

Legal Description

(PER TITLE COMMITMENT)
 LOT 1-6A, BLOCK 4, ST. LUCIE WEST PLAT NO. 11- FIRST REPLAT IN COMMERCE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 46,455 SQUARE FEET OR 1.07 ACRES, MORE OR LESS.

LOT 1-6B, BLOCK 4, ST. LUCIE WEST PLAT NO. 11- FIRST REPLAT IN COMMERCE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 43567 SQUARE FEET OR 1.00 ACRES, MORE OR LESS.

SITE DATA

TOTAL SITE AREA	90,022 SF	2.07 AC
FUTURE LAND USE	LI/O5R/11	
EXISTING ZONING	WAREHOUSE - INDUSTRIAL	
EXISTING USE	VACANT	
PROPOSED USE	SELF-STORAGE	
BUILDING COVERAGE	43,301 SF	0.99 AC
MAXIMUM BUILDING HEIGHT	35'	
PROPOSED BUILDING HEIGHT	35'	
PARCEL CONTROL NUMBER(S)	3323-610-0003-000-5 3323-610-0002-000-8	

SETBACKS	REQUIRED (MIN.)	PROVIDED
FRONT:	50'	68.5'
SIDE:	25'	25.4'
REAR:	25'	35.5'

OPEN SPACE			
OPEN SPACE REQUIRED:	12,395 SF	0.28 AC	20%
OPEN SPACE PROVIDED:	30,935 SF	0.71 AC	34%

IMPERVIOUS AREA			
BUILDING COVERAGE:	43,301 SF	0.99 AC	49%
VEHICULAR USE AREA:	11,235 SF	0.26 AC	12%
PAVED AREA/SIDEWALK:	4,551 SF	0.11 AC	5%

PERVIOUS AREA			
OPEN SPACE:	30,935 SF	0.71 AC	34%

PARKING REQUIREMENTS (9.5' X 18')	REQUIRED (MIN.)	PROVIDED
OFFICE USE (1,205SF)	6 SPACES	6 SPACES
1 SPACE PER 200 SF OF GROSS FLOOR AREA USED AS OFFICE IN RENTAL OF STORAGE BAYS		
SELF-STORAGE (1,170 BAYS)	11 SPACES	11 SPACES
1 SPACE PER 100, OR FRACTION THEREOF, STORAGE BAYS		

DRAINAGE STATEMENT

THE SURFACE WATER MANAGEMENT FOR THE PROPOSED ST. LUCIE WEST LOT 1-6A AND 1-6B PROJECT WILL COMPLY WITH THE REQUIREMENT OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. GENERALLY, THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM WILL PROVIDE THE FOLLOWING:

- REQUIRED COMMERCIAL DRY PRETREATMENT WILL BE PROVIDED IN EXFILTRATION TRENCH AND/OR DRY RETENTION DETENTION
- DIRECT STORM WATER RUNOFF FROM THE PROPOSED PROJECT WILL BE ROUTED THROUGH THE EXISTING ST. LUCIE WEST INDUSTRIAL PARK STORM WATER TREATMENT SYSTEM.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

THE PARCEL 6A-6B SITE CONSISTS OF A XERIC SLASH PINE FLATWOODS COMMUNITY WITH EXOTIC DOMINATED PERIMETER VEGETATION AND A DITCH AND SWALE DRAINAGE FEATURE. WILDLIFE UTILIZATION ON THE SITE IS VERY LOW AND CONSISTS OF URBAN SCORPIONS, ANTIPOPODS, REPTILES AND AMPHIBIANS IN THE SWALE. NO LISTED SPECIES WERE IDENTIFIED ON SITE OR IN DIRECTLY ADJACENT LANDS. THERE IS NO CRITICAL HABITAT WITHIN THE SUBJECT SITE, AND THERE IS NO SUITABLE HABITAT FOR WADING BIRDS INCLUDING THE WOOD STORK.

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 33, WELLFIELD PROTECTION OF THE CITY CODE.

TRAFFIC STATEMENT

THE SITE WILL CONTAIN TWO LIMITED ACCESS DRIVEWAYS. 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. ITE TRIP GENERATION, 11TH EDITION RATES WERE USED. THERE WILL BE AN ESTIMATED 196 DAILY TRIPS, 12 AM PEAK TRIPS AND 20 PM PEAK HOUR TRIPS.

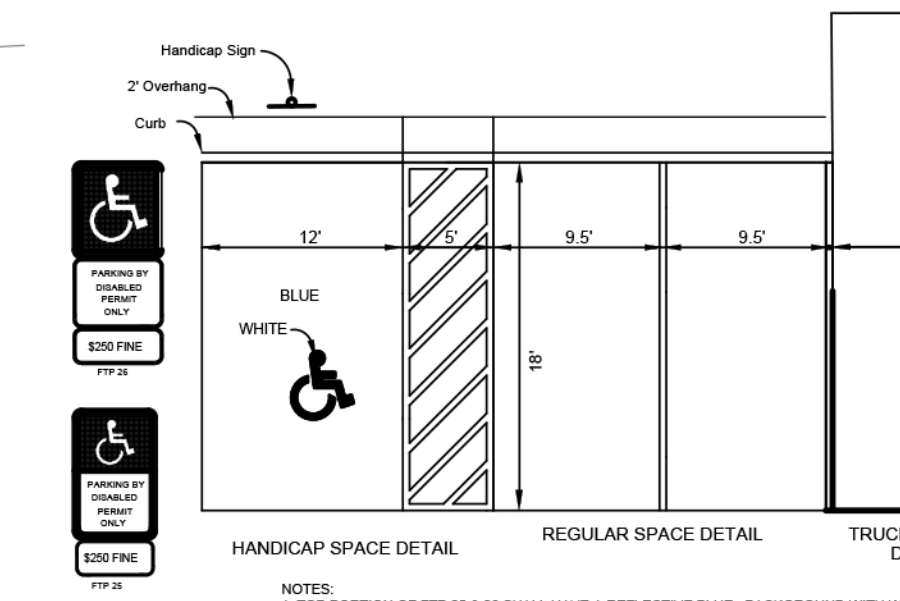
GENERAL NOTES

- 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).
- FOR PROPERTIES ZONE VI, THE PARKING LOT INTERIOR ISLANDS TREE REQUIREMENT WILL BE PROVIDED ELSEWHERE ON THE PROPERTY.
- THE CITY OF PORT ST. LUCIE WILL REQUIRE UPLAND PRESERVATION, OR APPROPRIATE MITIGATION, FOR 25% OF THE NATIVE HABITAT. UPLAND PRESERVATION "IN LIEU" FEES MAY BE PAID AT A RATE SPECIFIED BY THE CITY OF PORT ST. LUCIE. SCHEDULE, CURRENTLY \$25,005.00/ACRE AND ARE ESTIMATED AT 19,410.13 FOR THIS SITE DEVELOPMENT.

PROPOSED SITE DATA

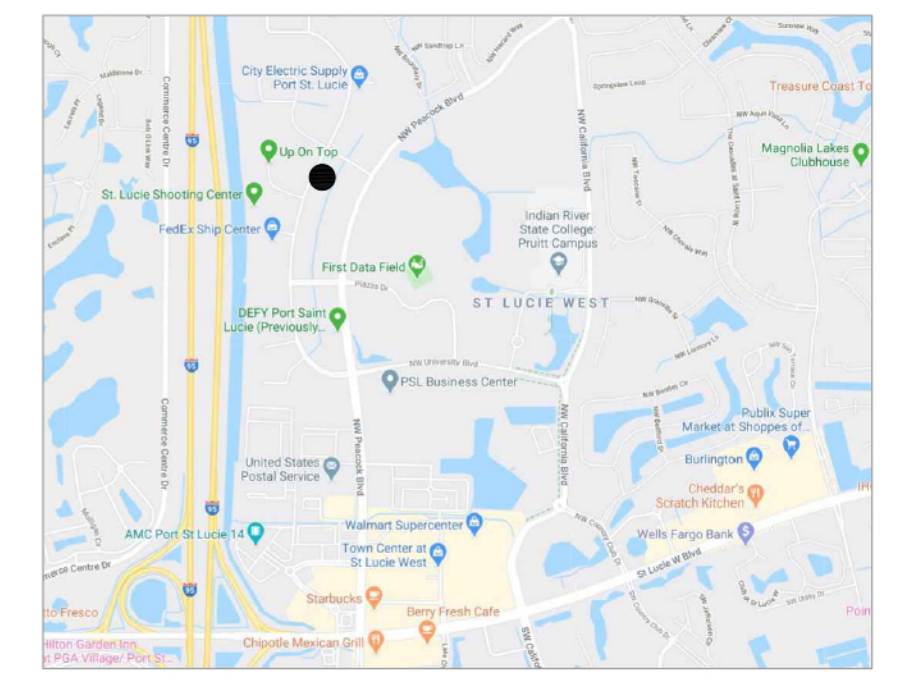
PERVIOUS AREA	30,935 SF	0.71 AC	34%
GREEN SPACE	30,935 SF	0.71 AC	34%
IMPERVIOUS AREA	58,887 SF	1.36 AC	66%
BUILDING	43,301 SF	0.99 AC	49%
PAVEMENT/SIDEWALK	15,586 SF	0.37 AC	17%
TOTAL	90,022 SF	2.07 AC	100%

Parking Space Detail



- NOTES:**
- TOP PORTION OF FIP 25 x 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.
 - FIP 25 x 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 - FIP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 - NO CURBING IS USED. WHEEL STOPS MUST BE PROVIDED IN COMPLIANCE WITH CITY CODE.
 - DEVELOPER MAY HAVE THE OPTION TO PROVIDE WHEEL STOPS WHICH SHALL BE IN COMPLIANCE WITH CITY CODE.
 - OVERHANG SHALL NOT ENCRUSHE IN LANDSCAPE BUFFERS.
 - THE 5' PARKING SPACES ARE DOUBLED SPACED.

Location Map



SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF PORT ST. LUCIE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, CANOPIES, APRONS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 1V:3H OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHIC, UTILITY AND ROAD INFORMATION WERE TAKEN FROM A SURVEY PREPARED BY BOWMAN CONSULTING GROUP.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
- ALL SIDEWALKS AND ADA ACCESSIBLE AREAS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1V:20H & A MAXIMUM CROSS SLOPE OF 1V:50H.
- ALL CURB RAMP TO HAVE DETECTABLE WARNINGS & BE CONSTRUCTED PER LATEST EDITIONS OF FDOT STANDARDS PLANS FOR ROAD CONSTRUCTION, INDEX 522-002, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 527 & PER ADA REQUIREMENTS.
- F.I.R.M. NO. 12085C0310G, EFFECTIVE DATE MARCH 16, 2015 INDICATES THE SITE IS LOCATED IN ZONE X.
- ALL STRIPING TO BE HIGH SLIP-RESISTANT FINISH TO PREVENT SLIPPING IN WET & DRY CONDITIONS.
- ALL STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX# 711-001, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 "THERMO PLASTIC PAVEMENT MARKINGS". INSTALL RETRO-REFLECTIVE PAVEMENT MARKINGS (RPM'S).
- ALL STRIPING SHALL BE INSTALLED AFTER NEW PAVEMENT.

UPLAND PRESERVE MITIGATION

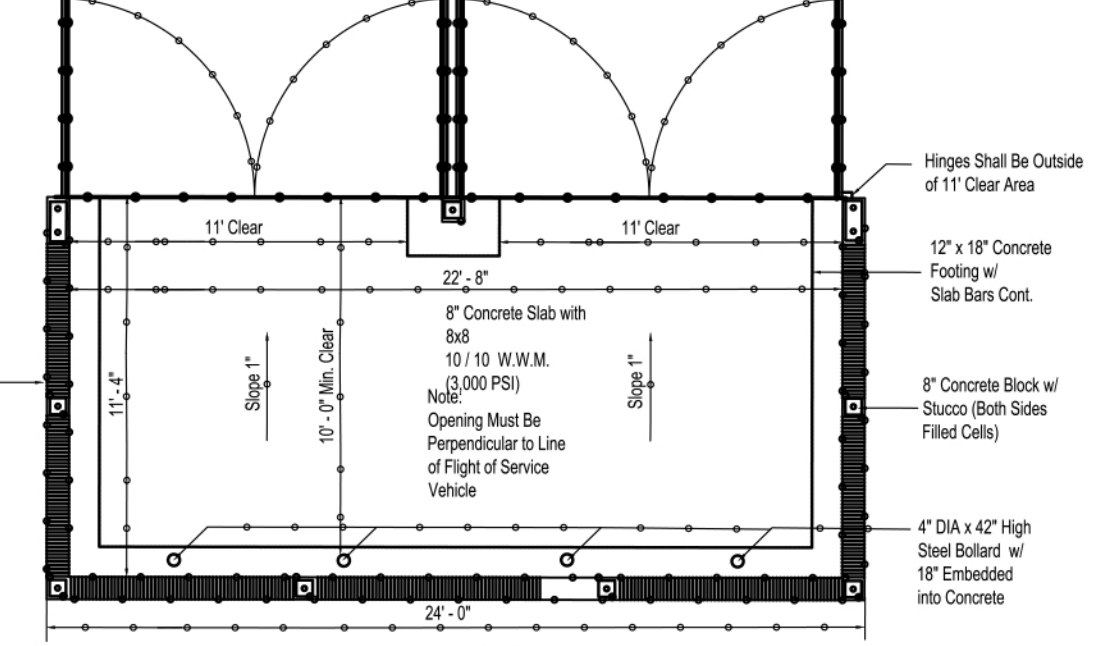
MITIGATION WILL BE PROVIDED FOR BY PAYING INTO THE CITY'S CONSERVATION TRUST FUND. THE CITY OF PORT ST. LUCIE WILL REQUIRE UPLAND PRESERVATION, OR APPROPRIATE MITIGATION, FOR 25% OF THE NATIVE HABITAT.

MITIGATION REQUIREMENT: TOTAL SITE: 2.07 ACRES X 0.25 = 0.5175
 0.5175 X 1.5 = 0.78 ACRES

TOTAL UPLAND MITIGATION REQUIRED = 0.78 ACRES TO BE PAID INTO THE FUND AT THE TIME OF BUILDING PERMITS.

DEVELOPMENT TEAM

Developer 660 PSL, LLC Responsible for Maintenance of the Area, Authorized Rep. 101 Pugliese Way Dunlawton, FL 34444 (561) 454-1625	Planning Consultant HJA Design Studio, LLC Michael Houston, President 50 SE Ocean Blvd. Suite 101 Stuart, FL 34994 (772) 678-7200	Environmental Consultant J. J. Goldschick & Associates, Inc. Jim Goldschick, SPWS 7050 W. Palmetto Park Rd., Suite 15-507 Boca Raton, FL 33433 (561) 883-9555
Civil Engineer Bowman Consulting Lisa Leonard, PE 301 SE Ocean Blvd. Suite 301 Stuart, FL 34994 (772) 283-1413	Surveyor Bowman Consulting Richard E. Barnes, PSM 301 SE Ocean Blvd. Suite 301 Stuart, FL 34994 (772) 283-1413	Traffic Engineer O'Rourke Engineering & Planning Susan E. O'Rourke, P.E. 22 SE Seminole Street Stuart, FL 34994 (772) 761-7918



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NOTE:
 ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



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FLORIDA
SELF STORAGE
 SLW 575/595 SELF STORAGE
SITE PLAN
 CITY OF PORT ST. LUCIE

PROJECT NO		
L. LEONARD, P.E. FL. LICENSE NO. 61373		
PLAN STATUS		
DATE	DESCRIPTION	
GMB	RHO	LBL
DESIGN	DRAWN	CHKD
SCALE:		
JOB No.		
DATE: July 2022		
FILE No. 010563-05-001-SPRC SIT		
SHEET C1		