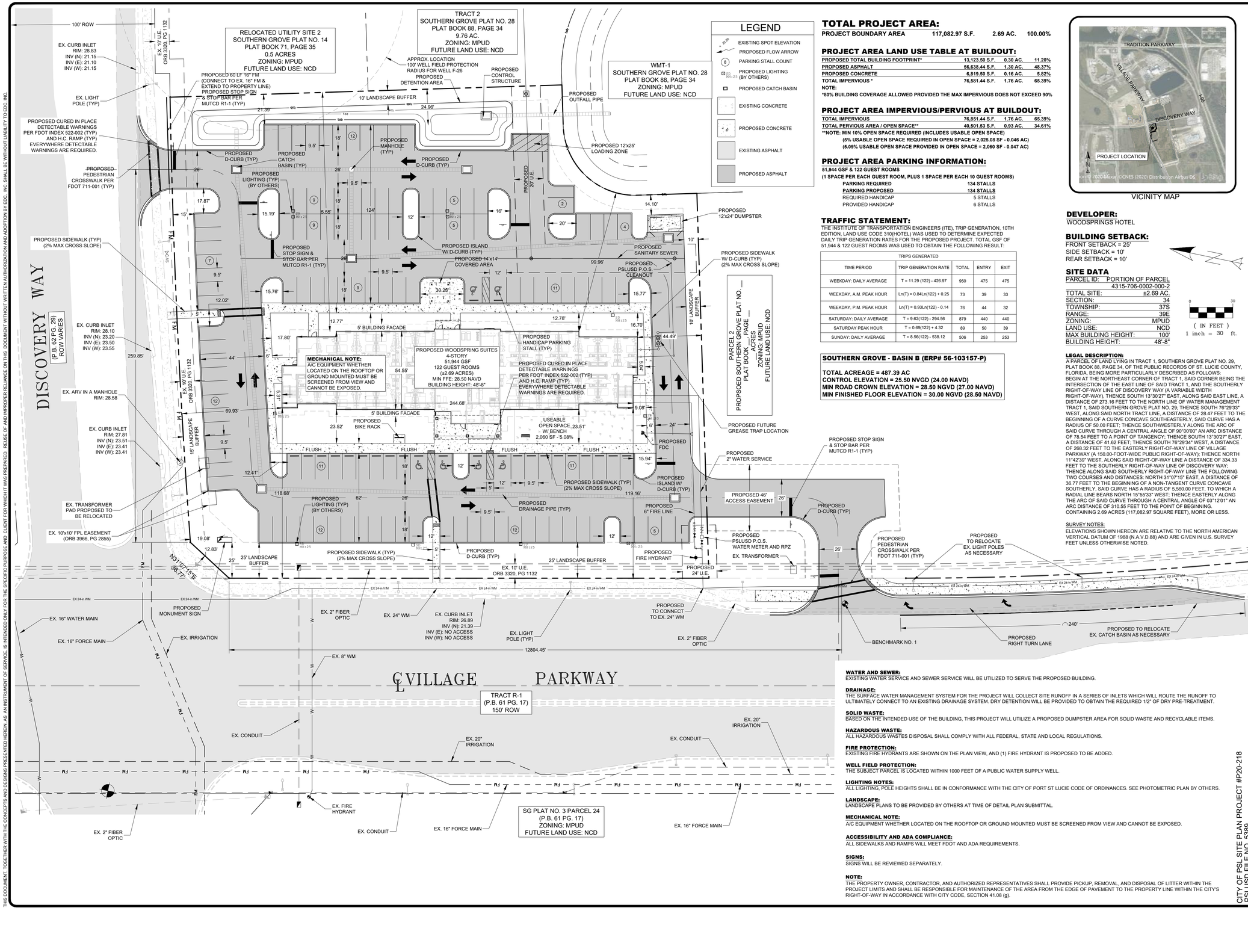

TOTAL PROJECT AREA:

PROJECT BOUNDARY AREA	117,082.97 S.F.	2.69 AC.	100.00%

PROJECT AREA LAND USE TABLE AT BUILDOUT:

PROPOSED TOTAL BUILDING FOOTPRINT*	13,123.50 S.F.	0.30 AC.	11.20%
PROPOSED ASPHALT	56,638.44 S.F.	1.30 AC.	48.37%
PROPOSED CONCRETE	6,819.50 S.F.	0.16 AC.	5.82%
TOTAL IMPERVIOUS *	76,581.44 S.F.	1.76 AC.	65.39%

NOTE:
*80% BUILDING COVERAGE ALLOWED PROVIDED THE MAX IMPERVIOUS DOES NOT EXCEED 90%

PROJECT AREA IMPERVIOUS/PERVIOUS AT BUILDOUT:

TOTAL IMPERVIOUS	76,851.44 S.F.	1.76 AC.	65.39%
TOTAL PERVIOUS AREA / OPEN SPACE**	40,501.53 S.F.	0.93 AC.	34.61%

**NOTE: MIN 10% OPEN SPACE REQUIRED (INCLUDES USABLE OPEN SPACE)
(5% USABLE OPEN SPACE REQUIRED IN OPEN SPACE = 2,025.08 SF - 0.046 AC)
(5.09% USABLE OPEN SPACE PROVIDED IN OPEN SPACE = 2,060 SF - 0.047 AC)

PROJECT AREA PARKING INFORMATION:

51,944 GSF & 122 GUEST ROOMS
(1 SPACE PER EACH GUEST ROOM, PLUS 1 SPACE PER EACH 10 GUEST ROOMS)

PARKING REQUIRED	134 STALLS
PARKING PROPOSED	134 STALLS
REQUIRED HANDICAP	5 STALLS
PROVIDED HANDICAP	6 STALLS

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODE 310(HOTEL) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. TOTAL GSF OF 51,944 & 122 GUEST ROOMS WAS USED TO OBTAIN THE FOLLOWING RESULT:

TRIPS GENERATED				
TIME PERIOD	TRIP GENERATION RATE	TOTAL	ENTRY	EXIT
WEEKDAY: DAILY AVERAGE	T = 11.29 (122) - 426.97	950	475	475
WEEKDAY, A.M. PEAK HOUR	Ln(T) = 0.84Ln(122) + 0.25	73	39	33
WEEKDAY, P.M. PEAK HOUR	Ln(T) = 0.93Ln(122) - 0.14	76	44	32
SATURDAY: DAILY AVERAGE	T = 9.62(122) - 294.56	879	440	440
SATURDAY PEAK HOUR	T = 0.69(122) + 4.32	89	50	39
SUNDAY: DAILY AVERAGE	T = 8.56(122) - 538.12	506	253	253

SOUTHERN GROVE - BASIN B (ERP# 56-103157-P)

TOTAL ACREAGE = 487.39 AC
CONTROL ELEVATION = 25.50 NVGD (24.00 NAVD)
MIN ROAD CROWN ELEVATION = 28.50 NGVD (27.00 NAVD)
MIN FINISHED FLOOR ELEVATION = 30.00 NGVD (28.50 NAVD)

VICINITY MAP

DEVELOPER:

WOODSPRINGS HOTEL

BUILDING SETBACK:

FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA

PARCEL ID:	PORTION OF PARCEL 4315-706-0002-000-2
TOTAL SITE:	±2.69 AC.
SECTION:	34
TOWNSHIP:	37S
RANGE:	39E
ZONING:	MPUD
LAND USE:	NCD
MAX BUILDING HEIGHT:	100'
BUILDING HEIGHT:	48'-8"

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN TRACT 1, SOUTHERN GROVE PLAT NO. 29, PLAT BOOK 88, PAGE 34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF TRACT 1, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF SAID TRACT 1, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE SOUTH 13°30'27" EAST, ALONG SAID EAST LINE, A DISTANCE OF 273.16 FEET TO THE NORTH LINE OF WATER MANAGEMENT TRACT 1, SAID SOUTHERN GROVE PLAT NO. 29; THENCE SOUTH 76°29'33" WEST, ALONG SAID NORTH TRACT LINE, A DISTANCE OF 28.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°30'27" EAST, A DISTANCE OF 41.62 FEET; THENCE SOUTH 76°29'34" WEST, A DISTANCE OF 268.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 11°42'26" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 334.33 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 31°07'15" EAST, A DISTANCE OF 36.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 5,560.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 15°55'33" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'01" AN ARC DISTANCE OF 310.55 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.69 ACRES (117,082.97 SQUARE FEET), MORE OR LESS.

SURVEY NOTES:
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.

WATER AND SEWER:
EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO ULTIMATELY CONNECT TO AN EXISTING DRAINAGE SYSTEM. DRY DETENTION WILL BE PROVIDED TO OBTAIN THE REQUIRED 1/2" OF DRY PRE-TREATMENT.

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

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW, AND (1) FIRE HYDRANT IS PROPOSED TO BE ADDED.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN BY OTHERS.

LANDSCAPE:
LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AT TIME OF DETAIL PLAN SUBMITTAL.

MECHANICAL NOTE:
A/C EQUIPMENT WHETHER LOCATED ON THE ROOFTOP OR GROUND MOUNTED MUST BE SCREENED FROM VIEW AND CANNOT BE EXPOSED.

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

SIGNS:
SIGNS WILL BE REVIEWED SEPARATELY.

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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JRH DESIGNED BY
JLW DRAWN BY
20-272 site plan r4.dwg FILENAME
Site Plan LAYOUT
AS SHOWN SCALE
09/MAY/2021 DATE

REVISION COMMENTS
DATE

WOODSPRINGS HOTEL
SITE PLAN
PORT ST. LUCIE FLORIDA

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

20-272

1 OF 2

CITY OF PSL SITE PLAN PROJECT #P20-218
PSLUSD FILE NO. 5389

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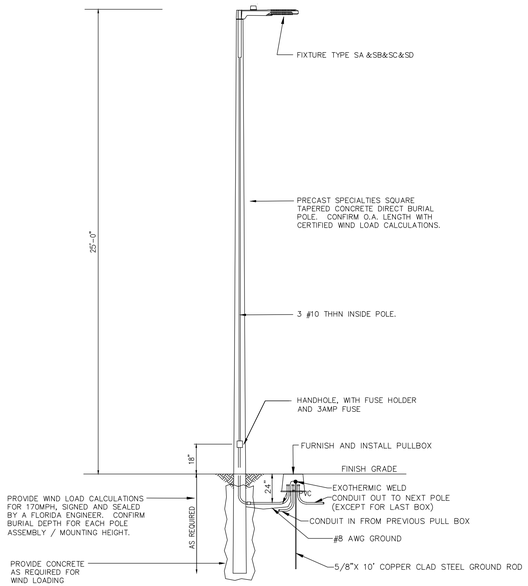
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	2	SA	D180	0.900	Cree Lighting OSQ-A-NM-5ME-T-40K-UL-XX, 28180°
	1	SB	SINGLE	0.900	Cree Lighting OSQ-A-NM-2ME-K-40K-UL-XX / OSQ-BLSMF, Single Head
	1	SC	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-T-40K-UL-XX / OSQ-BLSLF, Single Head
	5	SD	SINGLE	0.900	Cree Lighting OSQ-A-NM-4ME-T-40K-UL-XX / OSQ-BLSLF, Single Head



LIGHT POLE DETAIL

N.T.S.

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V25 03/31/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

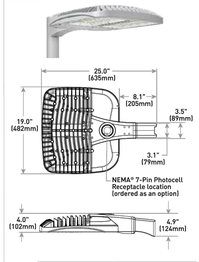
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
28.9 lbs. (13.1kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 9

Luminaire (Mount must be ordered separately)								
OSQ	**A**	**NM**						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	NM No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **W5N** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**B** 84W **K** 130W **Z** 53W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal, 120-277V **UH** Universal, 347-480V - Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **09/08/07/06/05/04/03/02/01 Field Adjustable Output** - Must select 09, 08, 05, 04, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 11-12 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 13 for optic directionality **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 13 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6880
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27. 06/09/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,400

Efficacy: Up to 146 LPW

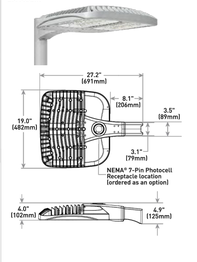
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. (14.7kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount [stainless steel; do not specify color] **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 9

Luminaire (Mount must be ordered separately)								
OSQ	**A**	**NM**						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	NM No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **W5N** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**T** 166W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **09/08/07/06/05/04/03/02/01 Field Adjustable Output** - Must select 09, 08, 05, 04, Q3, Q2, or Q1 for T input power designator - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 for U input power designator - Offers full range adjustability - Refer to pages 11-12 for power and lumen values - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 13 for optic directionality **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 13 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

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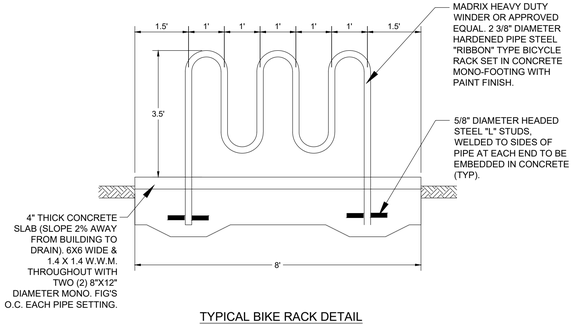
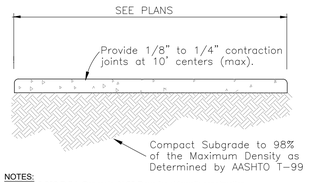
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING



TYPICAL BIKE RACK DETAIL

N.T.S.



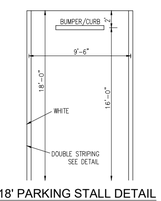
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL

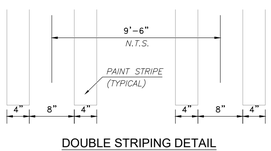
ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	**YES**	**(PREVIOUSLY MITIGATED UNDER ACOE SAJ-2006-2046 (IP-AAZ))**		
RARE SPECIES	**NO**	**N/A**	**N/A**	**NO**
THREATENED SPECIES	**NO**	**N/A**	**N/A**	**NO**
ENDANGERED SPECIES	**NO**	**N/A**	**N/A**	**NO**
LISTED SPECIES	**NO**	**N/A**	**N/A**	**NO**
INVASIVE/EXOTIC VEGETATION	**NO**	**N/A**	**NO**	**NO**

NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON OCTOBER 07, 2020



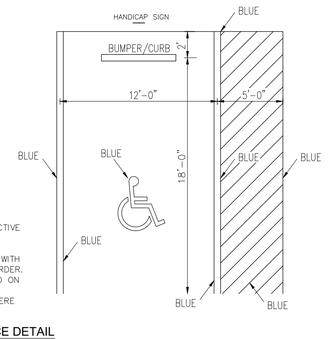
18' PARKING STALL DETAIL



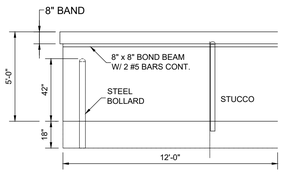
DOUBLE STRIPING DETAIL

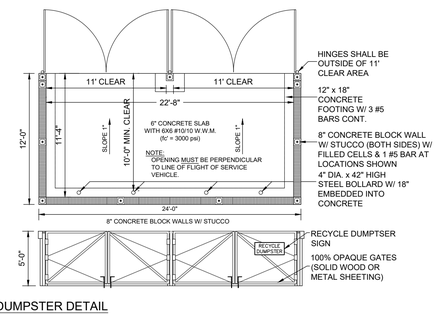
FTP 25

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



HANDICAP SPACE DETAIL





24'X12' DUMPSTER DETAIL

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JRH DESIGNED BY
JLW DRAWN BY
20-272 site plan r4.dwg FILENAME
Site Plan (2) LAYOUT
AS SHOWN SCALE
06/07/20 DATE

REVISION COMMENTS

DATE

WOODSPRINGS HOTEL

SITE PLAN

PORT ST. LUCIE FLORIDA

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

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2 OF 2

CITY OF PSL SITE PLAN PROJECT #P20-218
PSLUSD FILE NO. 5389

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