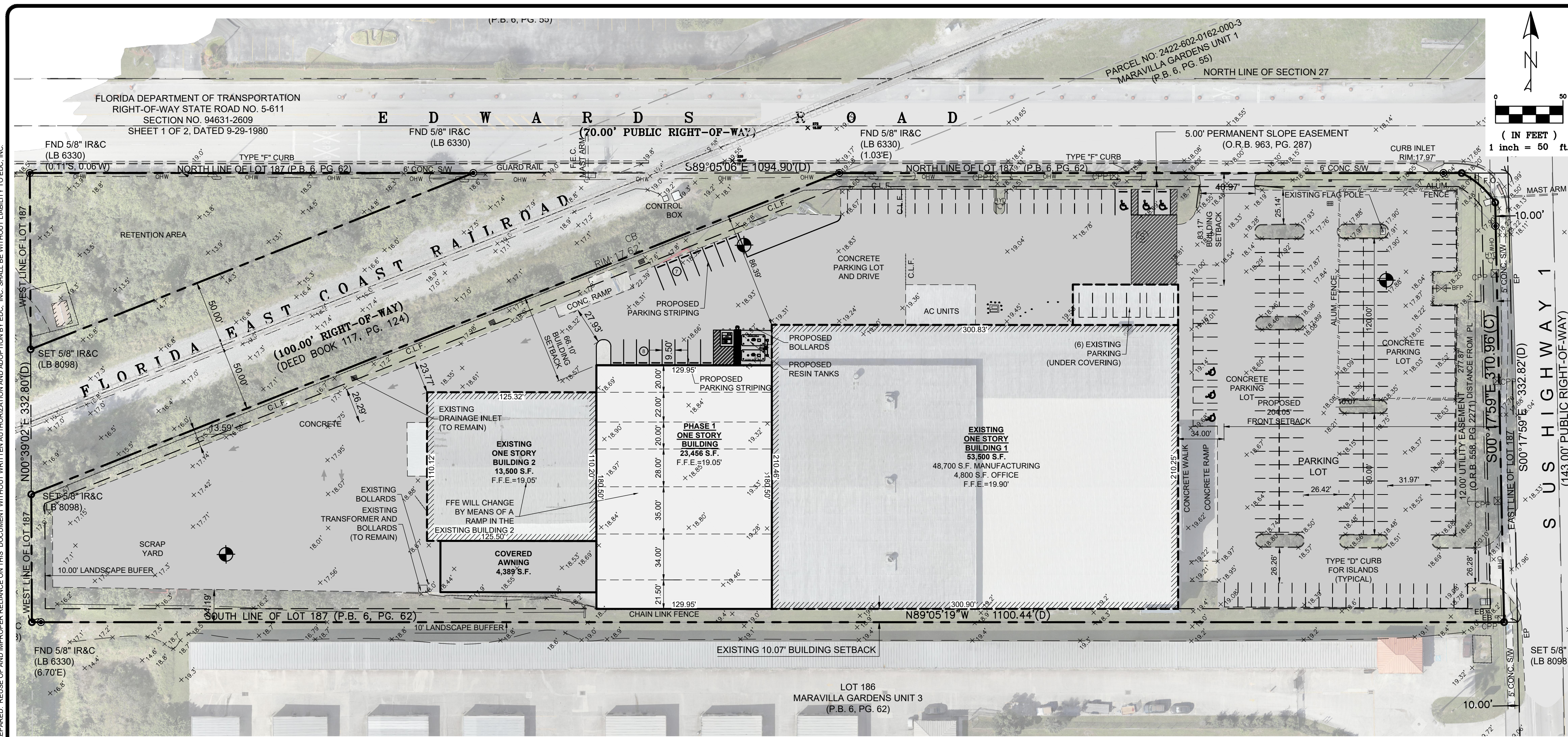


Z:\EDC-2023\121-455 - Twin Vee - 3101 S Highway 1, I:\ENGINEERING\AutoCAD\DWG\21-455 TWIN VEE 5 PHASE 1.dwg, CSP, 11/16/2023, 4:30:22 PM, James, EDC, Inc., EDC, Inc.

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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 COUNTY, FLORIDA, LESS AND EXCEPTING RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY, AND 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

EXISTING BUILDING	GROSS SQUARE FOOTAGE	ACRES
EXISTING BUILDING 1	53,500 S.F.	1.23 AC
MANUFACTURING	48,700 S.F.	1.11 AC
OFFICE	4,800 S.F.	0.11 AC
EXISTING BUILDING 2	13,500 S.F.	0.31 AC
PHASE 1 BUILDING	23,456 S.F.	0.54 AC

ZONING CODE FOR: (CG) COMMERCIAL GENERAL

PER CODE	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE	CORNER		
PROPOSED	25' MIN	15' MIN	15' MIN	--	50% MAX.	65' MAX.

SITE AREA DATA

DATA	SQ. FT.	ACRES	PERCENT
IMPERVIOUS DATA	233,770 S.F.	5.37 AC	74.94%
EXISTING BUILDINGS	67,000 S.F.	1.54 AC	21.48%
EXISTING PAVEMENT	142,524 S.F.	3.27 AC	45.69%
PROPOSED CONCRETE	790 S.F.	0.02 AC	0.25%
PROPOSED PH1 BLDG	23,456 S.F.	0.54 AC	7.52%
PERVIOUS DATA	78,170 S.F.	1.79 AC	25.06%
OPEN SPACE	56,712 S.F.	1.30 AC	18.18%
EXISTING RETENTION AREA +/-	21,458 S.F.	0.49 AC	6.88%

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

PARKING DATA
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 174 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.

LEGEND

	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

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

ENGINEERS SURVEYORS
ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS

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
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILE NAME	LAYOUT	SCALE	DATE
JUL	JUL	21-455 TWIN VEE 5 PHASE 1.dwg	CSP	AS SHOWN	LIN/NOVEMBER/2023

REVISION COMMENTS	DATE

TWIN VEE

SITE PLAN

FLORIDA

FORT PIERCE

ENGINEERS SURVEYORS
ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-455

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