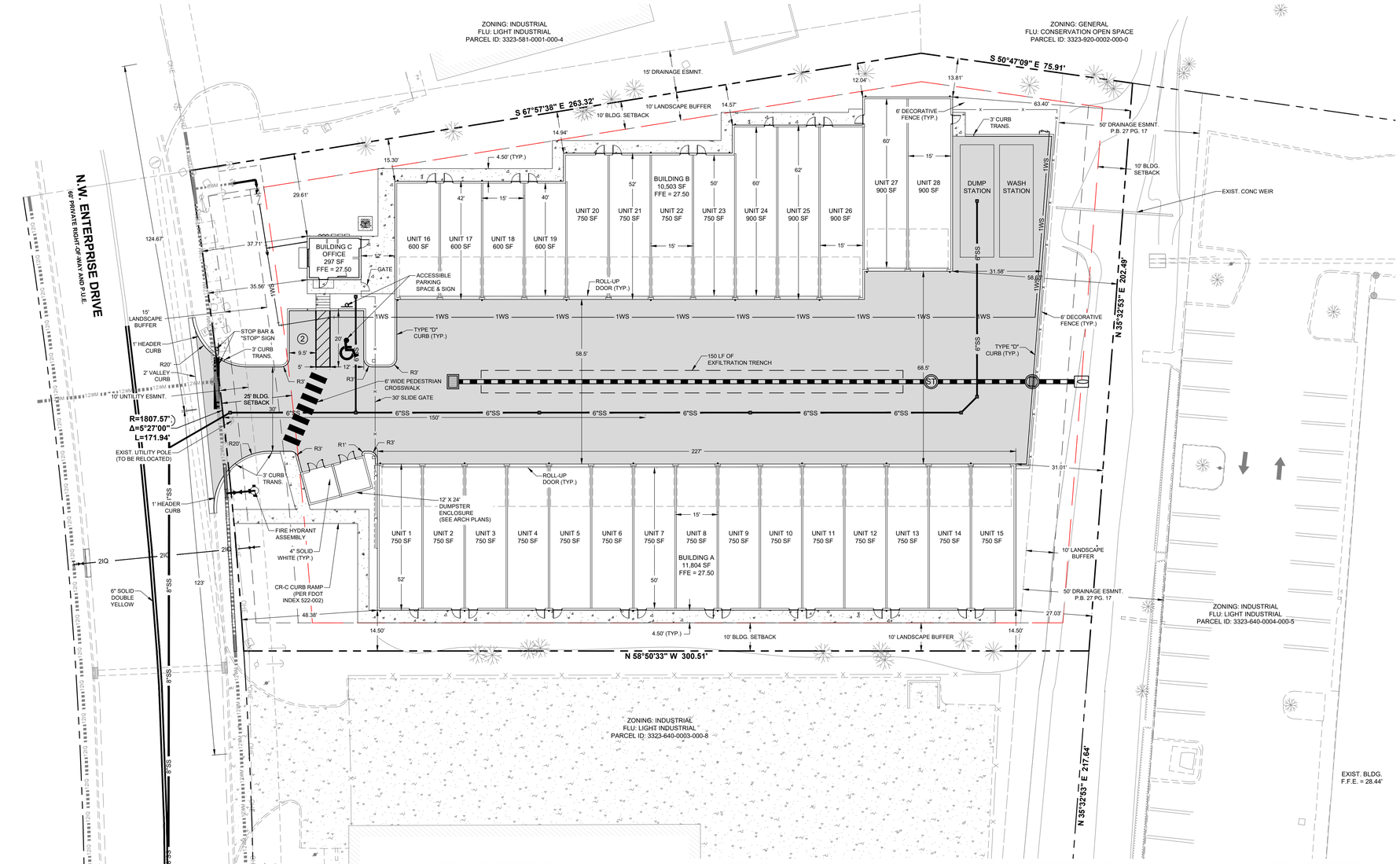
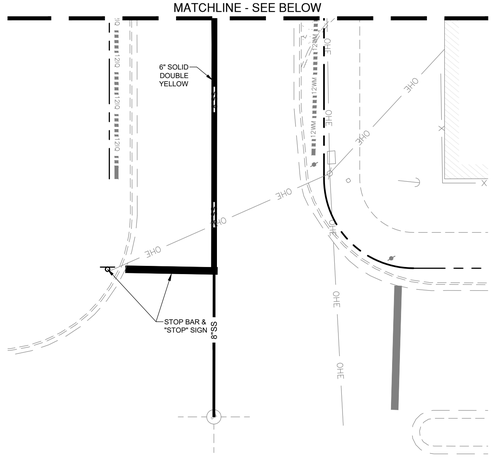
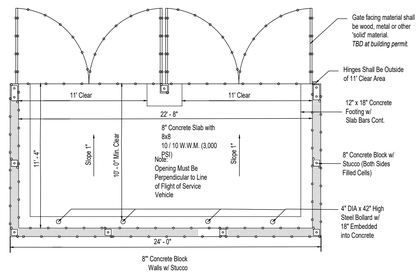


LOCATION MAP

MATCHLINE - SEE BELOW

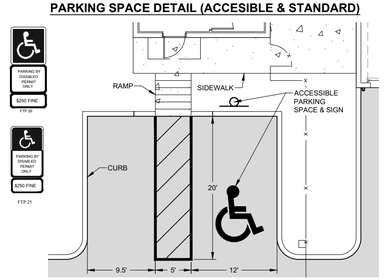


DUMPSTER DETAIL



Per Sec. 158.232. Port St. Lucie Code of Ordinances

PARKING SPACE DETAIL (ACCESIBLE & STANDARD)



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A 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 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
3. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED
4. FTP 26 IS FOR USE IN AREAS WHERE SPACE IS UNLIMITED
5. IF NO CURBING IS USED, WHEEL STOPS MUST BE PROVIDED IN COMPLIANCE WITH CITY CODE.
6. DEVELOPER MAY HAVE THE OPTION TO PROVIDE WHEEL STOPS WHICH SHALL BE IN COMPLIANCE WITH CITY CODE.
7. 2' OVERHANG SHALL NOT ENCROACH IN LANDSCAPE BUFFERS

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

THE PARCEL LOT I-37 (SLW 660) SITE CONSISTS OF A XERIC SLASH PINE FLATWOODS COMMUNITY WITH EXOTIC DOMINATED PERIMETER VEGETATION WITH A SMALL AREA THAT CONTAINS WETLAND CHARACTERISTICS. WILDLIFE UTILIZATION ON THE SITE IS VERY LOW AND CONSISTS OF URBAN SONGBIRDS, ARTHROPODS, REPTILES AND A SMALL NUMBER OF REPTILES AND AMPHIBIANS IN THE WESTERN DITCH/SWALE. CAREFUL EVALUATION OF THE SITE FOR LISTED SPECIES, INCLUDING THE GOPHER TORTOISE, RED-COCKADED WOODPECKER AND FLORIDA SCRUB JAY RESULTED IN NO LISTED SPECIES SIGHTINGS ONSITE OR IN DIRECTLY ADJACENT LANDS.

THERE IS NO CRITICAL HABITAT OR CRITICAL TYPE HABITAT WITHIN THE SUBJECT SITE, AND THERE IS NO SUITABLE HABITAT FOR WADING BIRDS INCLUDING THE WOOD STORK. UPLAND MITIGATION FEES ARE CURRENTLY CALCULATED FEE OF $26,255.25 WILL BE REQUIRED. IN ADDITION, THE EPHEMERAL WETLANDS ON THE SITE MAY NOT BE CLAIMED AS JURISDICTIONAL WETLANDS, BUT IF THEY ARE CLAIMED AS JURISDICTIONAL WETLANDS BY THE WETLAND RESOURCE AGENCIES, THE OFFSITE MITIGATION COSTS WOULD BE $35,874.61.

ALL PROJECTED COSTS ARE ESTIMATED BASED ON CURRENT SITE CONDITIONS AND MAY CHANGE AS A RESULT OF ECOLOGICAL CHANGES ON THE SITE, REGULATORY CHANGES, JURISDICTIONAL DETERMINATIONS OR WEATHER EVENTS.

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

DRAINAGE STATEMENT

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED ST. LUCIE WEST LOT I-37 PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
GENERALLY, THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM WILL PROVIDE THE FOLLOWING:

- ON-SITE WATER QUALITY FOR COMMERCIAL USES.
- REQUIRED COMMERCIAL DRY PRE-TREATMENT WILL BE PROVIDED IN EXFILTRATION TRENCH AND/OR DRY RETENTION.
- DIRECT STORM WATER RUNOFF FROM THE PROPOSED PROJECT TO BE ROUTED THROUGH THE EXISTING ST. LUCIE WEST INDUSTRIAL PARK STORM WATER TREATMENT SYSTEM.

TRAFFIC STATEMENT

THE SITE HAS ONE FULL ACCESS DRIVEWAY. A FUTURE CONNECTION IS PROPOSED ON THE WEST END OF THE PROJECT. THE VOLUMES ARE SO LOW THAT TURN LANES ARE NOT REQUIRED. THE PLACEMENT OF THE DRIVEWAYS IS IN COMPLIANCE WITH SECTION 158.222 OF THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS. THESE STANDARDS REGULATE THE NUMBER OF DRIVEWAYS PERMITTED FOR A SITE, THEIR MINIMUM WIDTHS BASED ON OVERALL FUNCTION, AND SPACING AND SEPARATION BETWEEN NEARBY DRIVEWAYS, INTERSECTIONS, AND PROPERTY LINES. THERE WILL BE AN ESTIMATED 84 DAILY TRIPS, 31 AM PEAK HOUR TRIPS AND 5 PM PEAK HOUR TRIPS.

HAZARDOUS WASTE STATEMENT

TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD STATEMENT

THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE AND IS NOT REQUIRED TO COMPLY WITH CHAPTER 53, WELLFIELD PROTECTION OF THE CITY CODE.

GENERAL NOTES

1. 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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(G)
2. FOR PROPERTIES ZONED WI, THE PARKING LOT INTERIOR ISLANDS TREE REQUIREMENT WILL BE PROVIDED ELSEWHERE ON THE PROPERTY.
3. AIR CONDITIONING AND OTHER EQUIPMENT LOCATED ON THE ROOF SHALL BE SCREENED AND CANNOT BE VISIBLE FROM AN ELEVATION THAT IS HORIZONTAL TO THE LOCATION OF THE ROOF EQUIPMENT.

SITE DATA

TOTAL SITE AREA	61,974 SF / 1.42 AC
FUTURE LAND USE	LIGHT INDUSTRIAL
EXISTING ZONING	WAREHOUSE - INDUSTRIAL
EXISTING USE	VACANT
PROPOSED USE	SELF SERVICE STORAGE FACILITY
BUILDING COVERAGE	22,604 SF
MAXIMUM BUILDING HEIGHT	35'
PROPOSED BUILDING HEIGHT	29' 8"
PARCEL CONTROL NUMBER	3323-640-0003-010-1

SET BACKS

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	35.56'
SIDE	10'	12.04'
REAR	10'	27.03'

PERVIOUS AREA

TOTAL LANDSCAPE AREA	13,563 SF	0.31 AC	22%

OPEN SPACE

REQUIRED	12,395 SF	0.28 AC	20%
PROVIDED	17,935 SF	0.41 AC	29%
TOTAL LANDSCAPE AREA	17,935 SF	0.41 AC	29%

IMPERVIOUS AREA

BUILDING COVERAGE	22,604 SF	0.52 AC	36%
VEHICULAR USE AREA	18,041 SF	0.41 AC	29%
PAVED AREA / WALKS	3,394 SF	0.08 AC	6%
TOTAL	44,039 SF	1.01 AC	71%

BUILDING DATA

BUILDING A	11,804 SF	0.27 AC
BUILDING B	10,503 SF	0.24 AC
BUILDING C	297 SF	0.01 AC
TOTAL	22,604 SF	0.52 AC

UNIT TYPE

	# OF UNITS	UNIT SF	TOTAL SF
15' X 40'	4	600 SF	2,400 SF
15' X 50'	19	750 SF	14,250 SF
15' X 60'	5	900 SF	4,500 SF
TOTAL	28		21,150 SF

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

PARKING REQUIREMENTS (9.5' X 18')

	REQUIRED	PROVIDED
SELF STORAGE 1 SPACE PER 100 BAYS (28/100)	0 SPACES	0 SPACES
OFFICE 1 SPACE PER 200 SF (850/200)	2 SPACES	2 SPACES
TOTAL PARKING SPACES	2 SPACES	2 SPACES
ACCESSIBLE SPACES	1 SPACE	1 SPACE

LEGAL DESCRIPTION

LOT I-37 NORTH PLAT, LOT 1.

CONSULTANTS

CIVIL ENGINEER:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
OCTAVIO "OATS" REIS, P.E.

SURVEYOR:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
RICHARD BARNES, P.S.M.

LANDSCAPE CONSULTANT:
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(772) 678-7200
MICHAEL HOUSTON, PRESIDENT

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
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ROCKLEDGE, FL 32955
(321) 6384-0808
BRAD FAUCETT, P.E.

OWNER/APPLICANT:
660 PSL, LLC
101 PUGLIESES WAY
DELRAY BEACH, FL 33444
(561) 454-1625
PAUL TALLY, AUTHORIZED REP.

LEGEND

(EXISTING)
= PROPERTY LINE

(PROPOSED)
= PROPERTY LINE
= DECORATIVE FENCE
= STANDARD DUTY CONCRETE
= HEAVY DUTY ASPHALT PAVEMENT

PROJECT # P24-XXX

GRAPHIC SCALE
0 20 40
1" = 20'

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS: CERTIFICATE NO. LB 8930
BOARD OF PROFESSIONAL ENGINEERS: CERTIFICATE OF AUTHORIZATION NO. 33462

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639 NW ENTERPRISE DRIVE
ST. LUCIE WEST LOT I-37 NORTH PLAT
SPRC SITE PLAN
CITY OF PORT ST. LUCIE FLORIDA

PROJECT NO
010563-06-001

OCTAVIO "OATS" REIS, P.E.
FL. LICENSE NO. 65661

PLAN STATUS	
DATE	DESCRIPTION

BK DESIGN	GC DRAWN	GMB CHKD

SCALE: 1" = 20'
JOB No. 010563
DATE 2024/06/10
FILE No. 010563-06-003-SPRC

SHEET SP1

Cad file name: p:\010563 – deliceto storage facility\010563-06-001 (eng) – roman const 660 lot 37\engineering\010563-06-003 lot i 37 nw enterprise\CAD_plans (dwg)\PLANS\010563-06-003-SPRC.dwg 06/10/24