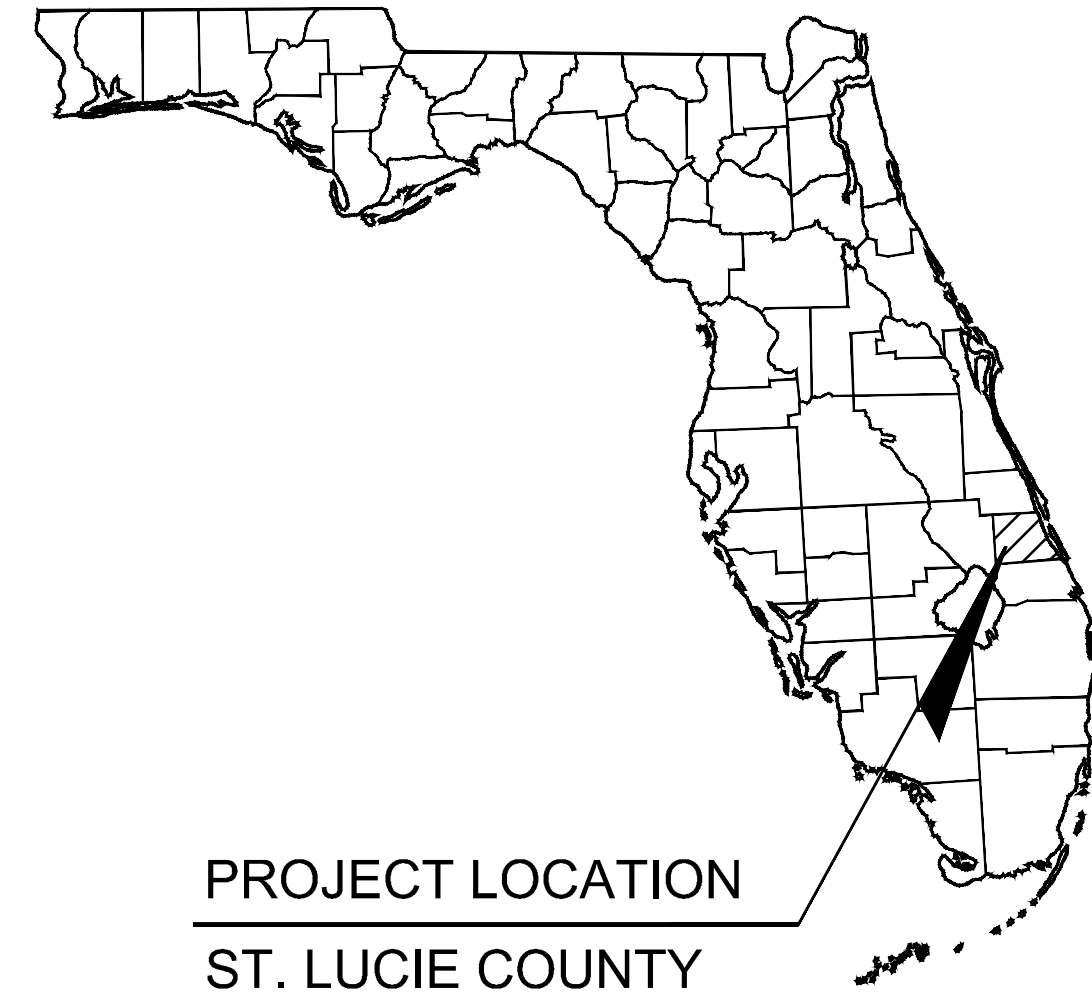


Plotted By: Reum, Briana - Sheet Set: PROJECT MIDWAY - Layout: C100 COVER SHEET - April 14, 2021 12:57:43pm - K:\LAK-Civil\048265018 - Port St. Lucie\CADD\CONCEPT\SITE PLAN SUBMITTAL\C100 COVER SHEET.dwg  
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PROJECT LOCATION  
ST. LUCIE COUNTY

**PROJECT TEAM**

**SURVEYOR**  
ALLEN & COMPANY  
16 EAST PLANT STREET  
WINTER GARDENS, FL 34787  
PHONE: (407) 654-5355

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
116 S. KENTUCKY AVENUE  
LAKE LAND, FL 33801  
CONTACT: JASON LEWIS, P.E.  
PHONE: (863) 701-8702  
CONTACT: JORDAN L. HAGGERTY, P.E.  
PHONE: (561) 270-6983

**LANDSCAPE ARCHITECT**  
1777 MAIN STREET, SUITE 200  
SARASOTA, FL 34238  
CONTACT: CHRIS CIANFAGLIONE  
PHONE: (941) 379-7600

**GEOTECHNICAL**  
TERRACON CONSULTANTS, INC.  
1225 OMAR ROAD  
WINTER PALM BEACH, FL 33405  
PHONE: (561) 689-4299

**UTILITY PROVIDERS**

**POWER**  
FLORIDA POWER & LIGHT  
2501 ORANGE AVE  
FORT PIERCE, FL 34947  
PHONE: (772) 489-6200

**TELEPHONE**  
FRONTIER COMMUNICATIONS  
CONTACT: USIC DISPATCH  
PHONE: (800) 778-9140

**NATURAL GAS**

FLORIDA CITY GAS  
700 UNIVERSE BLVD  
JUNO BEACH, FL 33408  
PHONE: (561) 304-5458

**GAS**  
FLORIDA PUBLIC UTILITIES  
1705 7TH ST SW  
WINTER SPRINGS, FL 33880  
CONTACT: GARY HARDY  
PHONE: (863) 224-3786

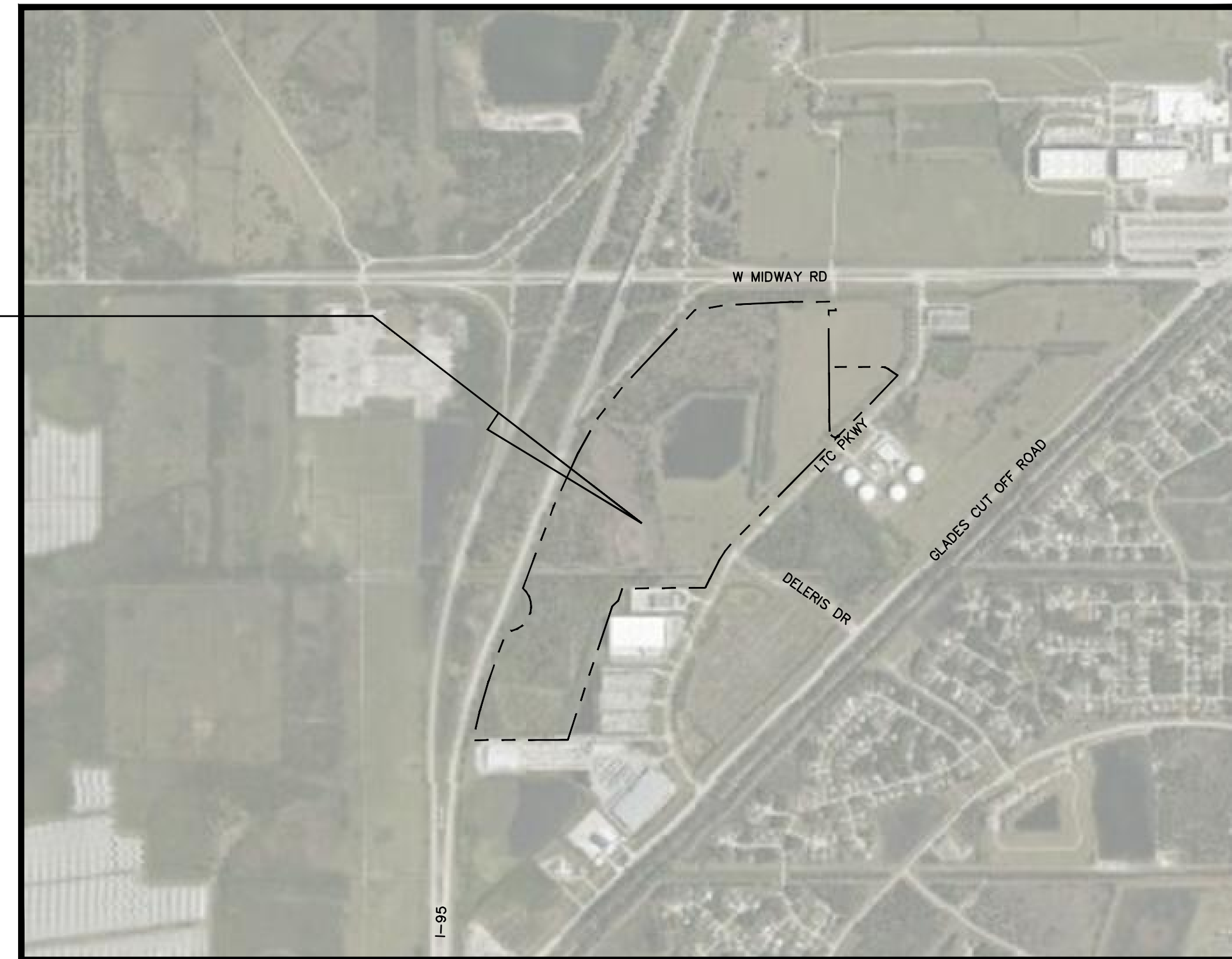
**CITY OF PORT SAINT LUCIE  
UTILITY SYSTEMS DEPARTMENT**  
121 SW PORT ST LUCIE BLVD  
PORT ST LUCIE, FL 34984  
PHONE: (772) 873-6400

**FIBER OPTIC**  
CHARTER COMMUNICATIONS  
1004 US HWY 92 W  
AUBURNDALE, FL 33823  
CONTACT: USIC DISPATCH  
PHONE: (800) 778-9140

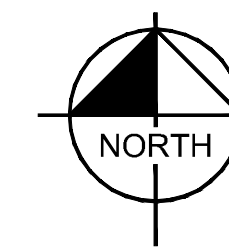
**AGENCY CONTACTS**

**SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT**  
3301 GUN CLUB ROAD  
WEST PALM BEACH, FL 33406  
PHONE: (561) 686-8800

PROJECT LOCATION  
NW LTC PKWY  
PORT ST. LUCIE, FL 34986



VICINITY MAP  
NOT TO SCALE  
SECTION: 2 TOWNSHIP: 36S RANGE: 39E  
PCN:3302-703-0003-000-5



**MAJOR SITE PLAN**  
FOR  
**PROJECT MIDWAY**  
CITY OF PORT ST. LUCIE, FLORIDA  
APRIL 2021

Sheet Index	
C100	COVER SHEET
C200	OVERALL MASTER SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C204	SITE PLAN
C205	SITE PLAN
C206	SITE DETAILS
C207	SITE DETAILS
C208	SITE DETAILS
C300	SITE DRAINAGE AND UTILITY DETAIL PLAN

**LEGAL DESCRIPTION:**

PARCEL 1:  
TRACT '3', OF TRACT 'F3', L.T.C. RANCH P.U.D. #2 1ST REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:  
TRACT '1', OF L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING NORTH OF THE NORTH SECTION LINE OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST.

PARCEL 3:  
THAT PORTION OF TRACT 'F1', OF L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING NORTH OF CANAL AND EMBANKMENT.

PARCEL 4:  
TRACT 'F2', OF L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1027488-ATL, DATED AUGUST 31, 2020 AT 7:00 A.M. AND REVISED NOVEMBER 8, 2020.

ALSO DESCRIBED AS FOLLOWS: PREPARED BY THE SURVEYOR

A TRACT OF LAND LYING IN SECTION 2 AND 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST BEING ALL OF TRACT F2, AND TRACT 1 AND A PORTION OF TRACT F1, L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9 AND ALL OF TRACT 3, TRACT F3, L.T.C. RANCH P.U.D. #2 1ST REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 1 AND 2 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 3, TRACT F3, L.T.C. RANCH P.U.D. #2 1ST REPLAT, THENCE RUN ALONG THE EAST LINE OF SAID TRACT 3 THE FOLLOWING COURSES: SOUTH 01°22'07" EAST, 50.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°05'39", AN ARC LENGTH OF 55.04 FEET, A CHORD LENGTH OF 49.54 FEET AND A CHORD BEARING OF NORTH 45°22'11" WEST; THENCE RUN SOUTH 89°42'34" WEST, NON-TANGENT TO SAID CURVE, 687.16 FEET; THENCE RUN SOUTH 00°18'01" EAST, 1095.94 FEET; THENCE RUN SOUTH 45°14'52" EAST, 39.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°08'38", AN ARC LENGTH OF 55.07 FEET, A CHORD LENGTH OF 49.56 FEET AND A CHORD BEARING OF NORTH 89°47'14" EAST; THENCE RUN SOUTH 44°45'18" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID TRACT 1, NON-TANGENT TO SAID CURVE, A DISTANCE OF 1382.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 17°44'33", AN ARC LENGTH OF 171.86 FEET, A CHORD LENGTH OF 171.18 FEET AND A CHORD BEARING OF SOUTH 35°54'12" WEST; THENCE RUN ALONG SAID EAST LINE OF TRACT 1 THE FOLLOWING COURSES: SOUTH 27°02'13" WEST, NON-TANGENT TO SAID CURVE, 188.21 FEET; THENCE RUN SOUTH 28°59'55" WEST, 90.41 FEET; THENCE RUN SOUTH 89°23'47" WEST, 743.04 FEET; THENCE RUN SOUTH 18°24'04" WEST, 113.96 FEET; THENCE RUN SOUTH 46°04'21" WEST, 75.37 FEET; THENCE RUN SOUTH 18°24'04" WEST, 1258.19 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE RUN SOUTH 89°52'41" WEST, ALONG SAID SOUTH LINE, 849.17 FEET TO THE WEST LINE OF SAID TRACT 1 AND A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5555.98 FEET, A CENTRAL ANGLE OF 08°27'50", AN ARC LENGTH OF 820.70 FEET, A CHORD LENGTH OF 819.94 FEET AND A CHORD BEARING OF NORTH 16°25'49" EAST; THENCE RUN ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACT F2 AND TRACT 3 THE FOLLOWING COURSES: NORTH 20°38'35" EAST, NON-TANGENT TO SAID CURVE, 198.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 221.80 FEET, A CENTRAL ANGLE OF 137°42'52", AN ARC LENGTH OF 533.11 FEET, A CHORD LENGTH OF 413.74 FEET AND A CHORD BEARING OF NORTH 20°38'35" EAST; THENCE RUN NORTH 20°38'35" EAST, NON-TANGENT TO SAID CURVE, 71.63 FEET; THENCE RUN NORTH 20°41'57" EAST, 717.75 FEET; THENCE RUN NORTH 24°37'28" EAST, 520.09 FEET; THENCE RUN NORTH 29°19'36" EAST, 354.50 FEET; THENCE RUN NORTH 38°31'56" EAST, 354.54 FEET; THENCE RUN NORTH 43°10'41" EAST, 943.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 3, THE FOLLOWING COURSES: NORTH 80°36'18" EAST, 282.10 FEET; THENCE RUN NORTH 87°18'57" EAST, 599.72 FEET; THENCE RUN NORTH 88°41'29" EAST, 883.19 FEET; THENCE RUN SOUTH 00°06'36" EAST, 23.99 FEET; THENCE RUN NORTH 89°42'15" EAST, 140.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ST. LUCIE COUNTY, FLORIDA AND CONTAINS 132.528 ACRES MORE OR LESS.

No.	REVISIONS	DATE	BY
1	PSL REVISION	04-14-21	BTR
2	PSL REVISION	04-09-21	BTR

**Kimley»Horn**  
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116 SOUTH KENTUCKY AVENUE, LAKE LAND, FL 33801  
PHONE: 863-701-8702  
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
JASON A. LEWIS, P.E.  
FLORIDA LICENSE NUMBER  
62572  
DATE: \_\_\_\_\_

KHA PROJECT  
046265018  
DATE  
FEB 2021  
SCALE AS SHOWN  
DESIGNED BY SDS  
DRAWN BY SDS  
CHECKED BY JAL

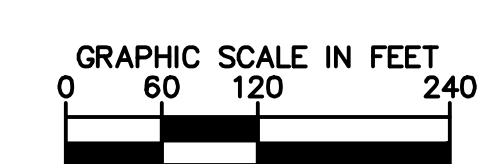
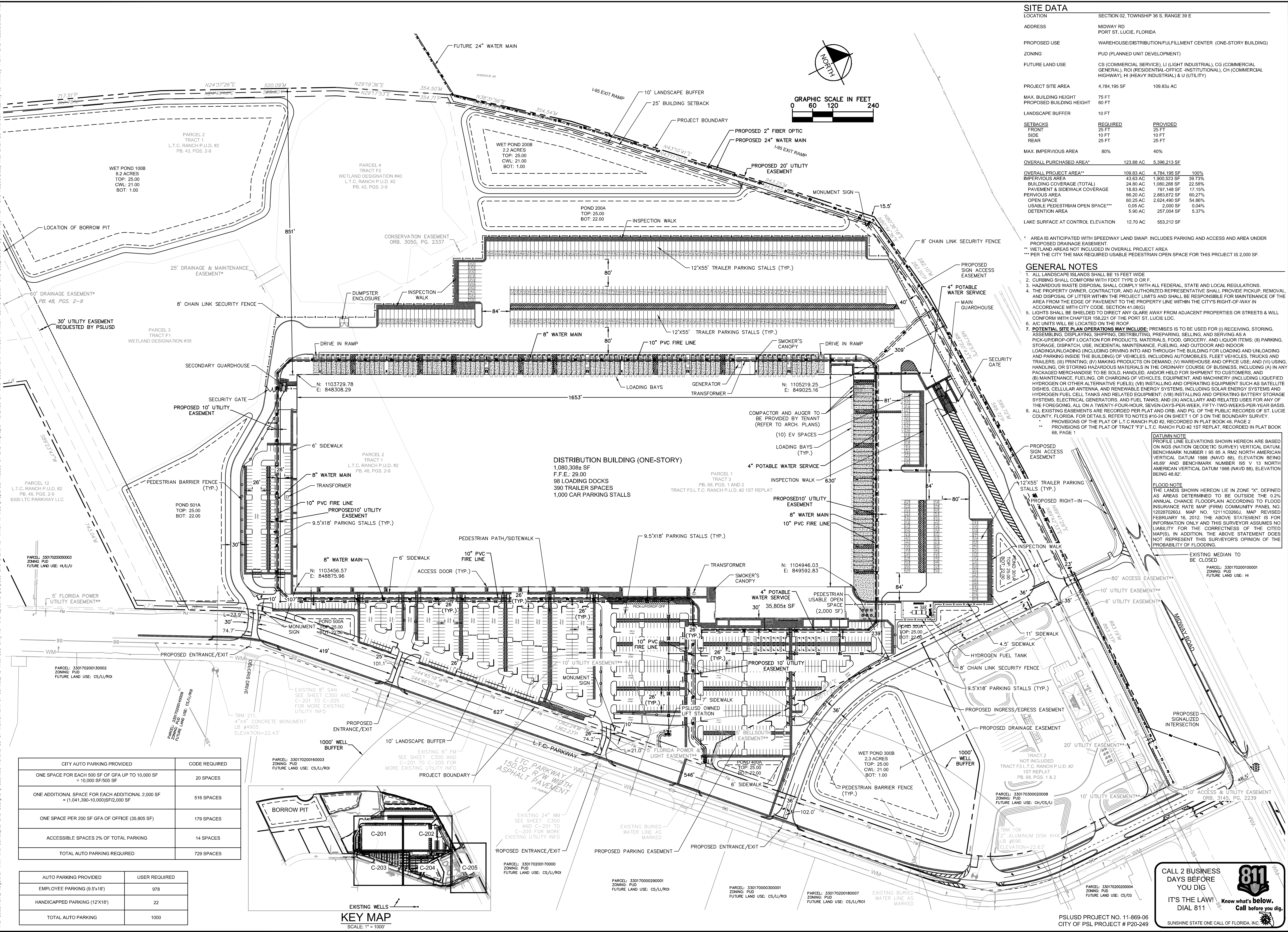
COVER SHEET  
PROJECT MIDWAY  
FLORIDA  
PORT ST. LUCIE

SHEET NUMBER  
C100

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IT'S THE LAW! Know what's below. Call before you dig.  
DIAL 811  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PSLUSD PROJECT NO. 11-869-06  
CITY OF PSL PROJECT # P20-249

Plotted By: Brian, Brian Sheet: SFT-PROJECT MIDWAY - Layout: C200 OVERALL SITE PLAN - April 14, 2021 03:32:55pm - K:\LAK-Civil\046265018 - Port St. Lucie\CAD\CONCEPT SITE PLAN SUBMITTAL\C200 OVERALL SITE PLAN.dwg  
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SITE DATA	
LOCATION	SECTION 02, TOWNSHIP 36 S, RANGE 39 E
ADDRESS	MIDWAY RD PORT ST. LUCIE, FLORIDA
PROPOSED USE	WAREHOUSE/DISTRIBUTION/FULFILLMENT CENTER (ONE-STORY BUILDING)
ZONING	PUD (PLANNED UNIT DEVELOPMENT)
FUTURE LAND USE	CS (COMMERCIAL SERVICE), LI (LIGHT INDUSTRIAL), CG (COMMERCIAL GENERAL), RO (RESIDENTIAL-OFFICE - INSTITUTIONAL), CH (COMMERCIAL HIGHWAY), HI (HEAVY INDUSTRIAL) & U (UTILITY)
PROJECT SITE AREA	4,784,195 SF    109.83 AC
MAX. BUILDING HEIGHT	75 FT
PROPOSED BUILDING HEIGHT	60 FT
LANDSCAPE BUFFER	10 FT
SETBACKS	REQUIRED    PROVIDED
FRONT	25 FT    25 FT
SIDE	10 FT    10 FT
REAR	25 FT    25 FT
MAX. IMPERVIOUS AREA	80%    40%
OVERALL PURCHASED AREA*	123.88 AC    5,396,213 SF
OVERALL PROJECT AREA**	109.83 AC    4,784,195 SF    100%
IMPERVIOUS AREA	43.83 AC    1,900,523 SF    39.73%
BUILDING COVERAGE (TOTAL)	24.80 AC    1,080,288 SF    22.58%
PAVEMENT & SIDEWALK COVERAGE	18.83 AC    797,148 SF    17.15%
PERVIOUS AREA	66.20 AC    2,863,872 SF    60.27%
OPEN SPACE	60.25 AC    2,624,600 SF    54.86%
USABLE PEDESTRIAN OPEN SPACE***	0.05 AC    2,000 SF    0.04%
DETENTION AREA	5.90 AC    257,004 SF    5.37%
LAKE SURFACE AT CONTROL ELEVATION	12.70 AC    553,212 SF

\* AREA IS ANTICIPATED WITH SPEEDWAY LAND SWAP. INCLUDES PARKING AND ACCESS AND AREA UNDER PROPOSED DRAINAGE EASEMENT.  
 \*\* WETLAND AREAS NOT INCLUDED IN OVERALL PROJECT AREA  
 \*\*\* PER THE CITY THE MAX REQUIRED USABLE PEDESTRIAN OPEN SPACE FOR THIS PROJECT IS 2,000 SF.

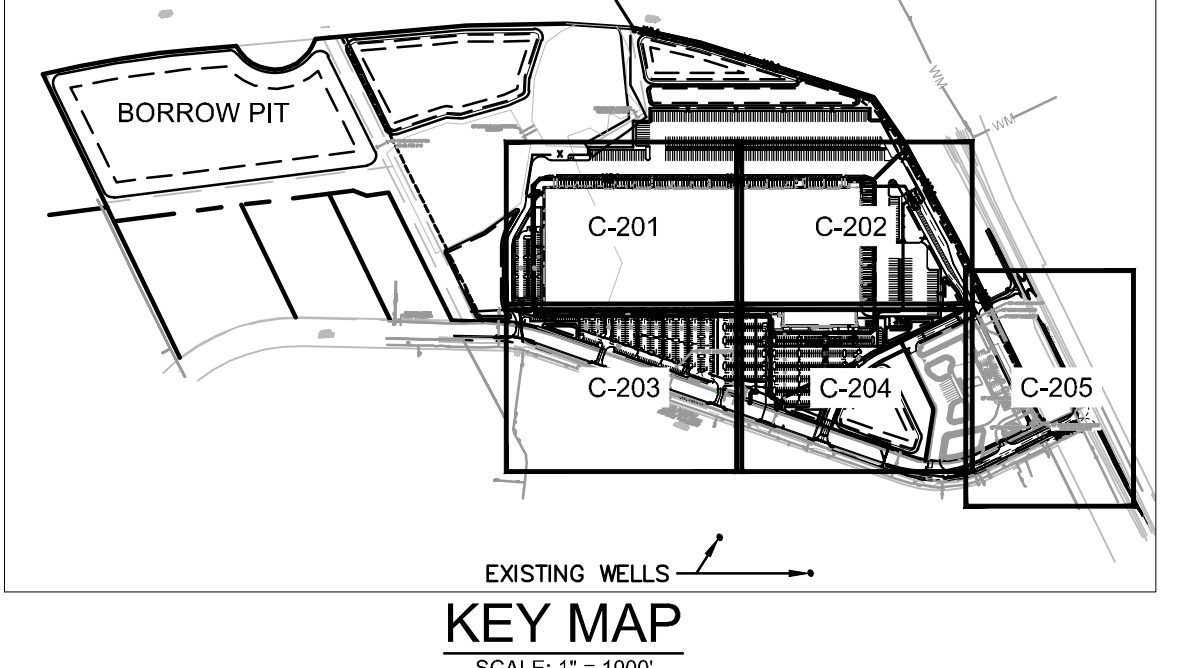
- GENERAL NOTES**
- ALL LANDSCAPE ISLANDS SHALL BE 15 FEET WIDE
  - CURBING SHALL COMPLY WITH FOOT TYPE D OR F.
  - HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVE SHALL PROVIDE PICKUP, REMOVAL AND 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 11.01(0).
  - LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PORT ST. LUCIE LDC.
  - AC UNITS WILL BE LOCATED ON THE ROOF
  - POTENTIAL SITE PLAN OPERATIONS MAY INCLUDE:** PREMISES IS TO BE USED FOR (i) RECEIVING, STORING, ASSEMBLING, DISPLAYING, SHIPPING, DISTRIBUTING, PREPARING, SELLING, AND SERVING AS A PICK-UP/DROP-OFF LOCATION FOR PRODUCTS, MATERIALS, FOOD, GROCERY, AND LIQUOR ITEMS; (ii) PARKING, STORAGE, DISPATCH, USE, INCIDENTAL MAINTENANCE, FUELING, AND OUTDOOR AND INDOOR HANDLING/LOADING (INCLUDING DRIVING INTO AND THROUGH THE BUILDING FOR LOADING AND UNLOADING AND PARKING INSIDE THE BUILDING) OF VEHICLES, INCLUDING AUTOMOBILES, FLEET VEHICLES, TRUCKS AND TRAILERS; (iii) PRINTING; (iv) MAKING PRODUCTS ON DEMAND; (v) WAREHOUSE AND OFFICE USE; AND (vi) USING, HANDLING, OR STORING HAZARDOUS MATERIALS IN THE ORDINARY COURSE OF BUSINESS, INCLUDING (A) IN ANY PACKAGED MERCHANDISE TO BE SOLD, HANDLED, AND/OR HELD FOR SHIPMENT TO CUSTOMERS, AND (B) MAINTENANCE, FUELING, OR CHARGING OF VEHICLES, EQUIPMENT AND MACHINERY (INCLUDING LIQUEFIED HYDROGEN OR OTHER ALTERNATIVE FUELS); (vii) INSTALLING AND OPERATING EQUIPMENT SUCH AS SATELLITE DISHES, CELLULAR ANTENNA, AND RENEWABLE ENERGY SYSTEMS, INCLUDING SOLAR ENERGY SYSTEMS AND HYDROGEN FUEL CELL TANKS AND RELATED EQUIPMENT; (viii) INSTALLING AND OPERATING BATTERY STORAGE SYSTEMS, ELECTRICAL GENERATORS, AND FUEL TANKS; AND (ix) ANCILLARY AND RELATED USES FOR ANY OF THE FOREGOING, ALL ON A TWENTY-FOUR-HOUR, SEVEN-DAYS-PER-WEEK, FIFTY-TWO-WEEKS-PER-YEAR BASIS.
  - ALL EXISTING EASEMENTS ARE RECORDED PER PLAT AND ORB, AND PG. OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. FOR DETAILS, REFER TO NOTES #10-24 ON SHEET 1 OF 3 ON THE BOUNDARY SURVEY. PROVISIONS OF THE PLAT OF L.T.C. RANCH PUD #2, RECORDED IN PLAT BOOK 48, PAGE 2 PROVISIONS OF THE PLAT OF TRACT "F3" L.T.C. RANCH PUD #2 1ST REPLAT, RECORDED IN PLAT BOOK 68, PAGE 1

**DATUM NOTE**  
 PROFILE LINE ELEVATIONS SHOWN HEREON ARE BASED ON NGS (NATION GEODETIC SURVEY) VERTICAL DATUM, BENCHMARK NUMBER 1 95 85 A RM2 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.89' AND BENCHMARK NUMBER 195 V 13 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.82'.

**FLOOD NOTE**  
 THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1202870280J, MAP #01211010280J, MAP REVISED FEBRUARY 16, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

CITY AUTO PARKING PROVIDED	CODE REQUIRED
ONE SPACE FOR EACH 500 SF OF GFA UP TO 10,000 SF = 10,000 SF/500 SF	20 SPACES
ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 2,000 SF = (1,041,390-10,000)/SF/2,000 SF	516 SPACES
ONE SPACE PER 200 SF GFA OF OFFICE (35,805 SF)	179 SPACES
ACCESSIBLE SPACES 2% OF TOTAL PARKING	14 SPACES
TOTAL AUTO PARKING REQUIRED	729 SPACES

AUTO PARKING PROVIDED	USER REQUIRED
EMPLOYEE PARKING (9.5'x18')	978
HANDICAPPED PARKING (12'x18')	22
TOTAL AUTO PARKING	1000



PROJECT MIDWAY

PORT ST. LUCIE

FLORIDA

MASTER SITE PLAN

PROJECT MIDWAY

PORT ST. LUCIE

FLORIDA

DATE: FEB 2021

SCALE: AS SHOWN

DESIGNED BY: SDS

DRAWN BY: JAL

CHECKED BY: JAL

PROFESSIONAL

JASON A. LEWIS, P.E.

FLORIDA LICENSE NUMBER: 62572

DATE: 04-09-21

BY: BTR

REVISIONS

DATE: 04-14-21

BY: BTR

REVISIONS

DATE: 04-09-21

BY: BTR

REVISIONS

DATE: 04-09-21

BY: BTR

REVISIONS

DATE: 04-09-21

BY: BTR

SHEET NUMBER

# C200

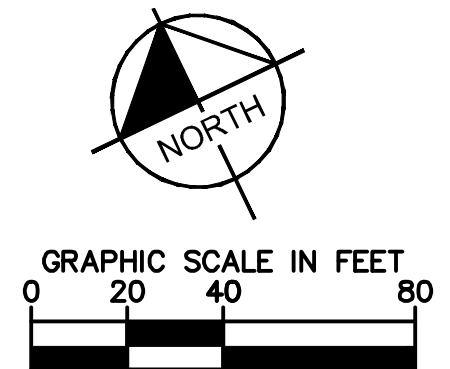
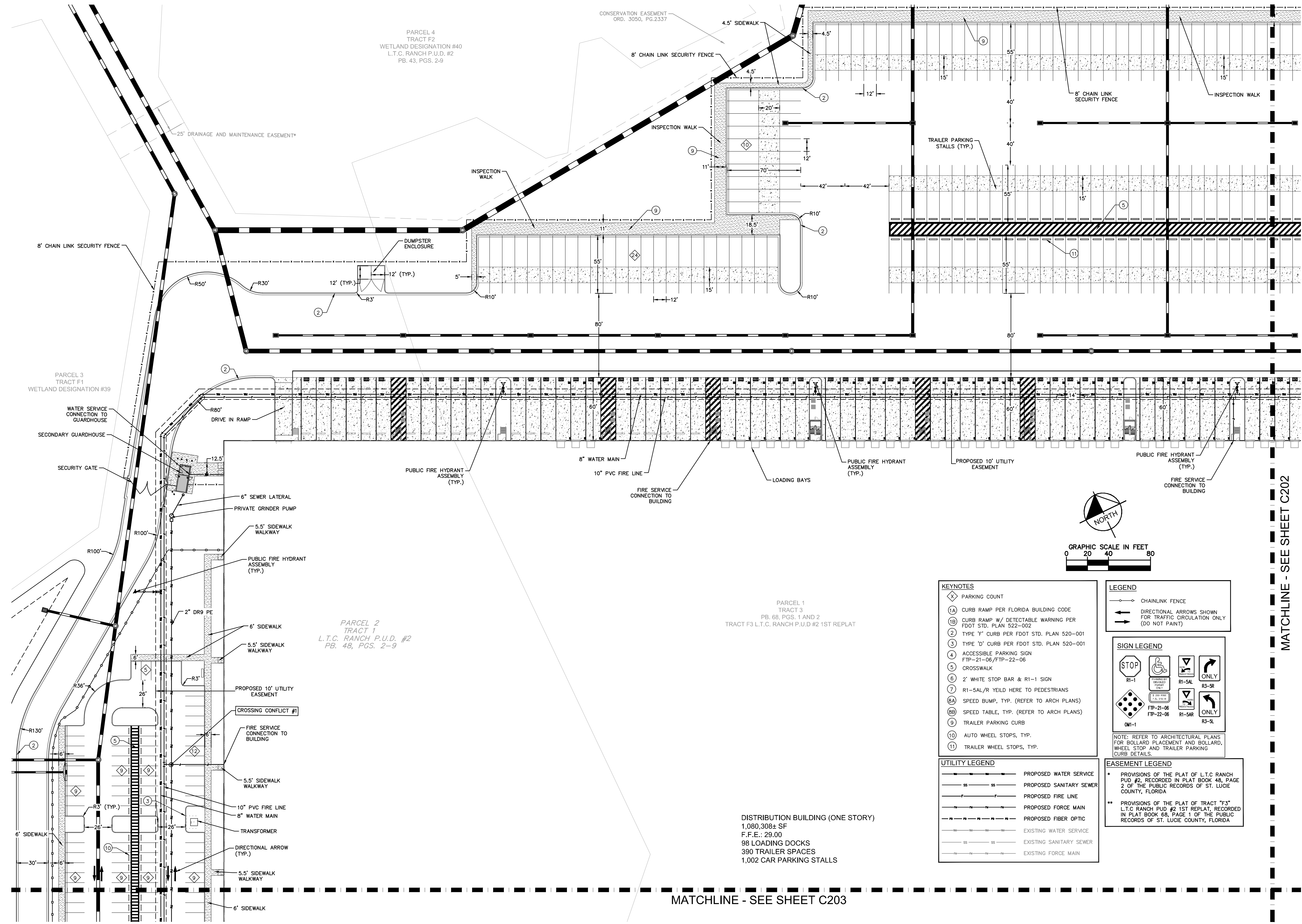
CALL 2 BUSINESS DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

PSLUSD PROJECT NO. 11-869-06  
CITY OF PSL PROJECT # P20-249

Plotted By: Reum, Briana - Sheet Set: PROJECT MIDWAY - Layout: C201 - SITE AND HORIZONTAL CONTROL PLAN - April 14, 2021 12:57:18pm - K:\LAK-Civil\046265018 - Port St. Lucie\CADD\CONCEPTS\SITE PLAN SUBMITTAL\C201 - SITE AND HORIZONTAL CONTROL PLAN.dwg  
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- KEYNOTES**
- ① PARKING COUNT
  - ①A CURB RAMP PER FLORIDA BUILDING CODE
  - ①B CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
  - ② TYPE 'F' CURB PER FDOT STD. PLAN 520-001
  - ③ TYPE 'D' CURB PER FDOT STD. PLAN 520-001
  - ④ ACCESSIBLE PARKING SIGN FTP-21-06/FTP-22-06
  - ⑤ CROSSWALK
  - ⑥ 2' WHITE STOP BAR & R1-1 SIGN
  - ⑦ R1-5AL/R YIELD HERE TO PEDESTRIANS
  - ⑧A SPEED BUMP, TYP. (REFER TO ARCH PLANS)
  - ⑧B SPEED TABLE, TYP. (REFER TO ARCH PLANS)
  - ⑨ TRAILER PARKING CURB
  - ⑩ AUTO WHEEL STOPS, TYP.
  - ⑪ TRAILER WHEEL STOPS, TYP.
- UTILITY LEGEND**
- PROPOSED WATER SERVICE
  - SS — SS — PROPOSED SANITARY SEWER
  - — — PROPOSED FIRE LINE
  - — — PROPOSED FORCE MAIN
  - — — PROPOSED FIBER OPTIC
  - — — EXISTING WATER SERVICE
  - SS — SS — EXISTING SANITARY SEWER
  - — — EXISTING FORCE MAIN

- LEGEND**
- CHAINLINK FENCE
  - DIRECTIONAL ARROWS SHOWN FOR TRAFFIC CIRCULATION ONLY (DO NOT PAINT)
- SIGN LEGEND**
- STOP
  - R1-1
  - R1-5AL
  - R3-SR
  - R3-SL
  - OMI-1
  - FTP-21-06
  - FTP-22-06
  - R1-5AR
  - R3-SL
- EASEMENT LEGEND**
- \* PROVISIONS OF THE PLAT OF L.T.C. RANCH PUD #2, RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
  - \*\* PROVISIONS OF THE PLAT OF TRACT "F3" L.T.C. RANCH PUD #2 1ST REPLAT, RECORDED IN PLAT BOOK 68, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 1  
 TRACT 3  
 PB. 68, PGS. 1 AND 2  
 TRACT F3 L.T.C. RANCH P.U.D #2 1ST REPLAT

PARCEL 2  
 TRACT 1  
 L.T.C. RANCH P.U.D. #2  
 PB. 48, PGS. 2-9

PARCEL 4  
 TRACT F2  
 WETLAND DESIGNATION #40  
 L.T.C. RANCH P.U.D. #2  
 PB. 43, PGS. 2-9

PARCEL 3  
 TRACT F1  
 WETLAND DESIGNATION #39

DISTRIBUTION BUILDING (ONE STORY)  
 1,080,308± SF  
 F.F.E.: 29.00  
 98 LOADING DOCKS  
 390 TRAILER SPACES  
 1,002 CAR PARKING STALLS

MATCHLINE - SEE SHEET C202

MATCHLINE - SEE SHEET C203

NO.	REVISIONS	DATE	BY
1	PSL REVISION	04-14-21	BTR
2	PSL REVISION	04-09-21	BTR

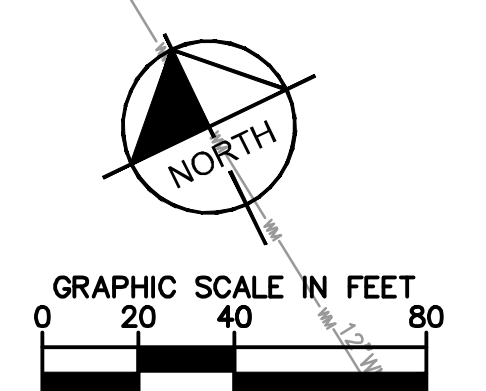
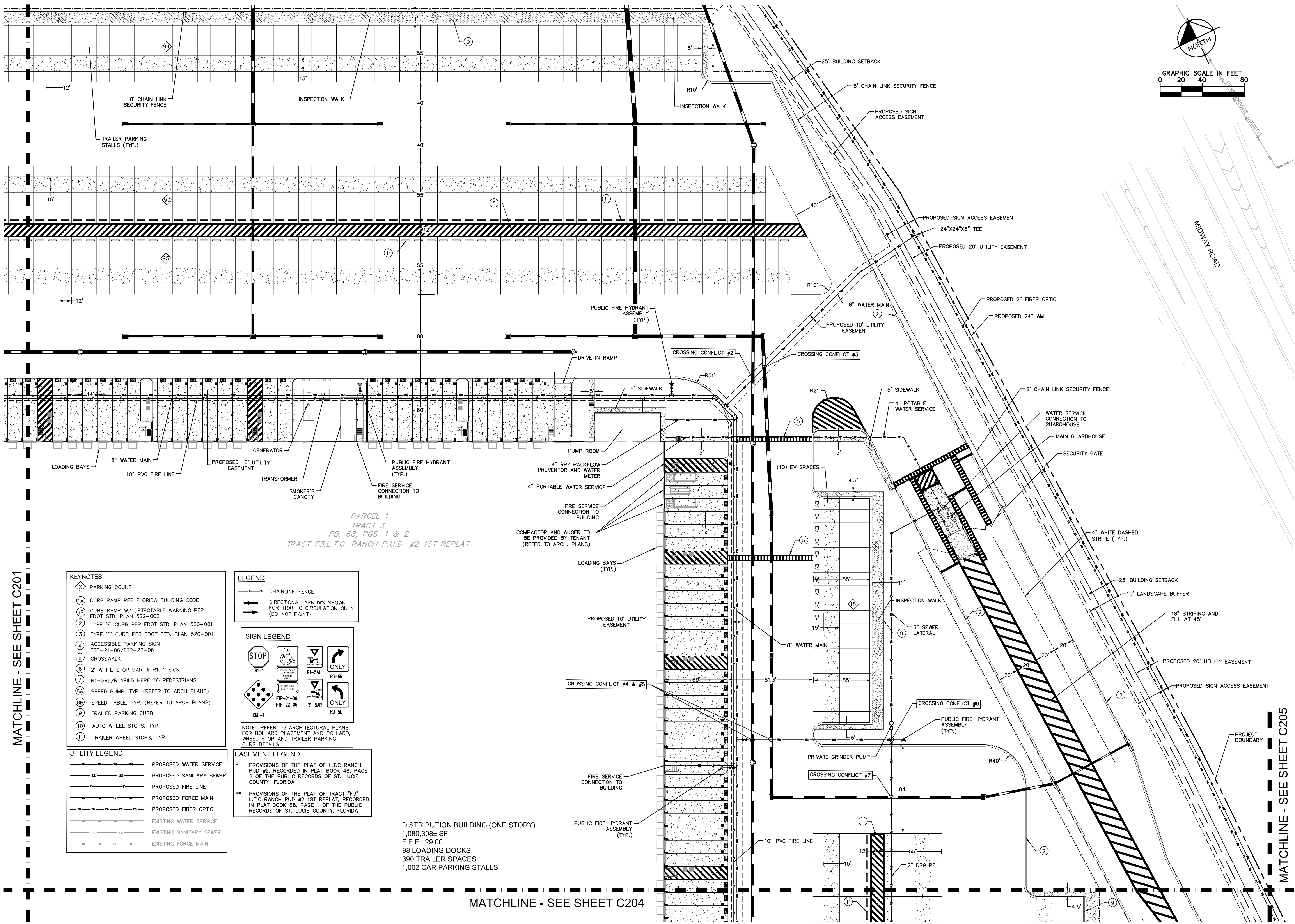
**Kimley»Horn**  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801  
 PHONE: 863-701-8702  
 WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL  
 JASON A. LEWIS, P.E.  
 FLORIDA LICENSE NUMBER  
 62572

KHA PROJECT  
 046265018  
 DATE  
 FEB 2021  
 SCALE AS SHOWN  
 DESIGNED BY SDS  
 DRAWN BY SDS  
 CHECKED BY JAL

PROJECT  
**MIDWAY**  
 FLORIDA  
 PORT ST. LUCIE  
 SHEET NUMBER  
**C201**

Plotted By: Reum, Briana - Sheet Set: PROJECT MIDWAY - Layout: C202 - SITE AND HORIZONTAL CONTROL PLAN - April 14, 2021, 12:57:23pm - K:\LAK\_DVA\046265018 - Port St. Lucie\046265018 - SITE AND HORIZONTAL CONTROL PLAN.dwg  
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PARCEL 1  
 TRACT 3  
 PB. 68, PGS. 1 & 2  
 TRACT F3, L.T.C. RANCH P.U.D. #2 1ST REPLAT

DISTRIBUTION BUILDING (ONE STORY)  
 1,080,308± SF  
 F.F.E.: 29.00  
 98 LOADING DOCKS  
 390 TRAILER SPACES  
 1,002 CAR PARKING STALLS

- KEYNOTES**
- ◇ PARKING COUNT
  - Ⓐ CURB RAMP PER FLORIDA BUILDING CODE
  - Ⓑ CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
  - ② TYPE 'Y' CURB PER FDOT STD. PLAN 520-001
  - ③ TYPE 'D' CURB PER FDOT STD. PLAN 520-001
  - ④ ACCESSIBLE PARKING SIGN FTP-21-06/FTP-22-06
  - ⑤ CROSSWALK
  - ⑥ 2' WHITE STOP BAR & R1-1 SIGN
  - ⑦ R1-5AL/R YIELD HERE TO PEDESTRIANS
  - Ⓐ SPEED BUMP, TYP. (REFER TO ARCH PLANS)
  - Ⓑ SPEED TABLE, TYP. (REFER TO ARCH PLANS)
  - ⑨ TRAILER PARKING CURB
  - ⑩ AUTO WHEEL STOPS, TYP.
  - ⑪ TRAILER WHEEL STOPS, TYP.

- LEGEND**
- CHAINLINK FENCE
  - DIRECTIONAL ARROWS SHOWN FOR TRAFFIC CIRCULATION ONLY (DO NOT PAINT)

- SIGN LEGEND**
- STOP
  - R1-1
  - R1-5AL
  - R3-SR
  - R3-SL
  - OMI-1
- NOTE: REFER TO ARCHITECTURAL PLANS FOR BOLLARD PLACEMENT AND BOLLARD, WHEEL STOP AND TRAILER PARKING CURB DETAILS.

- EASEMENT LEGEND**
- \* PROVISIONS OF THE PLAT OF L.T.C. RANCH PUD #2, RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
  - \*\* PROVISIONS OF THE PLAT OF TRACT 'F3' L.T.C. RANCH PUD #2 1ST REPLAT, RECORDED IN PLAT BOOK 68, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

- UTILITY LEGEND**
- PROPOSED WATER SERVICE
  - PROPOSED SANITARY SEWER
  - PROPOSED FIRE LINE
  - PROPOSED FORCE MAIN
  - PROPOSED FIBER OPTIC
  - EXISTING WATER SERVICE
  - EXISTING SANITARY SEWER
  - EXISTING FORCE MAIN

MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C204

MATCHLINE - SEE SHEET C205

NO.	REVISIONS	DATE	BY
1	PSL REVISION	04-14-21	BTR
2	PSL REVISION	04-09-21	BTR

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 PHONE: 863-701-8702  
 WWW.KIMLEY-HORN.COM CA 00000696

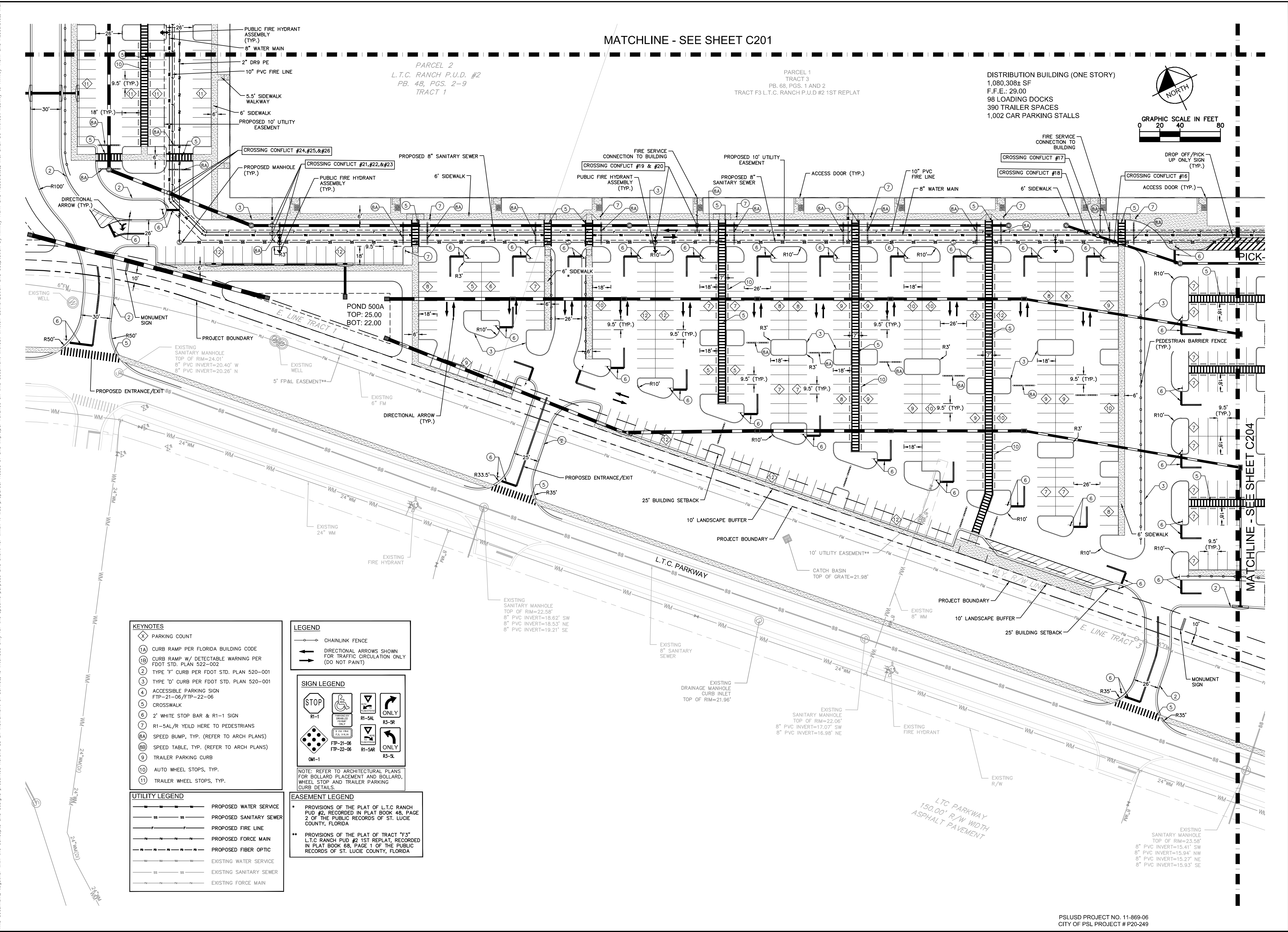
LICENSED PROFESSIONAL  
 JASON A. LEWIS, P.E.  
 FLORIDA LICENSE NUMBER  
 62572

KHA PROJECT  
 046265018  
 DATE  
 FEB 2021  
 SCALE AS SHOWN  
 DESIGNED BY SDS  
 DRAWN BY SDS  
 CHECKED BY JAL

**SITE PLAN**  
**PROJECT MIDWAY**  
 PORT ST. LUCIE FLORIDA  
 SHEET NUMBER  
**C202**

PSLUSD PROJECT NO. 11-869-06  
 CITY OF PSL PROJECT # P20-249

Plotted By: Reum, Briana - Sheet Set: PROJECT MIDWAY - Layout: C203 - SITE AND HORIZONTAL CONTROL PLAN - April 14, 2021 - 05:21:05pm - K:\LAK-Civil\046265018 - Part 51 Lucia CAD\CONCEPT SITE PLAN SUBMITTAL\C201 SITE AND HORIZONTAL CONTROL PLAN.dwg  
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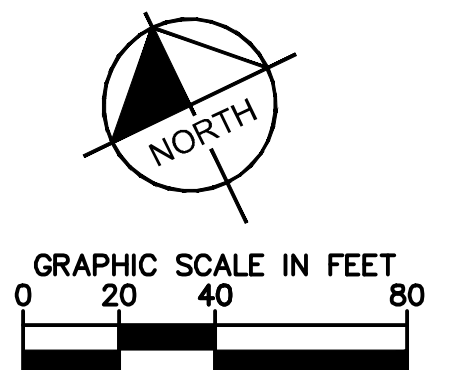


MATCHLINE - SEE SHEET C201

PARCEL 2  
L.T.C. RANCH P.U.D. #2  
PB. 48, PGS. 2-9  
TRACT 1

PARCEL 1  
TRACT 3  
PB. 68, PGS. 1 AND 2  
TRACT F3 L.T.C. RANCH P.U.D. #2 1ST REPLAT

DISTRIBUTION BUILDING (ONE STORY)  
1,080,308± SF  
F.F.E.: 29.00  
98 LOADING DOCKS  
390 TRAILER SPACES  
1,002 CAR PARKING STALLS



- KEYNOTES**
- 1A PARKING COUNT
- 1B CURB RAMP PER FLORIDA BUILDING CODE
- 2 CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
- 3 TYPE 'f' CURB PER FDOT STD. PLAN 520-001
- 4 TYPE 'd' CURB PER FDOT STD. PLAN 520-001
- 5 ACCESSIBLE PARKING SIGN FTP-21-06/FTP-22-06
- 6 CROSSWALK
- 7 2' WHITE STOP BAR & R1-1 SIGN
- 8 R1-SAL/R YIELD HERE TO PEDESTRIANS
- 9A SPEED BUMP, TYP. (REFER TO ARCH PLANS)
- 9B SPEED TABLE, TYP. (REFER TO ARCH PLANS)
- 9C TRAILER PARKING CURB
- 9D AUTO WHEEL STOPS, TYP.
- 9E TRAILER WHEEL STOPS, TYP.
- UTILITY LEGEND**
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE LINE
- PROPOSED FORCE MAIN
- PROPOSED FIBER OPTIC
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN

- LEGEND**
- CHAINLINK FENCE
- DIRECTIONAL ARROWS SHOWN FOR TRAFFIC CIRCULATION ONLY (DO NOT PAINT)
- SIGN LEGEND**
- STOP R1-1
- ACCESSIBLE PARKING SIGN R1-SAL
- CROSSWALK SIGN R3-SR
- TRAILER PARKING CURB SIGN R3-SL
- NOTE: REFER TO ARCHITECTURAL PLANS FOR BOLLARD PLACEMENT AND BOLLARD, WHEEL STOP AND TRAILER PARKING CURB DETAILS.
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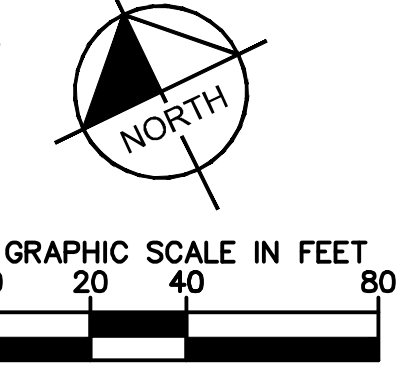
<b>Kimley-Horn</b>		KIMLEY-HORN AND ASSOCIATES, INC. 116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM CA 0000696	
LISCENSED PROFESSIONAL JASON A. LEWIS, P.E. DATE: FEB 2021		SCALE: AS SHOWN DESIGNED BY: SDS DRAWN BY: SDS CHECKED BY: JAL	
KHA PROJECT 046265018		DATE: FEB 2021	
SHEET NUMBER <b>C203</b>		PROJECT <b>PROJECT MIDWAY</b>	
CITY OF PSL PROJECT # P20-249		FLORIDA	
PSLUSD PROJECT NO. 11-869-06		PORT ST. LUCIE	
CITY OF PSL PROJECT # P20-249		FLORIDA	
DATE: 04-09-21		BY: [Signature]	
REVISIONS		DATE: 04-14-21	
No. 1		BY: [Signature]	
No. 2		BY: [Signature]	

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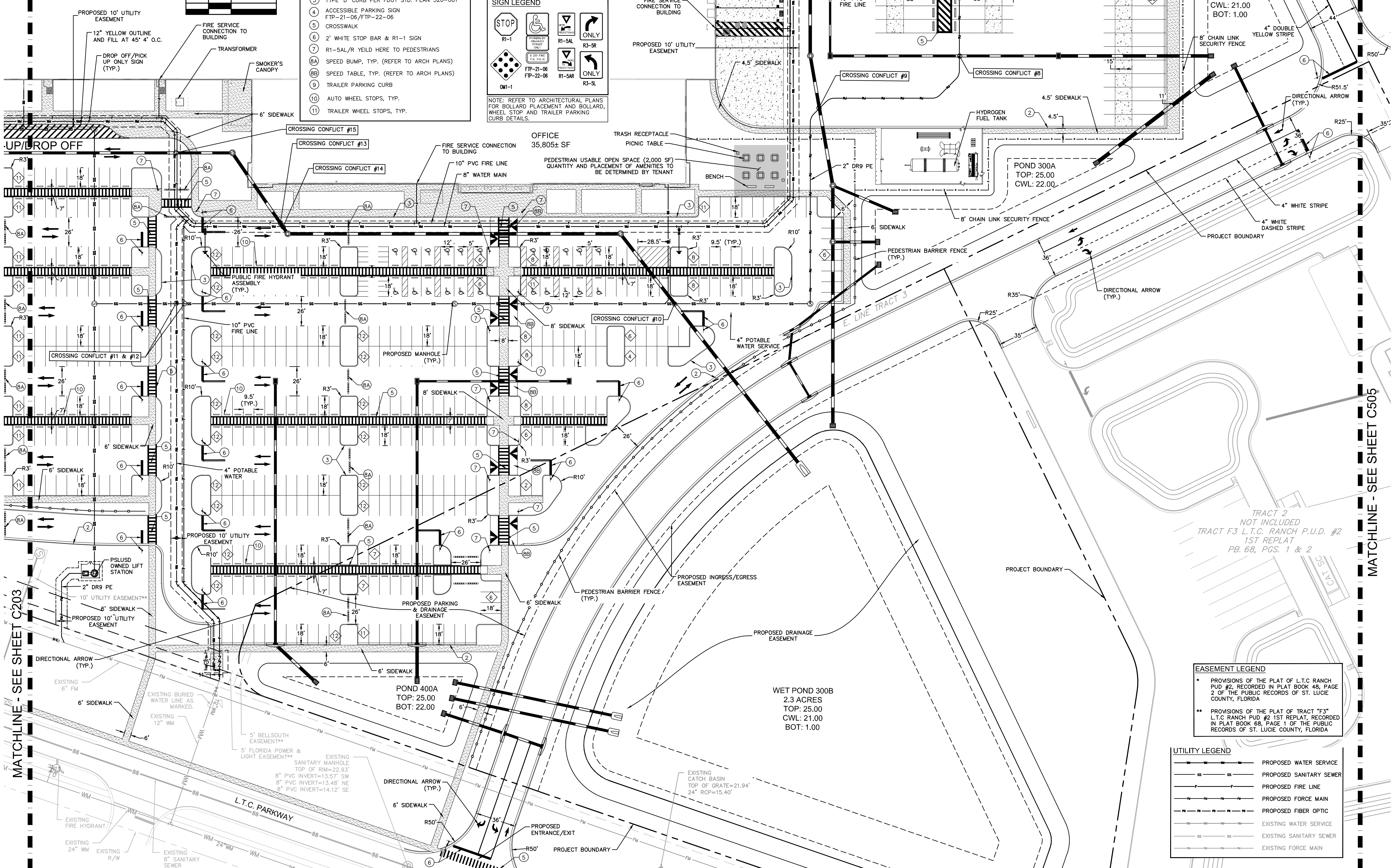
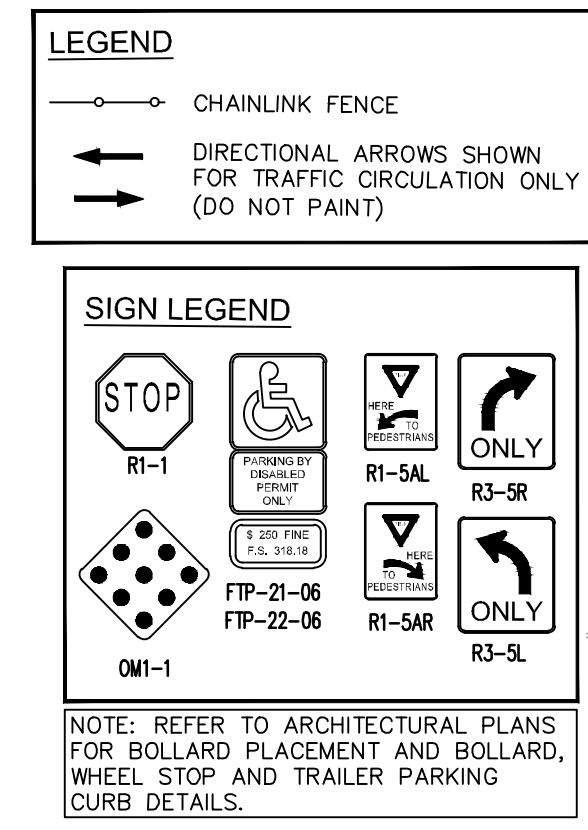
PARCEL 1  
 TRACT 3  
 PB. 68, PGS. 1 AND 2  
 TRACT F3 L.T.C. RANCH P.U.D. #2 1ST REPLAT

MATCHLINE - SEE SHEET C202

**DISTRIBUTION BUILDING (ONE STORY)**  
 1,080,308± SF  
 F.F.E.: 29.00  
 98 LOADING DOCKS  
 390 TRAILER SPACES  
 1,002 CAR PARKING STALLS

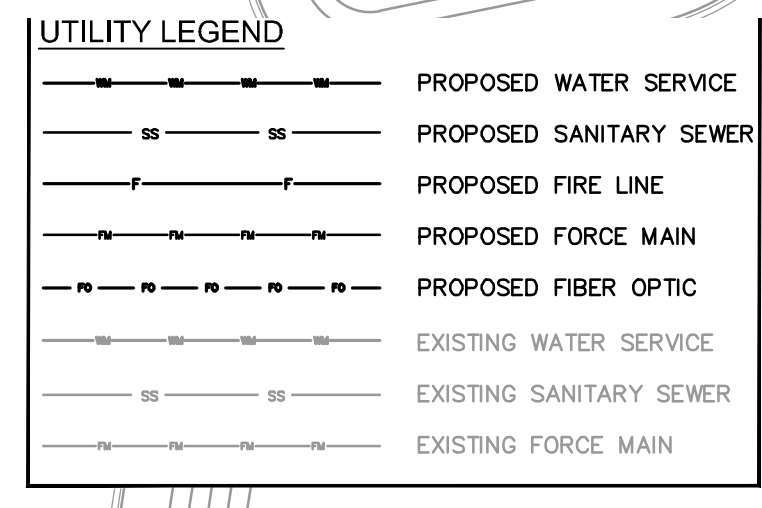


- KEYNOTES**
- ◇ PARKING COUNT
  - ①A CURB RAMP PER FLORIDA BUILDING CODE
  - ①B CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
  - ② TYPE "F" CURB PER FDOT STD. PLAN 520-001
  - ③ TYPE "D" CURB PER FDOT STD. PLAN 520-001
  - ④ ACCESSIBLE PARKING SIGN FTP-21-06/FTP-22-06
  - ⑤ CROSSWALK
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  - ⑩ AUTO WHEEL STOPS, TYP.
  - ⑪ TRAILER WHEEL STOPS, TYP.



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LICENSED PROFESSIONAL  
 JASON A. LEWIS, P.E.  
 FLORIDA LICENSE NUMBER  
 62572

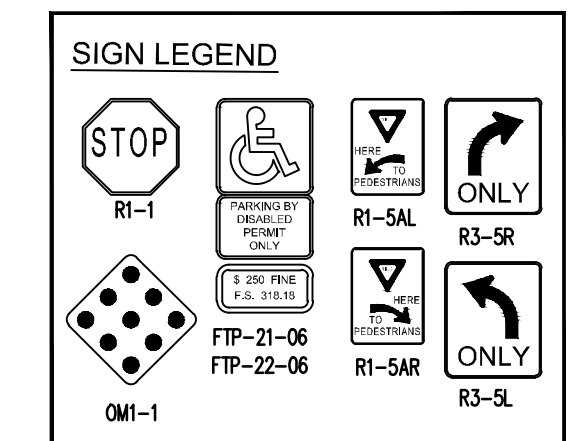
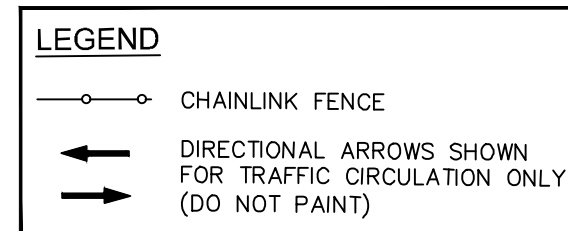
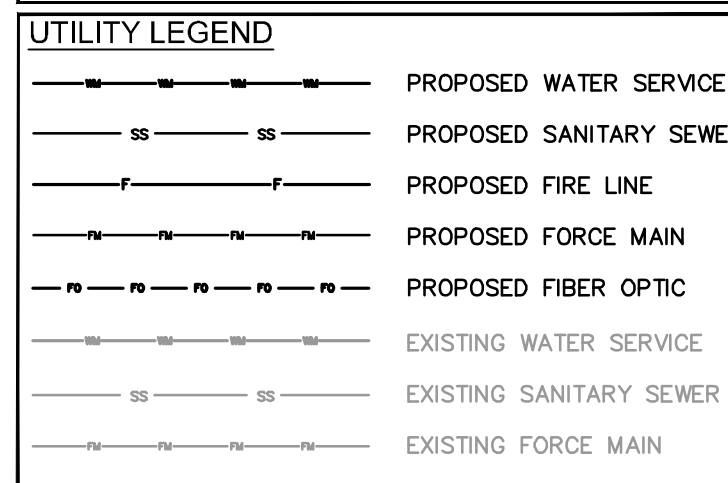
KHA PROJECT  
 046265018  
 DATE  
 FEB 2021  
 SCALE AS SHOWN  
 DESIGNED BY SDS  
 DRAWN BY SDS  
 CHECKED BY JAL

**PROJECT MIDWAY**  
 SHEET NUMBER  
**C204**  
 PORT ST. LUCIE FLORIDA

PSLUSD PROJECT NO. 11-869-06  
 CITY OF PSL PROJECT # P20-249

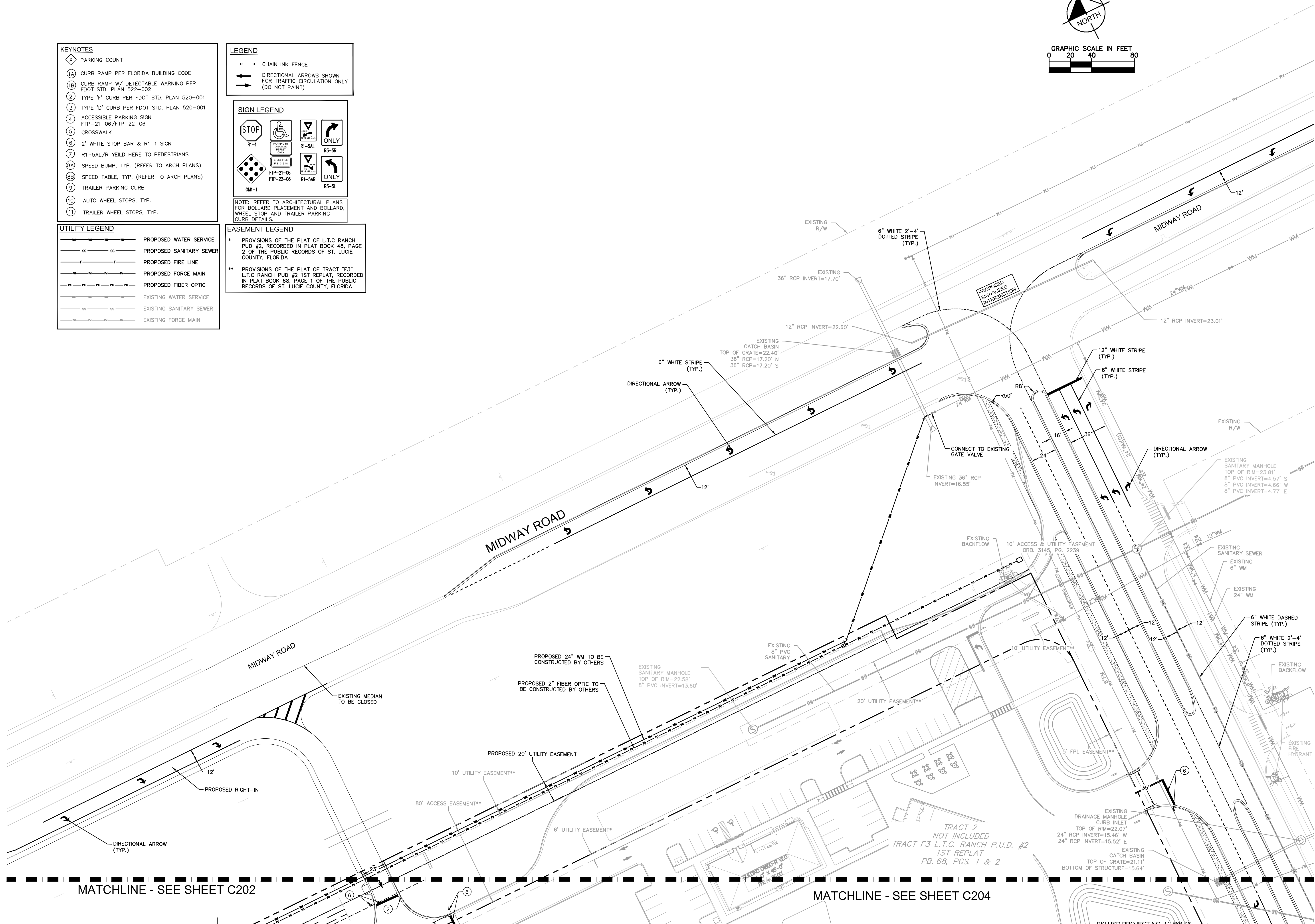
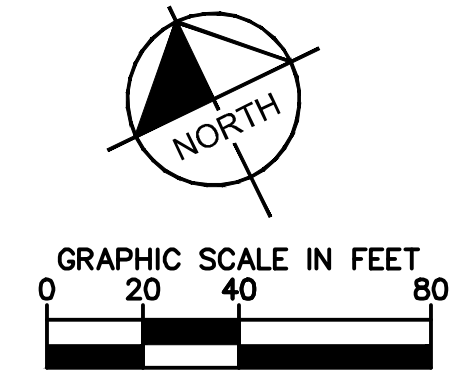
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 FLORIDA LICENSE NUMBER  
 62572

KHA PROJECT	046265018
DATE	FEB 2021
SCALE	AS SHOWN
DESIGNED BY/SDS	
DRAWN BY	SDS
CHECKED BY	JAL

**SITE PLAN**

**PROJECT MIDWAY**

FLORIDA  
 PORT ST. LUCIE

SHEET NUMBER  
**C205**

PSLUSD PROJECT NO. 11-869-06  
 CITY OF PSL PROJECT # P20-249

Plotted By: Reum, Briana - Sheet Set: PROJECT MIDWAY - Layout: C510 SITE DETAILS - April 14, 2021 12:57:37pm - K:\Lak\_Civil\046265018 - Port St. Lucie\KACAD\CONCEPTS\SITE PLAN SUBMITTAL\2201 SITE DETAILS.dwg  
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**TRAFFIC STATEMENT**

TRAFFIC ESTIMATES ARE BASED ON SITE-SPECIFIC EMPLOYMENT AND SHIFT DATA PROVIDED BY THE END USER ON ACTUAL OPERATIONS ANTICIPATED AT THE PROPOSED FACILITY. RATES WERE COMPARED TO ITE TRIP GENERATION MANUAL, 10TH EDITION FOR ITE LAND USE CODE 155 (HIGH-CUBE FULFILLMENT CENTER WAREHOUSE (NON-SORT)).

**END USER TRIP GENERATION ESTIMATES:**

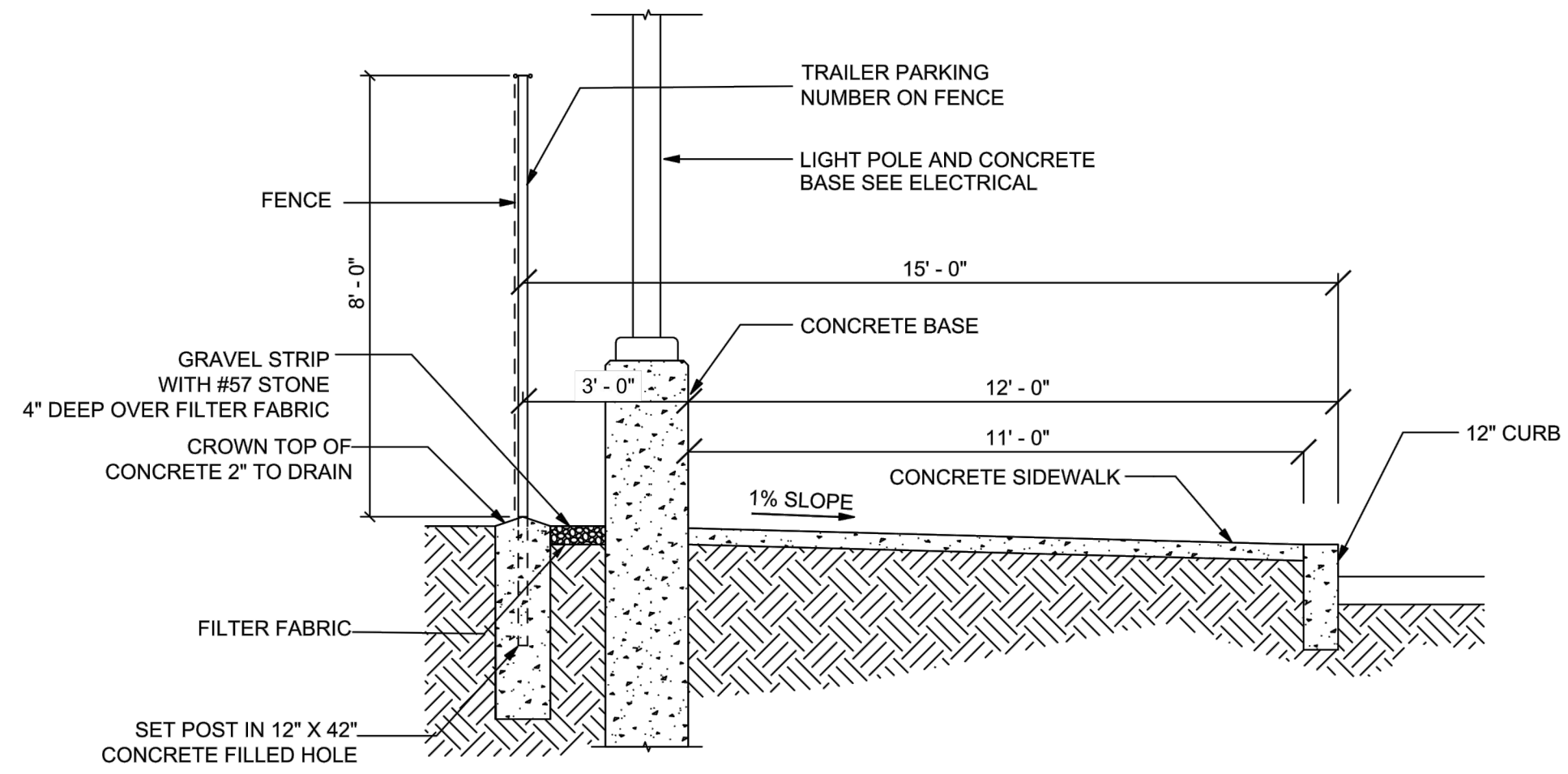
<b>OVERALL TRIP GENERATION (INCLUDES AUTO)</b>	<b>TRIPS</b>
END USER TRIP GENERATION TRUCKS	2,596
A.M. PEAK HOUR TRIPS	571 IN / 6 OUT
END USER TRIP GENERATION TRUCKS	1 IN / 3 OUT
P.M. PEAK HOUR TRIPS	429 IN / 614 OUT
END USER TRIP GENERATION TRUCKS	15 IN / 11 OUT

**ENVIRONMENTAL SITE ASSESSMENT**

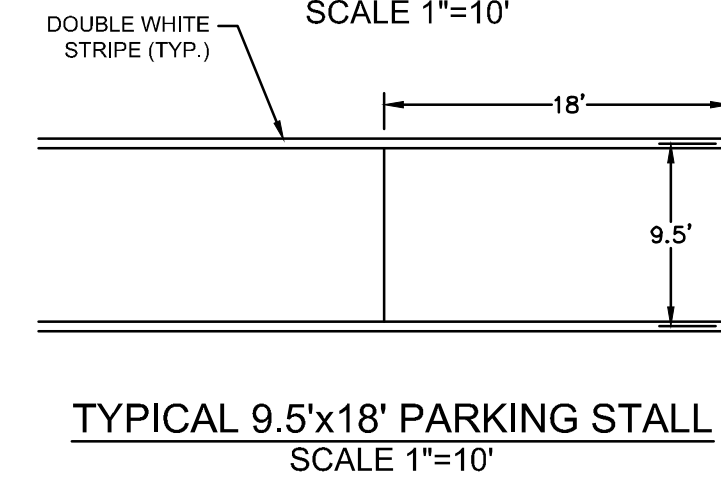
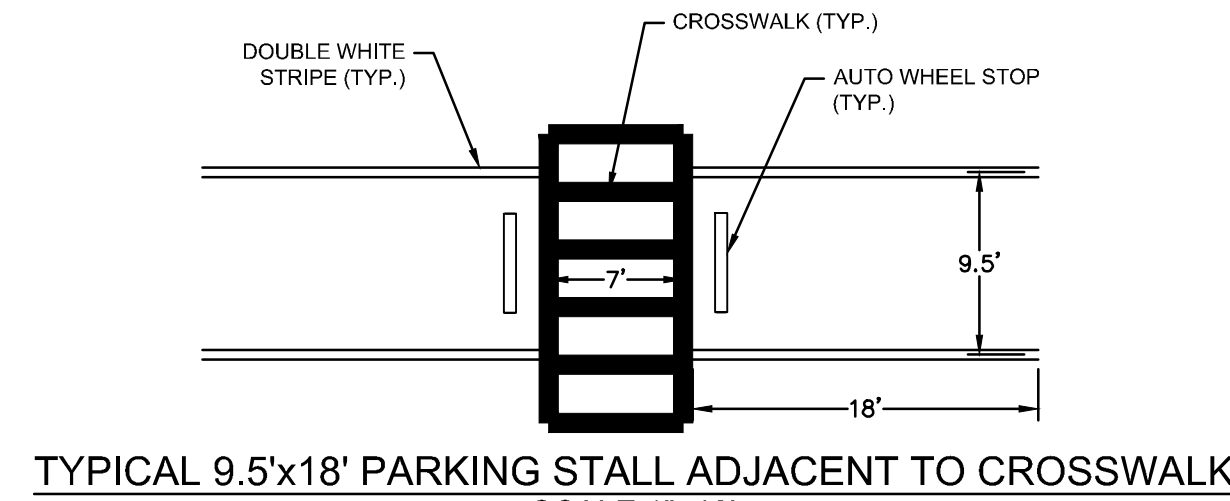
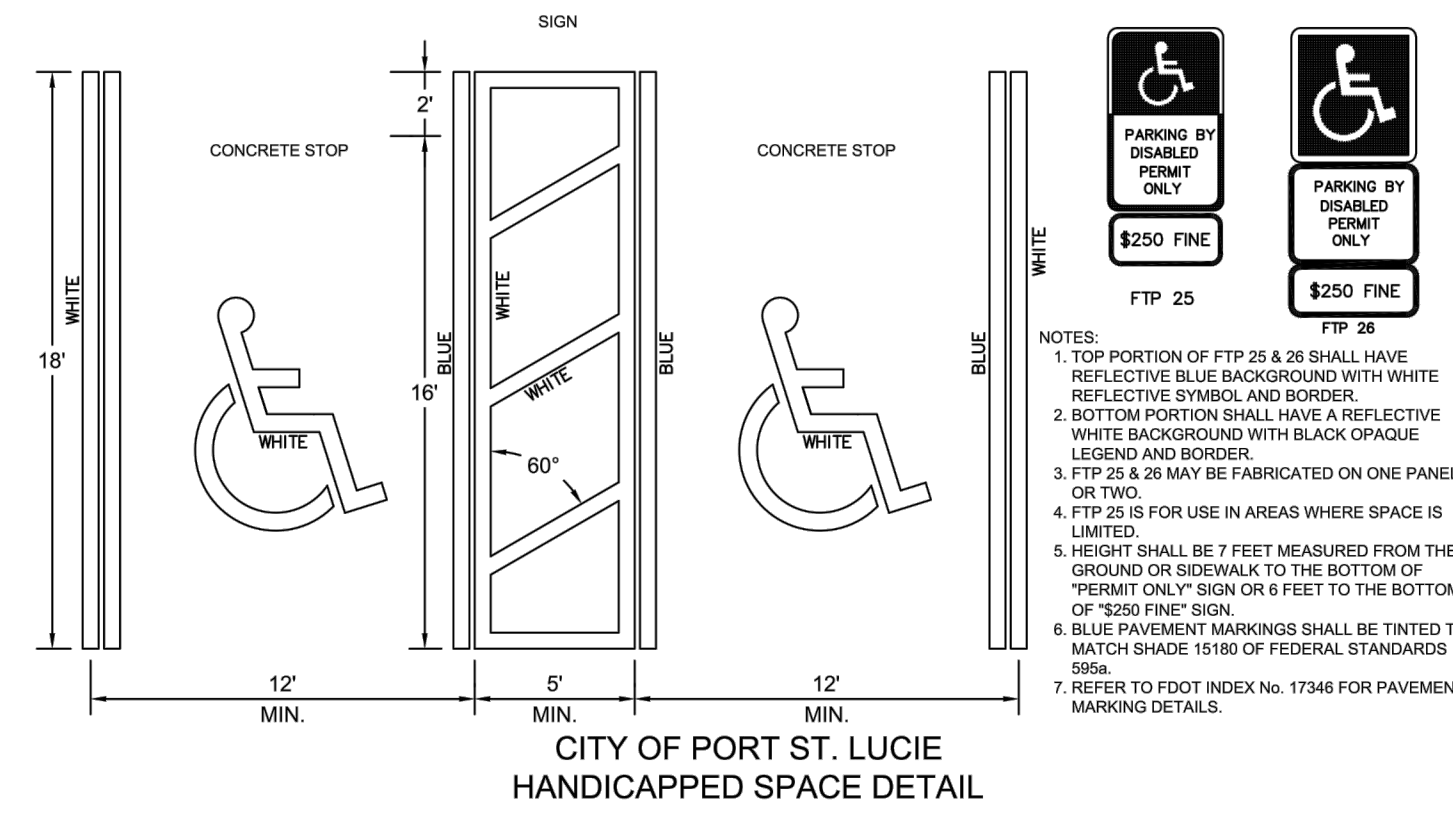
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	YES	SFWMD	YES	N/A
RARE HABITAT	NO	N/A	N/A	N/A
THREATENED SPECIES	YES	FWC	NONE NEEDED	YES
ENDANGERED SPECIES	NO	N/A	N/A	N/A
SPECIES OF SPECIAL CONCERN	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	YES	N/A	NONE NEEDED	N/A

**ENVIRONMENTAL STATEMENT**

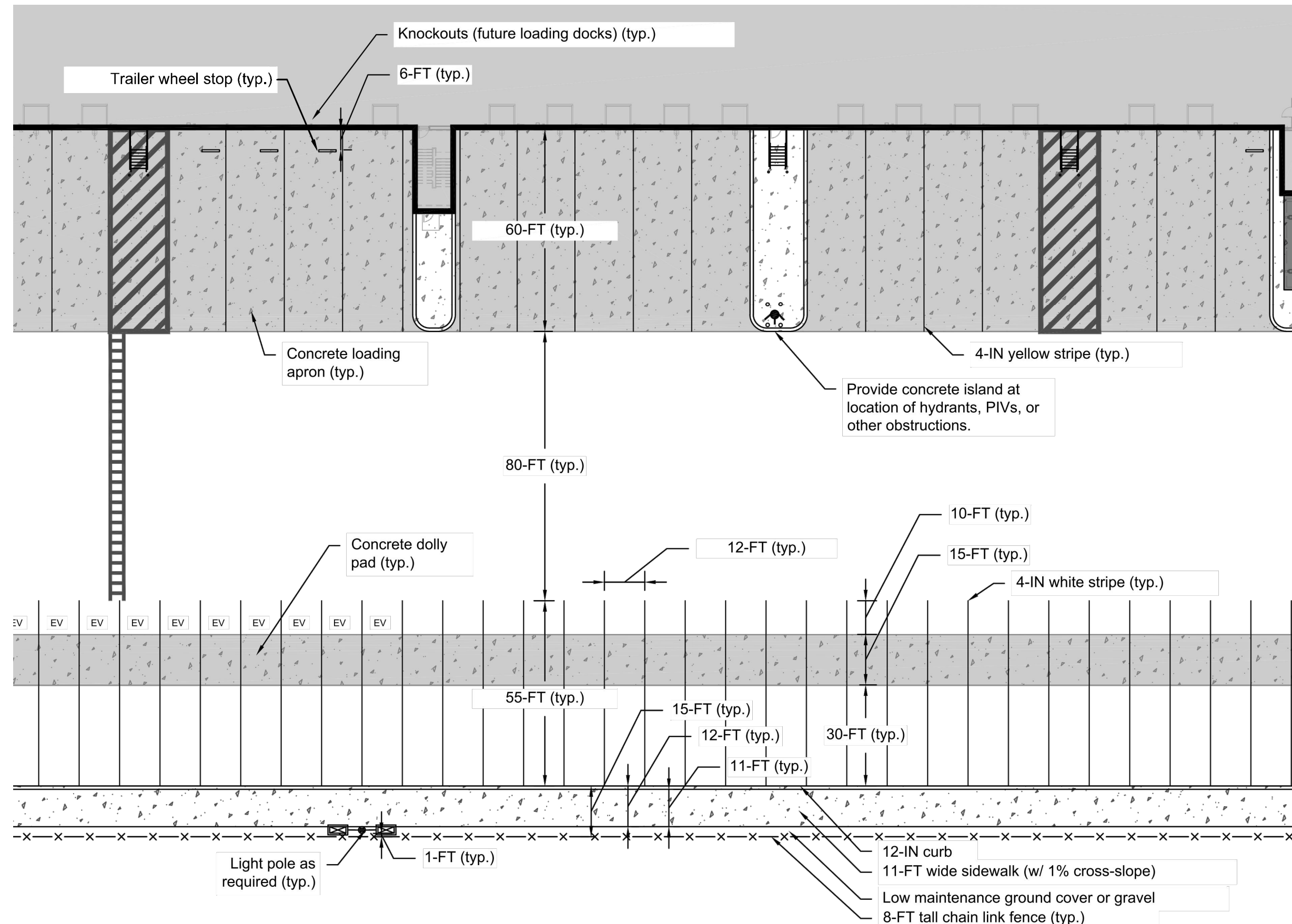
PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED ON AUGUST 7 2020 AND JANUARY 26 2021 AND A REVIEW OF CONCEPTUAL PERMIT 56-103113-P AND SFWMD APPLICATION NUMBER 080226-27, THE ON-SITE WETLANDS HAVE BEEN PERMITTED, MITIGATED FOR OR CONSERVED IN THE PAST. A WETLAND DELINEATION FOR STATE APPROVAL WILL NOT BE NEEDED. LISTED SPECIES IDENTIFIED ON-SITE WILL BE PERMITTED FOR PRIOR TO SITE DEVELOPMENT.



**FENCE AT TRAILER PARKING**

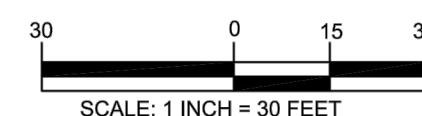


NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT OF SITE	APPROX. DISTANCE PER ST. LUCIE COUNTY GIS
TWO (2) HYDRANTS LOCATED NORTH OF W MIDWAY RD NEAR THE NW CORNER OF W MIDWAY RD AND I-95 NORTH RAMP	±500 FT
SEVEN (7) HYDRANTS LOCATED ALONG EAST SIDE OF LTC PARKWAY	±350 - ±850 FT
ONE (1) HYDRANT LOCATED ON WEST SIDE OF LTC PARKWAY	±35 FT
ELEVEN (11) LOCATED IN FRONT OF OLYMPIA BUILDING SUPPLIES, UNITED REFRIGERATION, AND TOWN & COUNTY INDUSTRIES ALONG LTC PARKWAY	±150 - ±900 FT
THREE (3) HYDRANTS LOCATED NORTH OF LA MESA RV CENTER NEAR THE SOUTH PROPERTY BOUNDARY	±50 FT
<b>TOTAL = APPROX. 24 HYDRANTS WITHIN 1,000 FT OF SITE</b>	



**Truck Court Inset**

1 INCH = 30 FEET



**Kimley-Horn**

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**SITE DETAILS**

**PROJECT MIDWAY**

SHEET NUMBER  
**C206**

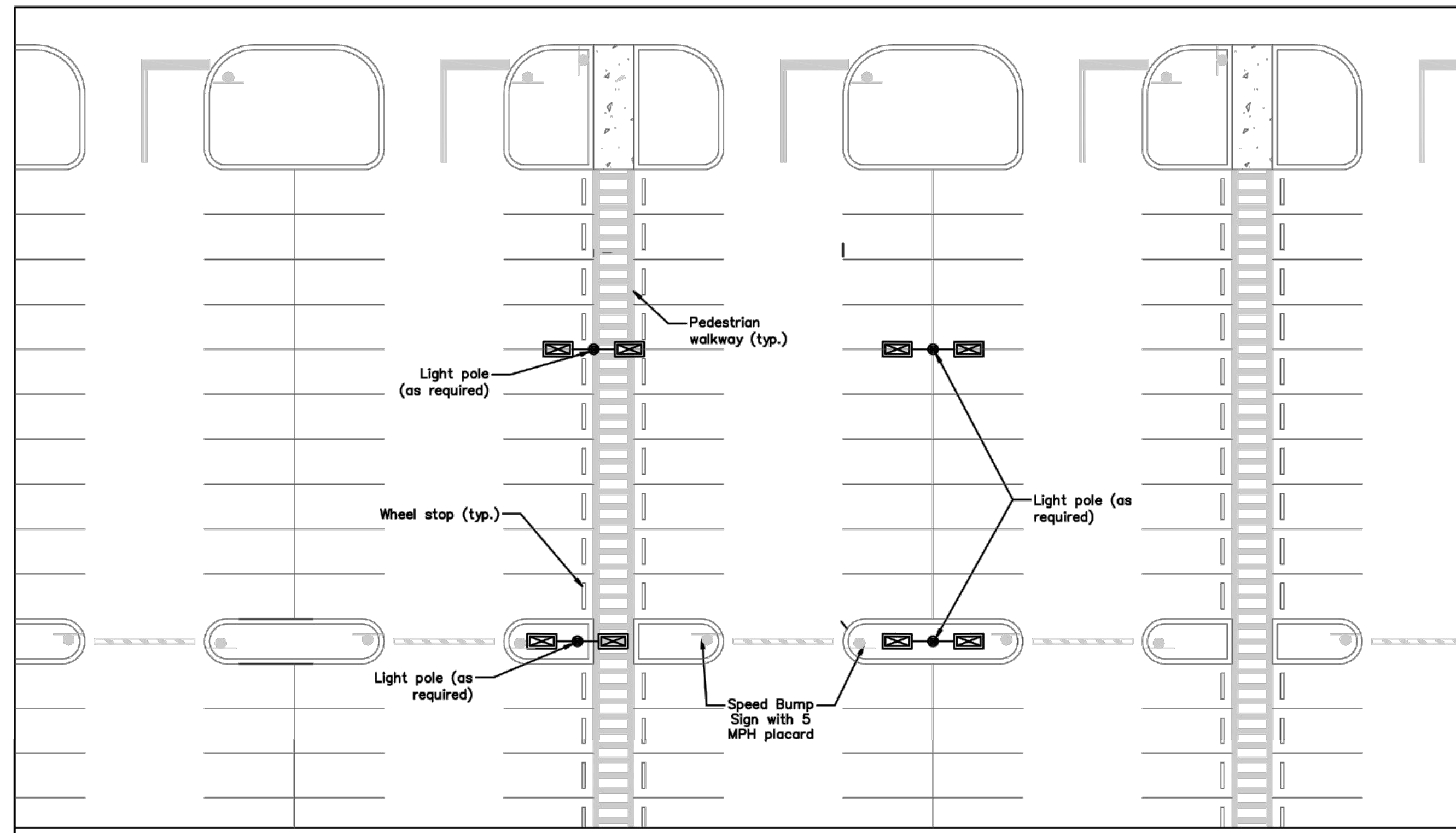
CALL 2 BUSINESS DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PSLUSD PROJECT NO. 11-869-06  
 CITY OF PSL PROJECT # P20-249

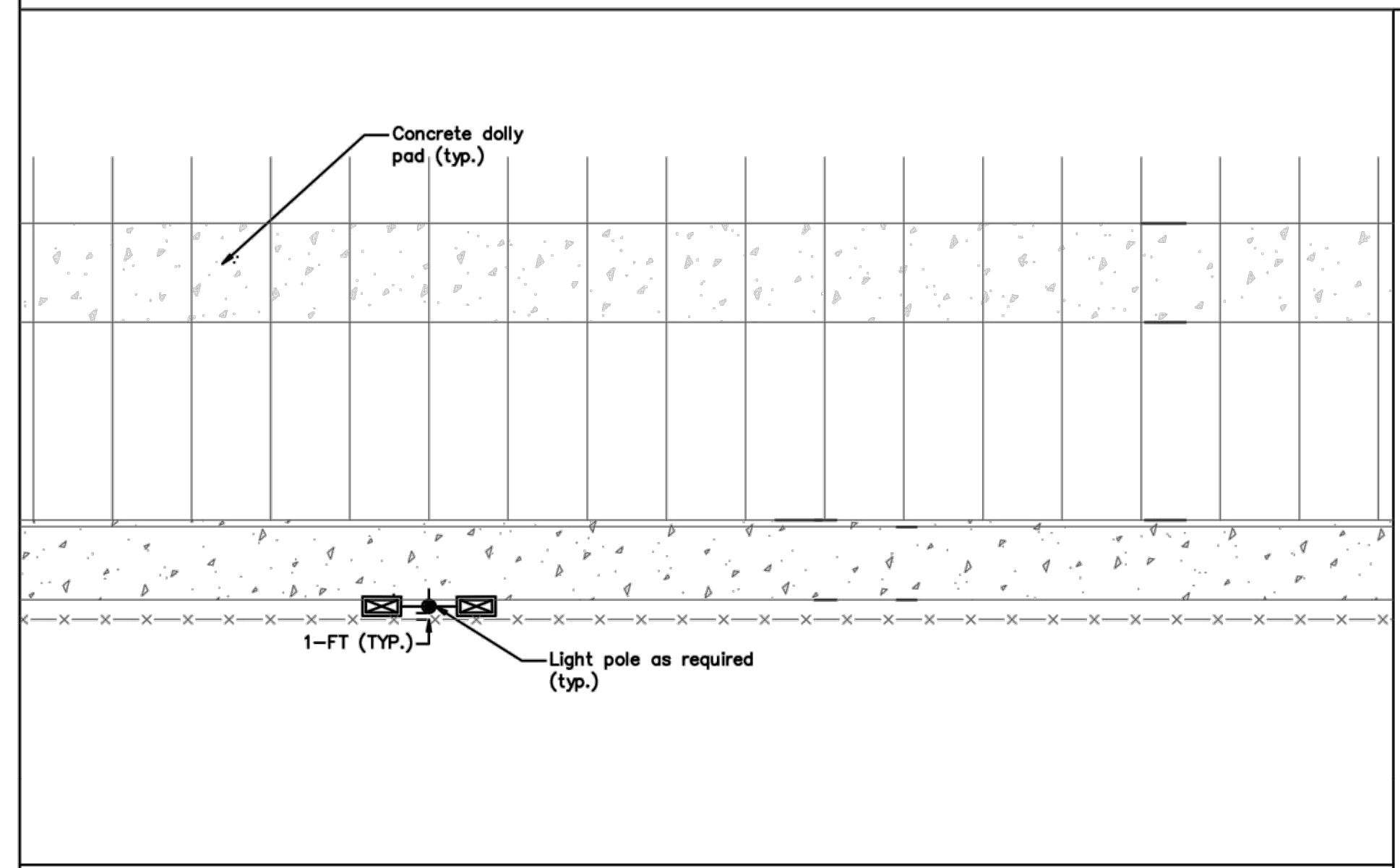
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2	PSL REVISION	04-09-21	BTR



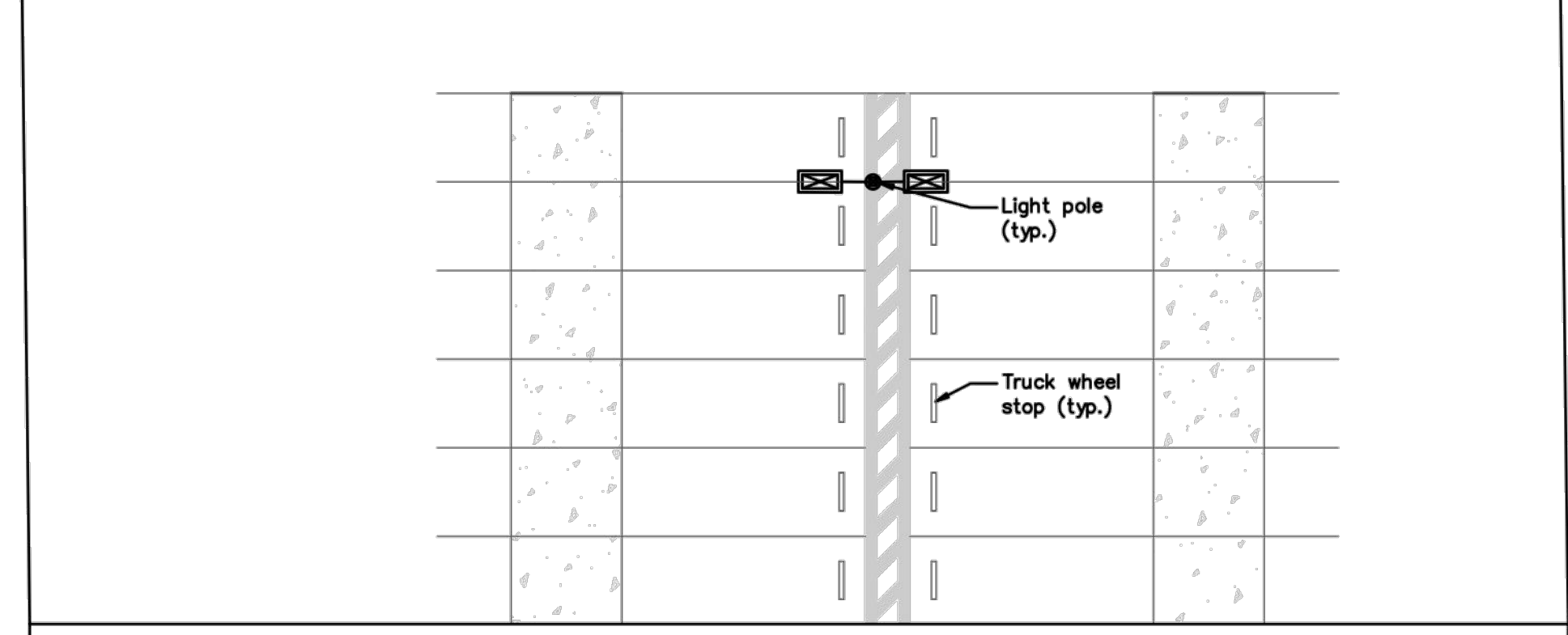
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**TYPICAL LIGHT FIXTURE PLACEMENT WITHIN PARKING FIELD INSET**  
SEE CIVIL PLANS FOR ALL REQUIRED DIMENSIONS



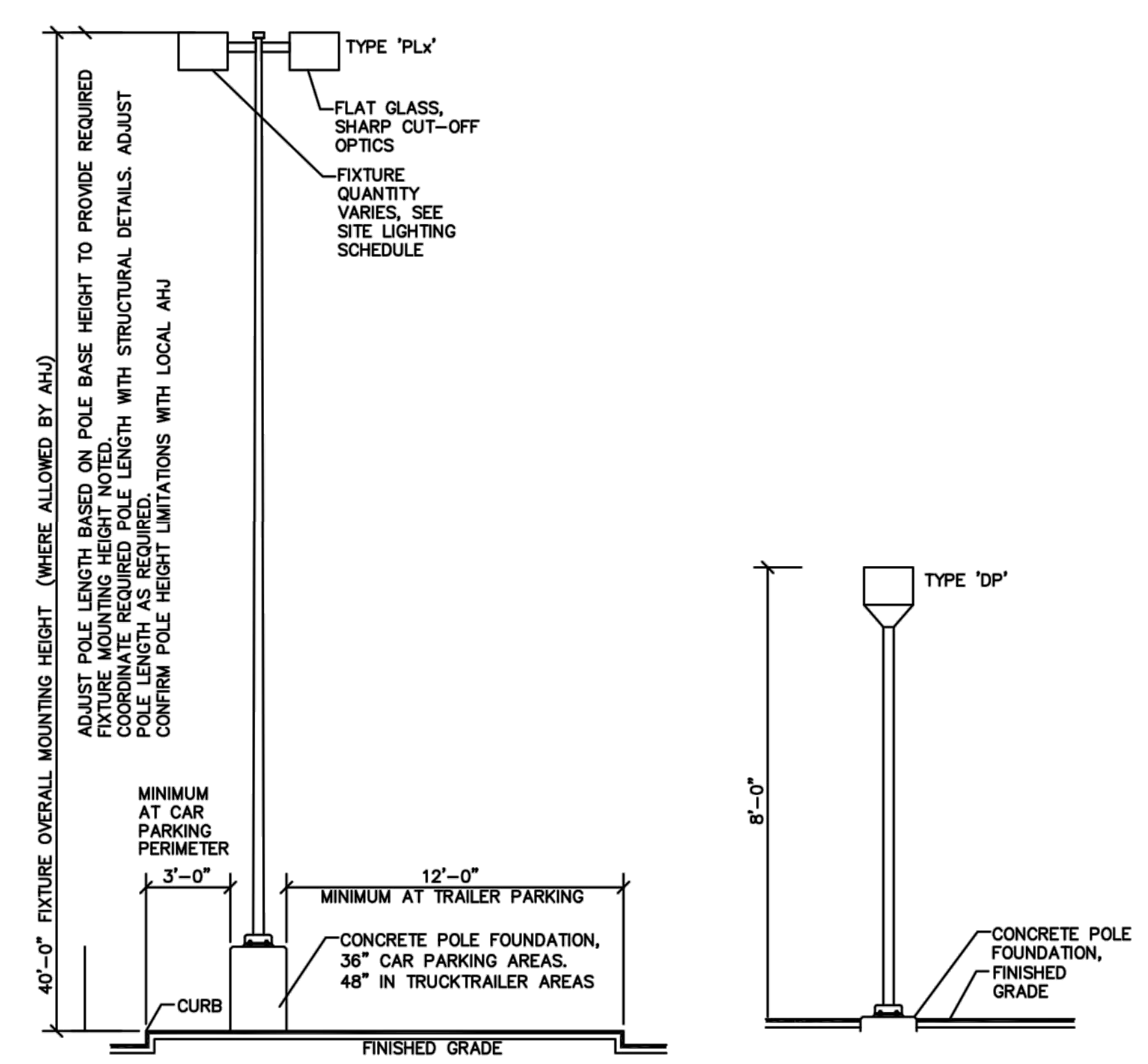
**TYPICAL LIGHT FIXTURE PLACEMENT WITHIN TRUCK COURT INSET**  
SEE CIVIL PLANS FOR ALL REQUIRED DIMENSIONS



**TYPICAL LIGHT FIXTURE PLACEMENT WITHIN BACK-TO-BACK TRAILER PARKING INSET**  
SEE CIVIL PLANS FOR ALL REQUIRED DIMENSIONS

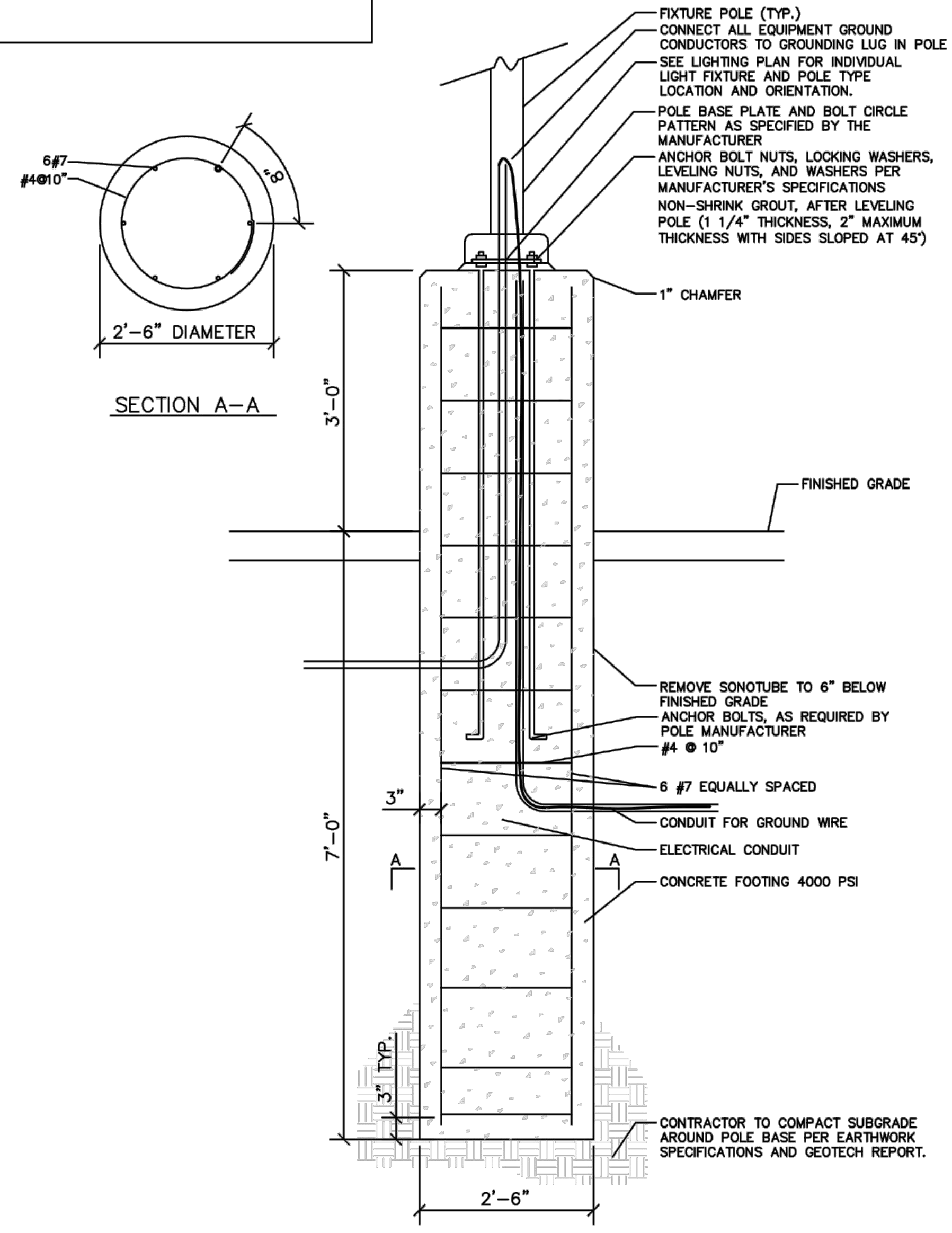
**LIGHTING LEVELS**

- PROVIDE THE FOLLOWING MINIMUM MAINTAINED FOOT-CANDLE LEVELS MEASURED AT GRADE WITH MAX TO MIN RATIO NOT TO EXCEED 15:1 AND AVERAGE TO MINIMUM RATIO NOT TO EXCEED 4:1.
- |                         |   |
|-------------------------|---|
| 1. CAR PARKING LOT      | 1.5 FC  |
| 2. PEDESTRIAN AREA      | 3.0 FC (MEASURED ALONG WALKING PATH)                      |
| 3. LOADING DOCK         | 1.5 FC (MEASURED IN CONCRETE LOADING APRON)               |
| 4. STORAGE/TRAILER PARK | 1.0 FC  |
| 5. OPEN TRUCK YARD      | 0.5 FC (NO LOADING OR STORAGE)                            |
| 6. GUARD SHACK          | 10.0 FC (MEASURED 7' OUT ON IN AND OUT BOUND LANES)       |
| 7. BUILDING PERIMETER   | 1.0 FC (MEASURED 5' FROM THE BUILDING FACE)               |
| 8. PERIMETER FENCE      | 0.4 FC (COORDINATE WITH PROPERTY LINE SPLIT REQUIREMENTS) |
| 9. ENTRY DRIVES         | 0.5 FC  |



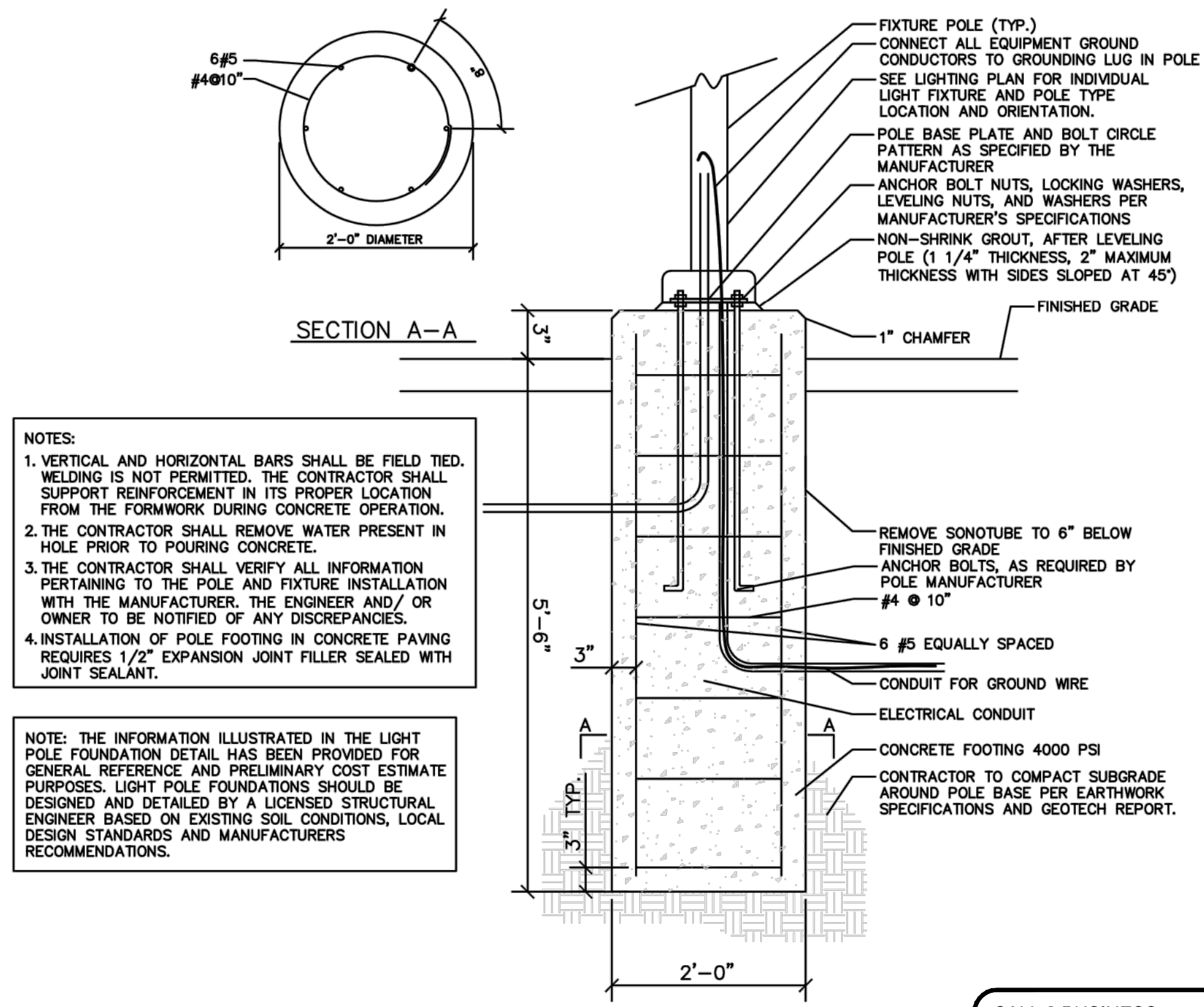
**POLE FIXTURE ELEVATIONS**

NTS



**LIGHT POLE DETAIL**

NTS



**LIGHT POLE DETAIL**

NTS

- NOTES:**
- VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING IS NOT PERMITTED. THE CONTRACTOR SHALL SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.
  - THE CONTRACTOR SHALL REMOVE WATER PRESENT IN HOLE PRIOR TO POURING CONCRETE.
  - THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO THE POLE AND FIXTURE INSTALLATION WITH THE MANUFACTURER, THE ENGINEER AND/OR OWNER TO BE NOTIFIED OF ANY DISCREPANCIES.
  - INSTALLATION OF POLE FOOTING IN CONCRETE PAVING REQUIRES 1/2" EXPANSION JOINT FILLER SEALED WITH JOINT SEALANT.
- NOTE:** THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 PHONE: 863-701-8702  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	JASON A. LEWIS, P.E.
KHA PROJECT	046265018
DATE	MAR 2021
SCALE	AS SHOWN
DESIGNED BY/SDS	FLORIDA LICENSE NUMBER 62572
DRAWN BY/SDS	
CHECKED BY/JAL	
DATE	

**SITE DETAILS**

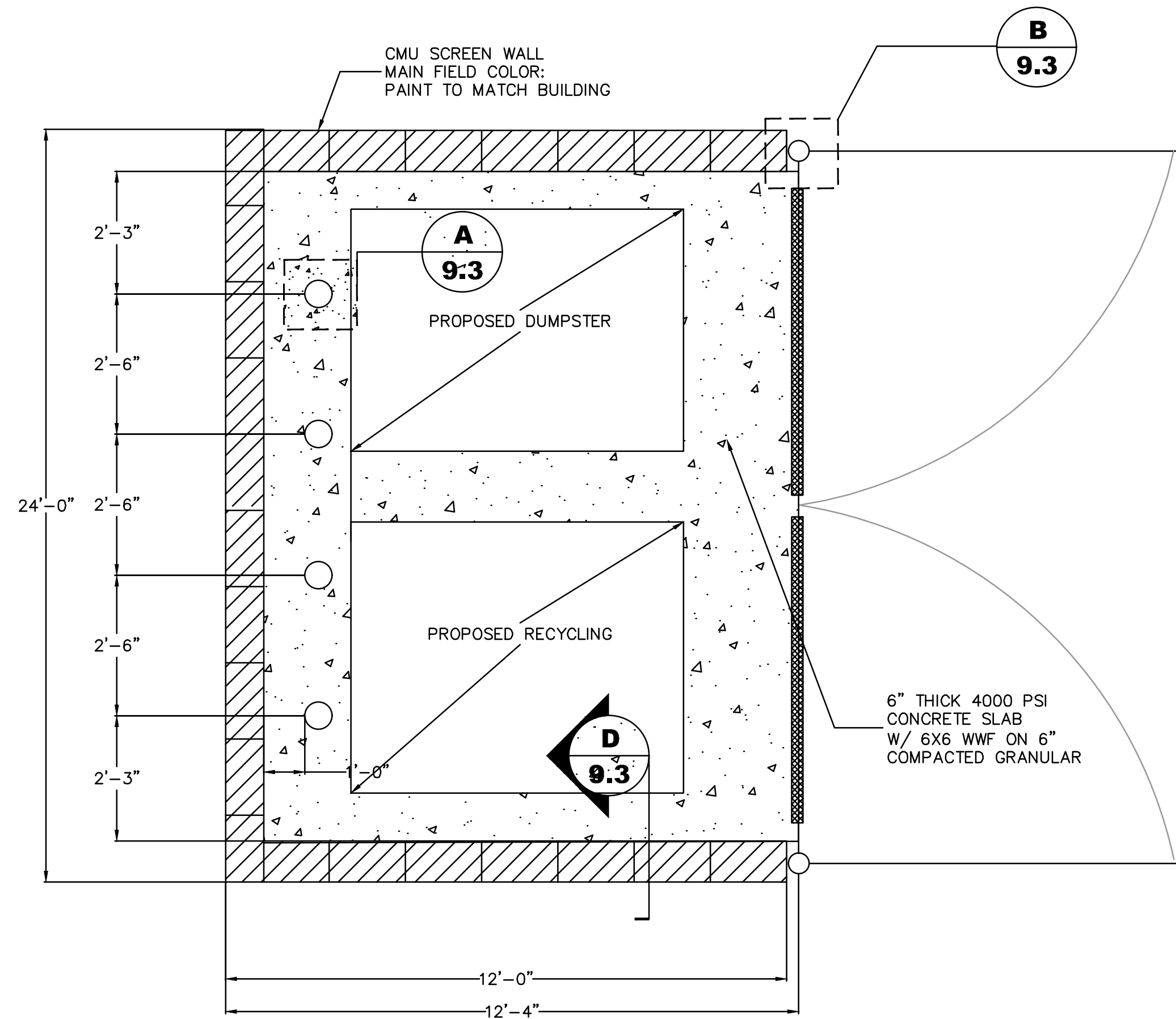
**PROJECT MIDWAY**

FLORIDA  
 PORT ST. LUCIE  
 SHEET NUMBER  
**C207**

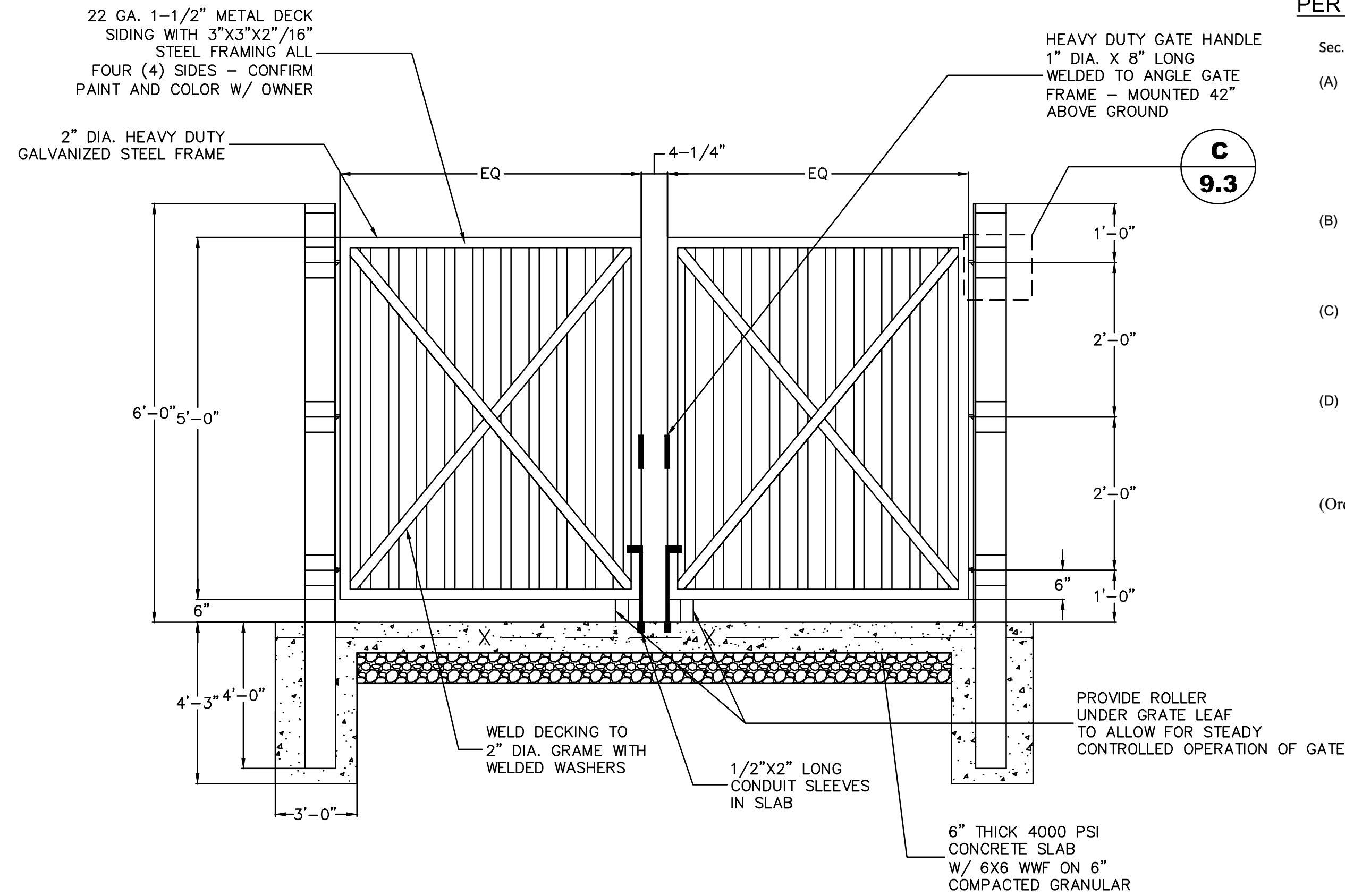
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 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PSLUSD PROJECT NO. 11-869-06  
 CITY OF PSL PROJECT # P20-249

Plotted By: Reum, Briana - Sheet Set: PROJECT MIDWAY - Layout: 0511 - SITE DETAILS (2) - April 09, 2021 12:55:59pm - K:\LAW\_CWA\046265018 - Part St. Lucie\CAD\CONCEPT\SITE PLAN SUBMITTAL\0201 SITE DETAILS.dwg  
 This document, together with the concepts and designs presented herein, 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

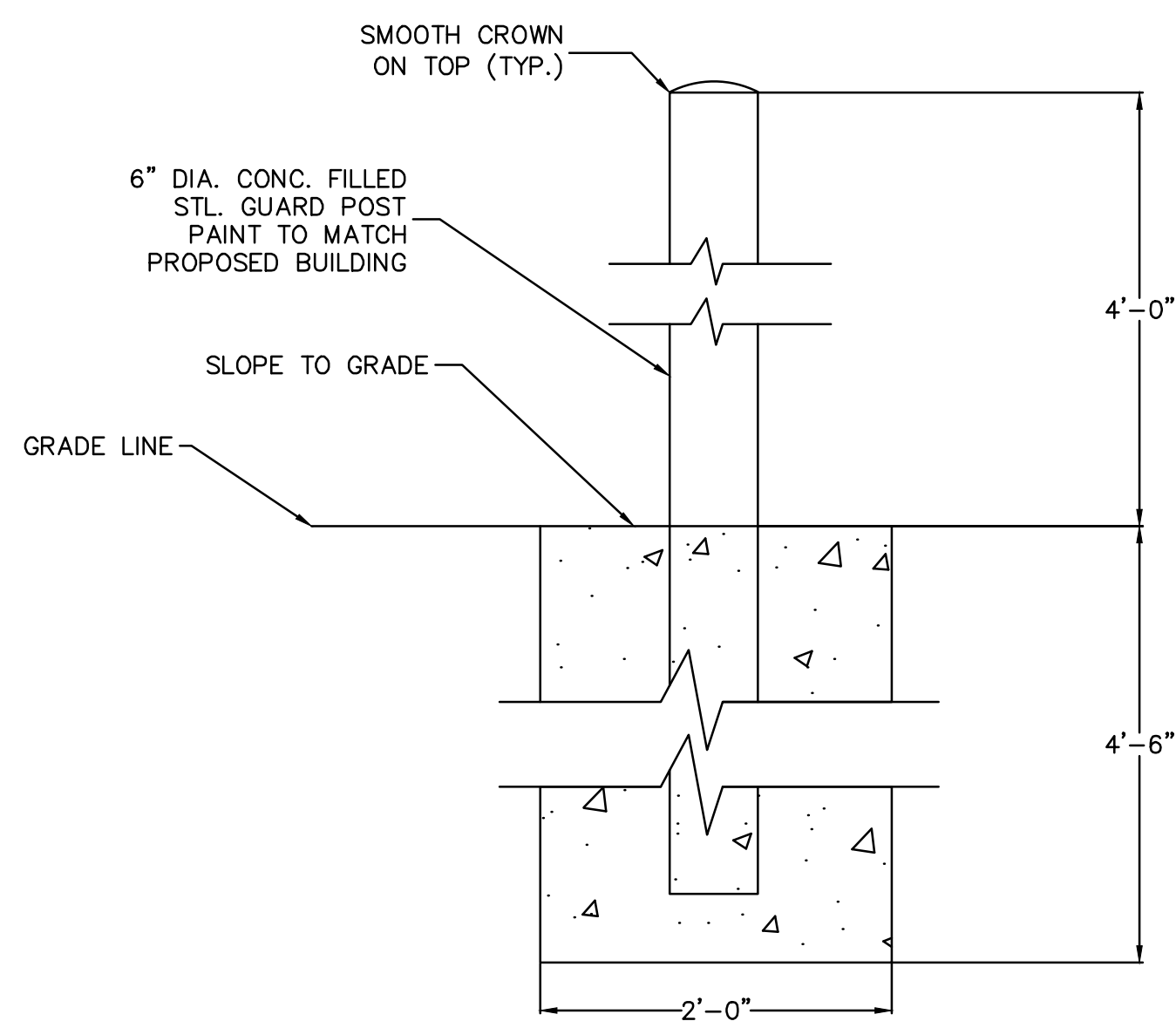


**ENLARGED PLAN TRASH ENCLOSURE**  
N.T.S.

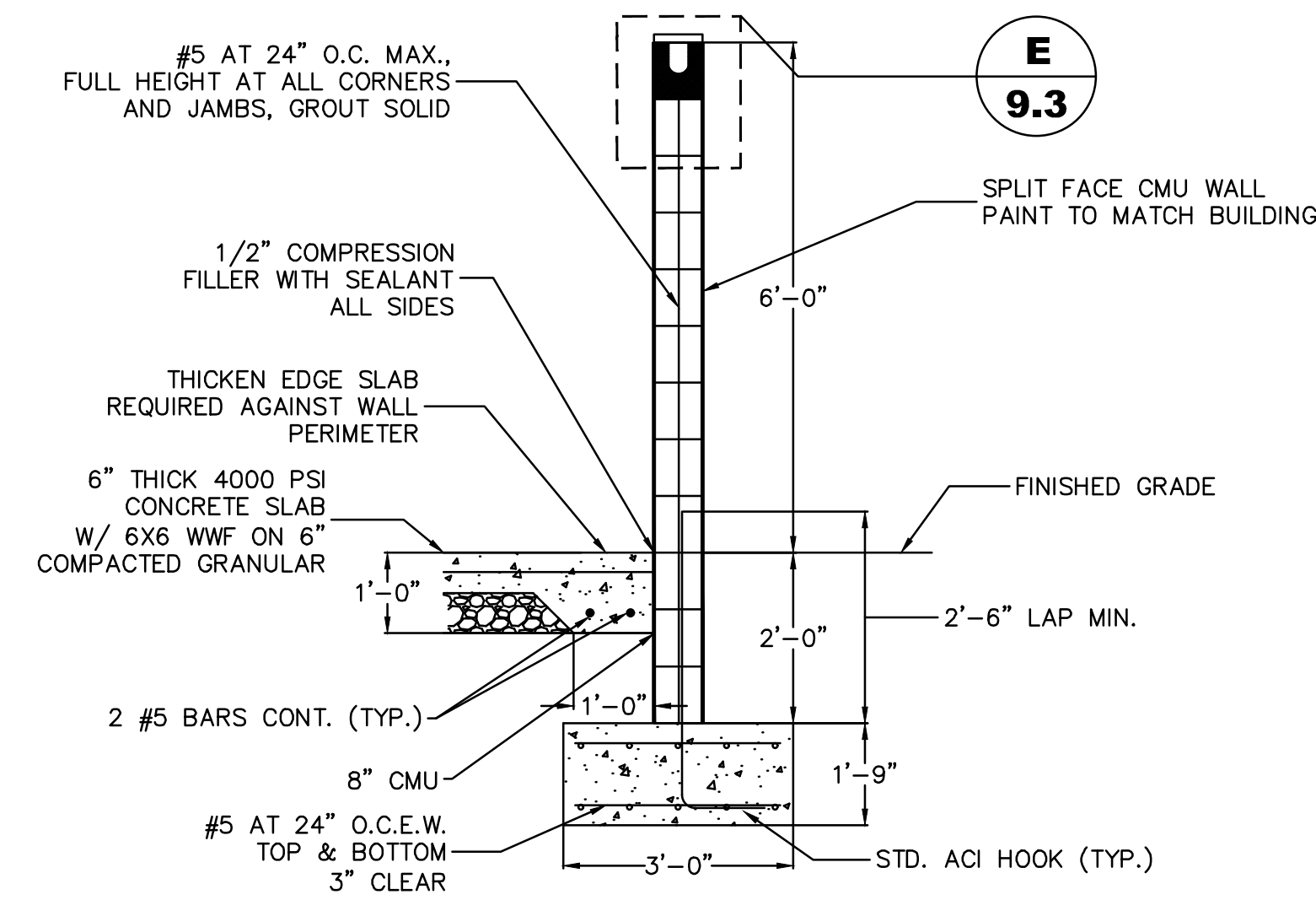
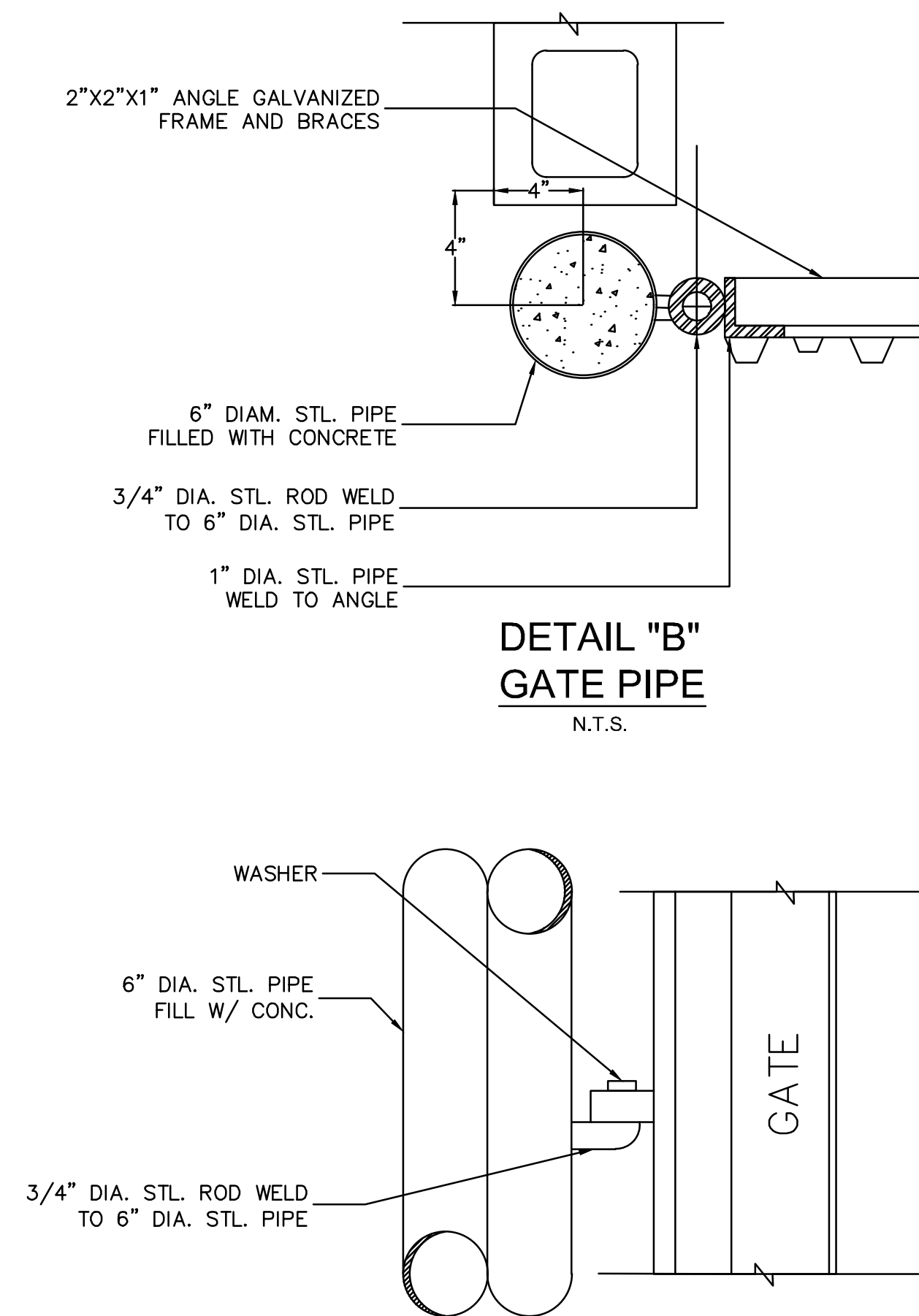


**TRASH ENCLOSURE GATE ELEVATION**  
N.T.S.

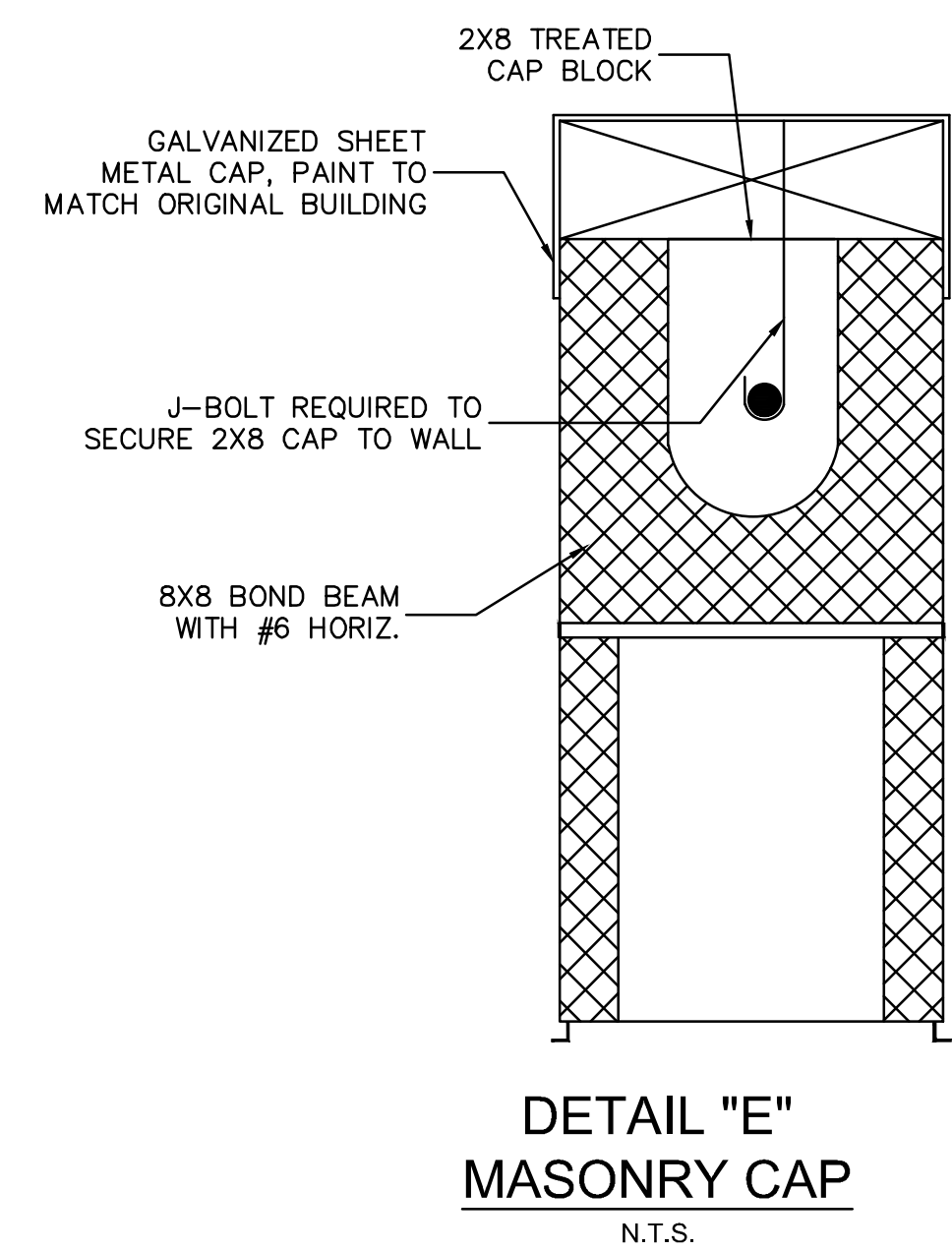
**NOTE:**  
 DUMPSTER ENCLOSURE AREA SHALL COMPLY  
 TO PORT ST LUCIE LDC, CHAPTER 158,  
 ARTICLE XI, SECTION 138.232.



**DETAIL "A"**  
**6" BOLLARD**  
N.T.S.



**SECTION "D"**  
**TRASH ENCLOSURE WALL**  
N.T.S.



PER PSL LDC CHAPTER 158, ARTICLE XI, SECTION 158.232

Sec. 158.232. - Refuse Collection and Recycling Areas.

- (A) **Location and Number.** Refuse and recycling dumpsters utilized at multi-family residential complexes, commercial, industrial, office, and institutional facilities shall be located in areas that minimize public view. Gates shall not face a street, whenever possible. All uses, excluding single-family residential uses, that generate refuse shall provide one or more locations for enclosed and gated refuse and recycling dumpsters even if curbside pick-up is utilized, unless indicated otherwise. Multi-family development that is less than 5 units per acre shall be exempt from providing locations for refuse and recycling dumpsters provided that the waste service provider agrees to provide curbside pick-up service.
- (B) **Screening.** Refuse and recycling dumpsters shall be screened from view on all sides and shall be gated. The enclosure shall consist of a five-foot high masonry wall. Gate facing shall be constructed of a solid material with the option of using wood, metal or other "solid" material and shall have a sign attached indicating "recycle". Gate framework shall be constructed of metal. Gates may be left open only on scheduled pick up days and must be closed following pick-up.
- (C) **Size.** Each dumpster enclosure shall measure at least 12-foot by 12-foot in area to accommodate refuse and recycling dumpsters. The Zoning Administrator or the Site Plan Review Committee may modify the size required for the recycling dumpster enclosure after reviewing and considering the size of the site and type of use. For those properties with a P (Professional) zoning designation, a 6 foot by 12 foot recycling dumpster is permitted.
- (D) **Shared Enclosures.** For site plans involving less than 10,000 square feet of gross floor area for nonresidential developments or less than 50 dwelling units, dumpster enclosures may be located along or across adjoining property lines and serve two adjacent properties. The affected property owners must enter into a recorded agreement providing for perpetual joint use and maintenance of the enclosure.
- (Ord. No. 12-01, § 2, 1-23-12; Ord. No. 15-85, § 1, 12-7-15)

NO.	REVISIONS	DATE	BY

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 PHONE: 863-701-8702  
 WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL  
 046265018  
 DATE  
 MAR 2021  
 SCALE AS SHOWN  
 DESIGNED BY SDS  
 DRAWN BY SDS  
 CHECKED BY JAL  
 DATE: \_\_\_\_\_  
 JASON A. LEWIS, P.E.  
 FLORIDA LICENSE NUMBER  
 62572

**SITE DETAILS**

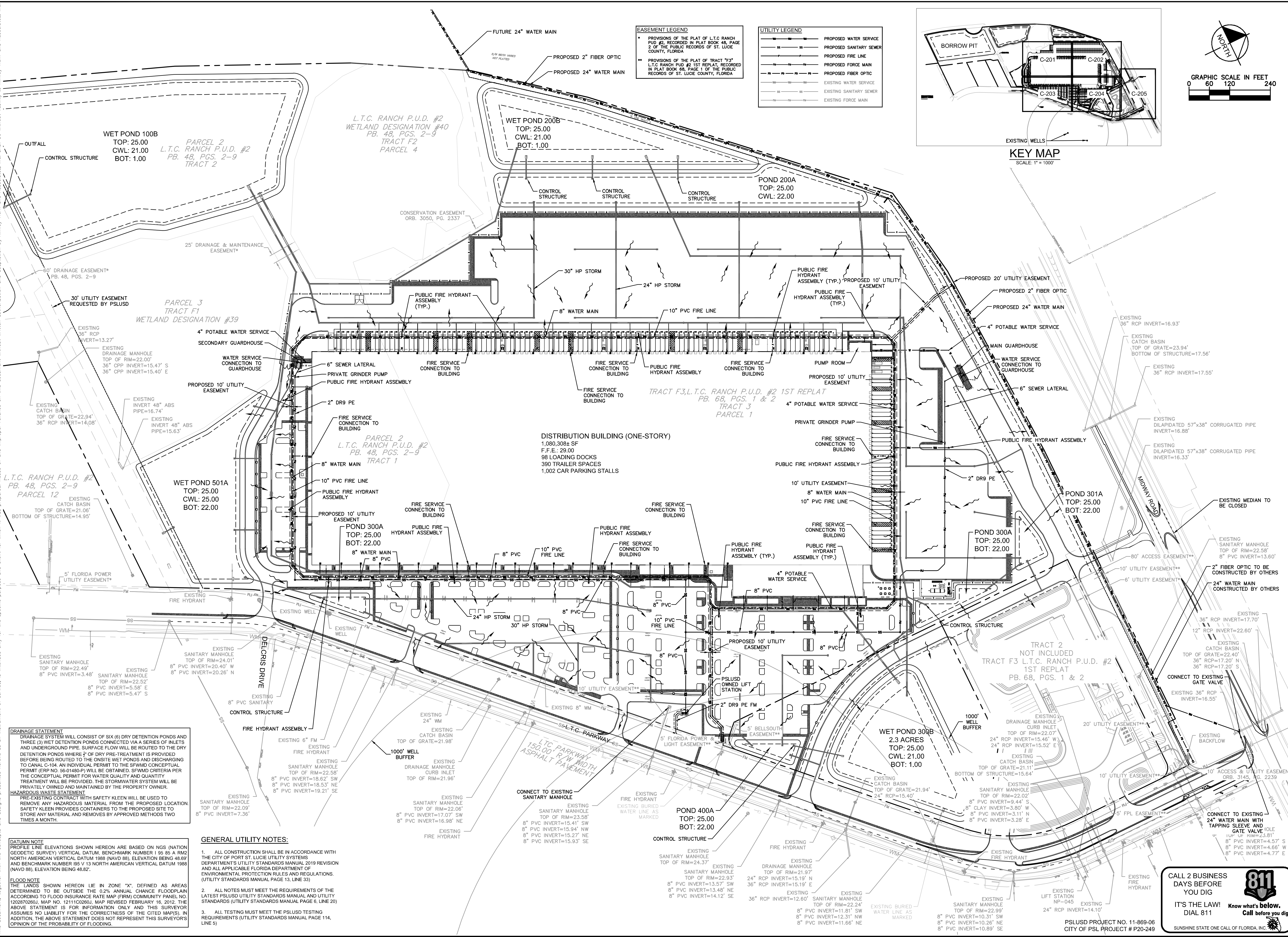
**PROJECT  
 MIDWAY**

FLORIDA  
 PORT ST. LUCIE  
 SHEET NUMBER  
**C208**

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PSLUSD PROJECT NO. 11-869-06  
 CITY OF PSL PROJECT # P20-249

Plotted By: Brian, Brian, Sheet: SPS-PROJECT MIDWAY, April 14, 2021, 03:37:45pm, K:\LAW\_SOWA\046265018 - Port St. Lucie\GADD CONCEPT SITE PLAN SUBMITTAL\C300 SITE DRAINAGE AND UTILITY DETAILS.dwg  
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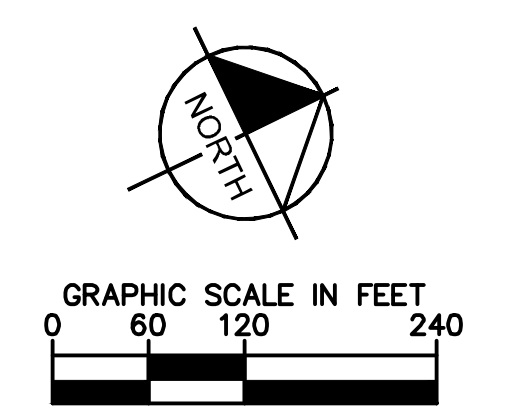
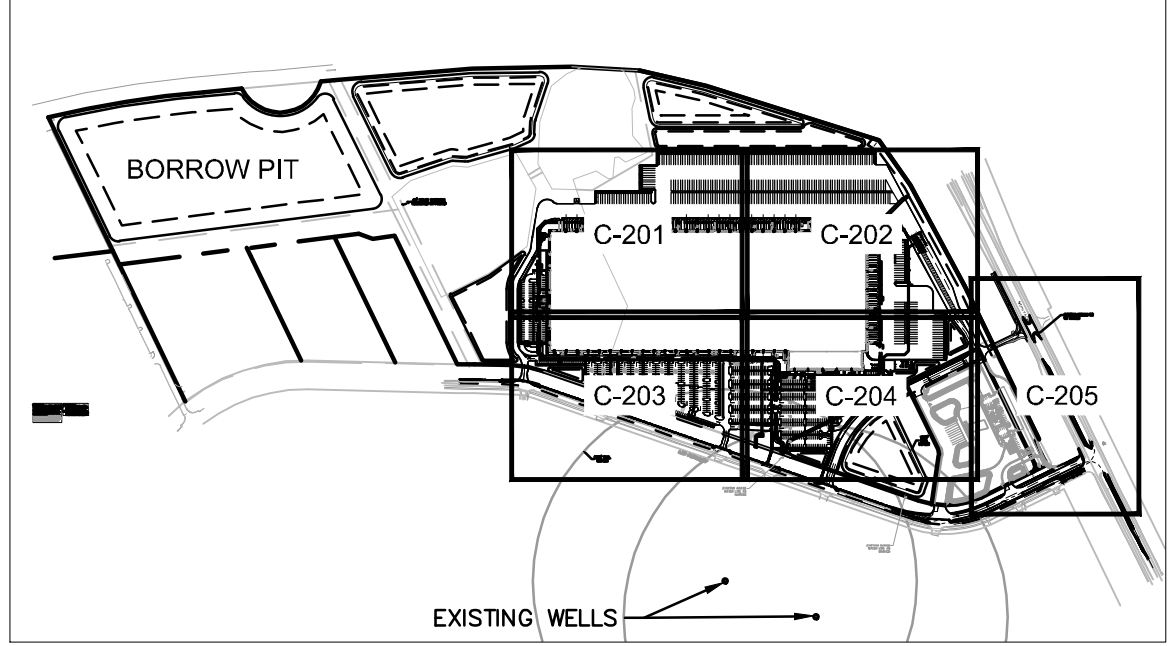


**EASEMENT LEGEND**

- PROVISIONS OF THE PLAT OF L.T.C. RANCH PUD #2, RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
- PROVISIONS OF THE PLAT OF TRACT F3, L.T.C. RANCH PUD #2 1ST REPLAT, RECORDED IN PLAT BOOK 68, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

**UTILITY LEGEND**

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE LINE
- PROPOSED FORCE MAIN
- PROPOSED FIBER OPTIC
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN



NO.	REVISIONS	DATE	BY
04-14-21	PSL REVISION		
04-09-21	PSL REVISION		

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LICENSED PROFESSIONAL  
JASON A. LEWIS, P.E.  
SCALE AS SHOWN  
DESIGNED BY SDS  
DRAWN BY SDS  
CHECKED BY JAL

KHA PROJECT 046265018  
DATE FEB 2021  
SCALE AS SHOWN  
DESIGNED BY SDS  
DRAWN BY SDS  
CHECKED BY JAL

**SITE DRAINAGE AND UTILITY DETAILS**  
**PROJECT MIDWAY**  
FLORIDA  
PORT ST. LUCIE

**DRAINAGE SYSTEM**  
DRAINAGE SYSTEM WILL CONSIST OF SIX (6) DRY DETENTION PONDS AND THREE (3) WET DETENTION PONDS CONNECTED VIA A SERIES OF INLETS AND UNDERGROUND PIPE. SURFACE FLOW WILL BE ROUTED TO THE DRY DETENTION PONDS WHERE 2" OF DRY PRE-TREATMENT IS PROVIDED BEFORE BEING ROUTED TO THE ONSITE WET PONDS AND DISCHARGING TO CANAL C-104. AN INDIVIDUAL PERMIT TO THE SPRING CONCEPTUAL PERMIT (ERP NO. 56-01480-P) WILL BE OBTAINED. SEWMD CRITERIA PER THE CONCEPTUAL PERMIT FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. THE STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.  
**HAZARDOUS WASTE STATEMENT**  
PRE-EXISTING CONTRACT WITH SAFETY KLEEN WILL BE USED TO REMOVE ANY HAZARDOUS MATERIAL FROM THE PROPOSED LOCATION. SAFETY KLEEN PROVIDES CONTAINERS TO THE PROPOSED SITE TO STORE ANY MATERIAL AND REMOVES BY APPROVED METHODS TWO TIMES A MONTH.

**DATUM NOTE**  
PROFILE LINE ELEVATIONS SHOWN HEREON ARE BASED ON NGS (NATION GEODETIC SURVEY) VERTICAL DATUM, BENCHMARK NUMBER 1 95 85 A RM2 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.69 AND BENCHMARK NUMBER 195 V 13 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.82.

**FLOOD NOTE**  
THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1202970260L MAP NO. 21100260L, MAP REVISED FEBRUARY 16, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

**GENERAL UTILITY NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT'S UTILITY STANDARDS MANUAL 2019 REVISION AND ALL APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS. (UTILITY STANDARDS MANUAL PAGE 13, LINE 33)
- ALL NOTES MUST MEET THE REQUIREMENTS OF THE LATEST PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARDS (UTILITY STANDARDS MANUAL PAGE 6, LINE 20)
- ALL TESTING MUST MEET THE PSLUSD TESTING REQUIREMENTS (UTILITY STANDARDS MANUAL PAGE 114, LINE 5)

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PSLUSD PROJECT NO. 11-869-06  
CITY OF PSL PROJECT # P20-249

SHEET NUMBER  
**C300**