



**LEGAL DESCRIPTION**  
 PARCEL 2, AS SHOWN ON PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 108,918 SQUARE FEET OR 2.500 ACRES, MORE OR LESS.  
 SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
 PARCEL ID #: 4315-904-0004-000-5  
 PROJECT NAME: ST. LUCIE COUNTY FIRE STATION #20  
 PROJECT ADDRESS: TO BE DETERMINED  
 PROPOSED USE: FIRE STATION  
 OWNER: ST. LUCIE COUNTY FIRE DISTRICT  
 5160 NW MILNER DRIVE  
 PORT ST. LUCIE, FL 34983  
 ARCHITECT: WANEMACHER JENSEN ARCHITECTS, INC.  
 CONTACT: SANCHELLE MERGER, AIA  
 132 MIRROR LAKE DRIVE N. UNIT 301  
 ST. PETERSBURG, FLORIDA 33701-3214  
 (727) 822-5566  
 SURVEYING: ENGINEERING DESIGN & CONSTRUCTION INC.  
 CONTACT: MICHAEL T. OWEN  
 10250 SW VILLAGE PARKWAY, SUITE 201  
 PORT ST. LUCIE, FL 34987  
 (772) 462-2455  
 ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.  
 CONTACT: JAYSON R. HARRISON, P.E.  
 10250 SW VILLAGE PARKWAY, SUITE 201  
 PORT ST. LUCIE, FL 34987  
 (772) 462-2455  
 PLANNING: REDTAIL DG  
 CONTACT: VLADA PETERKA  
 100 S. 2ND STREET  
 PORT PIERCE, FL 34950  
 (772) 348-0908

SITE DATA	AMENDED SITE DATA
FUTURE LAND USE: NCD (NEW COMMUNITY DEVELOPMENT)	FUTURE LAND USE: NCD (NEW COMMUNITY DEVELOPMENT)
ZONING: MPUD (MASTER PLANNED UNIT DEVELOPMENT)	ZONING: MPUD (MASTER PLANNED UNIT DEVELOPMENT)
GROSS SITE AREA: 108,918 S.F. (2,500 AC) = 100.00%	GROSS SITE AREA: 108,918 S.F. (2,500 AC) = 100.00%
IMPERVIOUS AREA: 43,386 S.F. (1.00 AC) = 40%	IMPERVIOUS AREA: 43,386 S.F. (1.00 AC) = 40%
PROPOSED BUILDING: 11,813 S.F. (0.27 AC) = 11%	PROPOSED BUILDING: 11,813 S.F. (0.27 AC) = 11%
PROPOSED CONCRETE: 31,573 S.F. (0.72 AC) = 27%	PROPOSED CONCRETE: 31,573 S.F. (0.72 AC) = 27%
PERVIOUS AREA: 65,532 S.F. (1.50 AC) = 60%	PERVIOUS AREA: 65,532 S.F. (1.50 AC) = 60%
OPEN SPACE AREA: 49,212 S.F. (1.13 AC) = 45%	OPEN SPACE AREA: 49,212 S.F. (1.13 AC) = 45%
DRY DETENTION AREA #1: 2,761 S.F. (0.06 AC) = 3%	DRY DETENTION AREA #1: 2,761 S.F. (0.06 AC) = 3%
DRY DETENTION AREA #2: 16,143 S.F. (0.37 AC) = 15%	DRY DETENTION AREA #2: 16,143 S.F. (0.37 AC) = 15%
USEABLE OPEN SPACE AREA: 108,918 S.F. @ 0.5% = 545 S.F.	USEABLE OPEN SPACE AREA: 108,918 S.F. @ 0.5% = 545 S.F.
REQUIRED = 108,918 S.F. @ 0.5% = 545 S.F.	PROPOSED = 550 S.F.

**FLOOD ZONE:**  
 THE PROPERTY ACCORDING TO THE SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0400, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

**BUILDING INFO:**  
 BUILDING SETBACKS:  
 FRONT BUILDING SETBACK (25)  
 SIDE BUILDING SETBACK (10)  
 REAR BUILDING SETBACK (10)

**BUILDING DATA:**  
 SLEEPING, KITCHEN, OFFICE AREA = 5,326 S.F.  
 MISC. STORAGE AREA = 1,490 S.F.  
 FIRE TRUCK PARKING AREA = 4,997 S.F.  
 GROSS FLOOR AREA = 11,813 S.F.

**BUILDING HEIGHT:**  
 PROPOSED BUILDING HEIGHT = 25'-7.5" (3<sup>rd</sup> MAX.)

**PROVIDER OF UTILITIES:**  
 WATER: PSLUSD  
 WASTEWATER: PSLUSD  
 IRRIGATION: WELL

**PARKING CALCULATIONS:**  
 PARKING REQUIRED (CHAPTER 158, CODE OF ORDINANCES):  
 VEHICLE SERVICE AND REPAIR:  
 THREE (3) SPACES PER SERVICE AREA WILL BE USED FOR FIRE STATION.  
 3 PARKING BAYS FOR FIRE VEHICLES  
 3 BAYS X 3 SPACES/BAY = 9 SPACES (1 HC)

**PSL PROJECT NO. P23-117 A1**  
**PSLUSD FILE NO.**

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**SITE PLAN NOTES:**

- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
- TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, UNLESS OTHERWISE PERMITTED THROUGH AN APPROVED VARIANCE FROM PSL.
- 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(9).
- ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

**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.

**WELLFIELD PROTECTION ORDINANCE:**  
 THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

**TRAFFIC STATEMENT:**  
 AN EMERGENCY SIGNAL WILL BE INSTALLED AND SHOWN ON THE CONSTRUCTION PLANS FOR THE PROJECT.

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

FIRE AND RESCUE STATION (575)  
 (AVERAGE RATES UTILIZED)

AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC (4 - 6 P.M.):		
FIRE AND RESCUE STATION (575) 0.48/1,000 S.F.	11,813 S.F.	= 6

**UPLAND PRESERVE REQUIREMENTS:**

PROJECT AREA: 108,918 S.F. (2,500 AC.)  
 EXISTING UPLANDS: 0 S.F. (0 AC.)  
 MITIGATION REQUIRED: 0 S.F. (0 AC.)  
 NO MITIGATION REQUIRED.  
 NO UPLANDS ON SITE.

**STORMWATER DRAINAGE BASIN INFORMATION**  
 BASIN B (SPWMD PERMIT #56-103157-P)  
 CONTROL ELEVATION = 24.00 NAVD  
 MIN ROAD CROWN ELEVATION = 27.00 NAVD  
 MIN FINISHED FLOOR ELEVATION = 28.50 NAVD

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '98

**NEAREST FIRE HYDRANT LOCATIONS**

APPROX. DISTANCE PER GOOGLE MAPS
1. NORTH OF SITE WEST SIDE OF S.W. VILLAGE PARKWAY 88± FEET
2. SOUTH OF SITE EAST SIDE OF S.W. VILLAGE PARKWAY 57± FEET

**NOTE:**  
 ALL CURBING IS TYPE 'D' UNLESS NOTED OTHERWISE.

**NOTE:**  
 PUBLIC WELL TO THE SOUTH OF THE SITE IS 436.1 FT.

**LEGEND**

M E	EXISTING METER	EX OAK TREE TO REMAIN # - TREE TAG	EXISTING CONCRETE
M E	PROPOSED METER	EX PALM TREE TO REMAIN # - TREE TAG	EXISTING PAVEMENT
7	PROPOSED SIGN	EX PINE TREE # - TREE TAG	PROPOSED HEAVY DUTY ASPHALT
7	BLOCK NUMBER	EX OAK TREE TO BE REMOVED # - TREE TAG	PROPOSED STANDARD ASPHALT
7	MITERED END SECTION	EX PALM TREE TO BE REMOVED # - TREE TAG	PROPOSED CONCRETE
7	HANDICAP STALL	EX PINE TREE TO BE REMOVED # - TREE TAG	
S1	LIGHT FIXTURE TAG, HEIGHT OF FIXTURE	(1) EX OAK TREE TO BE RELOCATED	
7	PARKING STALL TAG # OF STALLS	(5) EX DAHOON HOLLY TREES TO BE RELOCATED	

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
SA	5	SA	SINGLE	GARDCO ECF-S-4BL-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	0.900	15899	158.7	793.5
SB	1	SB	SINGLE	GARDCO ECF-S-4BL-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	0.900	16372	158.7	158.7
SC	2	SC	SINGLE	SIGNIFY GARDCO 121-32L-530-NW-G4-3 WALL MOUNT 18' AFG	0.900	6733	52	104

**NUMERIC SUMMARY**

LABEL	CALCTYPE	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
APPARATUS EXIT DRIVE_PLANAR	ILLUMINANCE	FC	2.25	3.7	1.1	2.05	3.36
PROPERTY LINE	ILLUMINANCE	FC	0.01	0.1	0.0	N.A.	N.A.
SITE & PARKING_PLANAR	ILLUMINANCE	FC	2.38	4.1	1.2	1.98	3.42

**RETAIL DG**  
 100 S. 2nd Street  
 Fort Pierce, FL 34950

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 SCALE: 1" = 30'  
 DATE: 07/12/2024

REVISION COMMENTS:

DATE:

**ST. LUCIE COUNTY FIRE STATION #20**  
**S.W. VILLAGE PARKWAY**

**SITE PLAN**

Florida  
 Port St. Lucie

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