

	HANDICAP STALL
	PROPOSED LIGHT POLE
	PROPOSED SIGN
	PROPOSED CATCH BASIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED CONCRETE
	BIKE RACK
	FIRE HYDRANT

PROPOSED OFFICE SPACE	=	57,680 S.F.
PROPOSED WAREHOUSE:	=	230,720 S.F.
PROPOSED BUILDING HEIGHT	=	32.5'
MAXIMUM BUILDING HEIGHT	=	75'
MAXIMUM BUILDING COVERAGE	=	40%
TOTAL BUILDING COVERAGE	=	20%

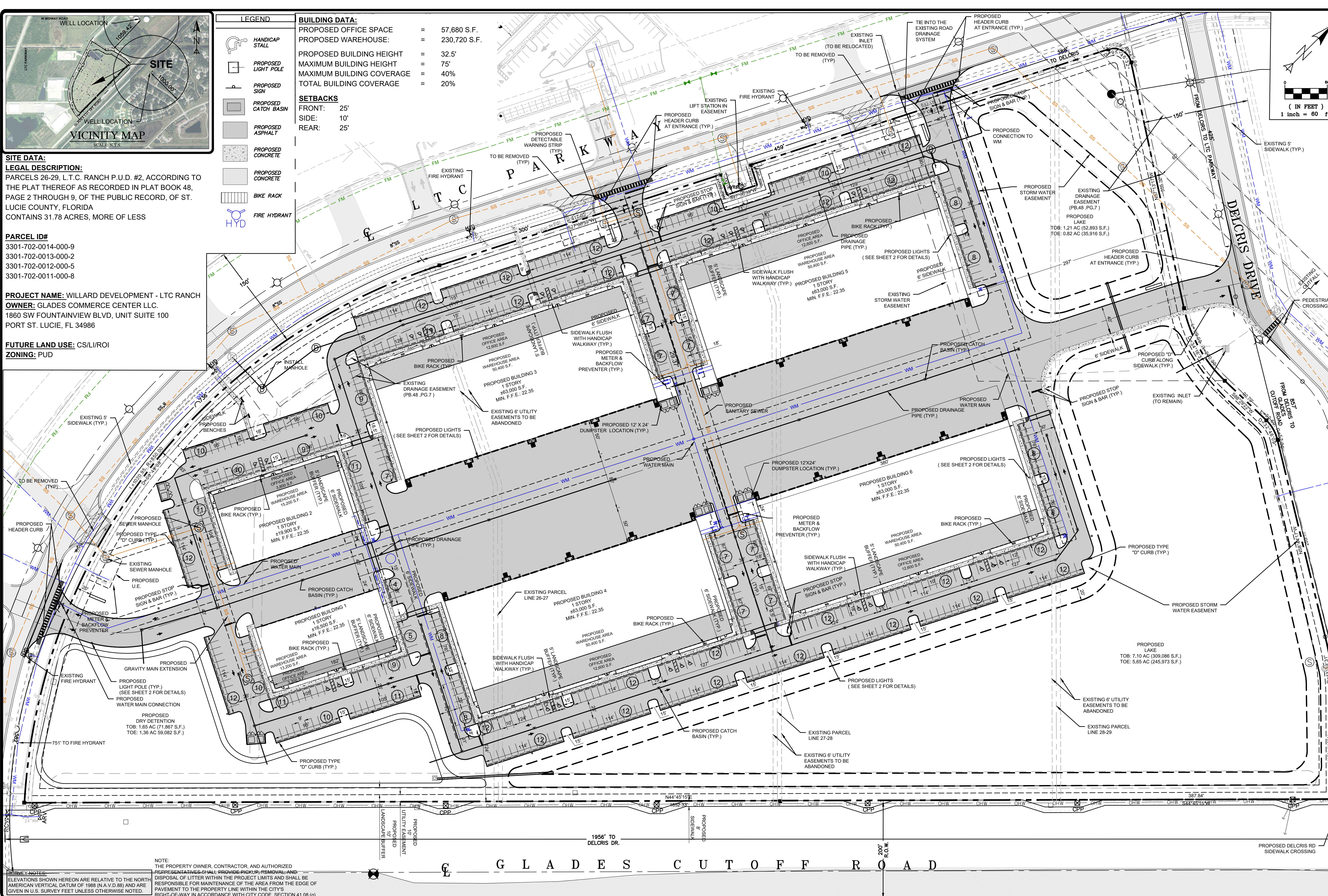
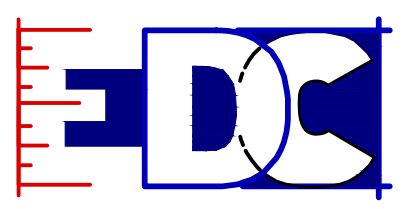
FRONT:	25'
SIDE:	10'
REAR:	25'

SITE DATA:
LEGAL DESCRIPTION:
 PARCELS 26-29, L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 2 THROUGH 9, OF THE PUBLIC RECORD, OF ST. LUCIE COUNTY, FLORIDA
 CONTAINS 31.78 ACRES, MORE OR LESS

PARCEL ID#
 3301-702-0014-000-9
 3301-702-0013-000-2
 3301-702-0012-000-5
 3301-702-0011-000-8

PROJECT NAME: WILLARD DEVELOPMENT - LTC RANCH
OWNER: GLADES COMMERCE CENTER LLC.
 1860 SW FOUNTAINVIEW BLVD, UNIT SUITE 100
 PORT ST. LUCIE, FL 34986

FUTURE LAND USE: CS/LI/ROI
ZONING: PUD





**ENGINEERS & SURVEYORS
 ENVIRONMENTAL**
 10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

DRF	DESIGNED BY	DATE
	JUL & DRF	
DRW	DRAWN BY	DATE
	2/6/24	2024-08-08
FILE	FILE NAME	DATE
	2/6/24	2024-08-08
SCALE	SCALE	DATE
	AS SHOWN	1/14/2024
REVISION	REVISION COMMENTS	DATE

WILLARD - LTC RANCH
PORT SAINT LUCIE
SITE PLAN

FLORIDA



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

(DATE)

20-285

1 OF 2

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).

NOTE:
 PLANNING RESERVES THE RIGHT TO MAKE ADDITIONAL COMMENTS WITH THE REVISED PLANS

PSL PROJECT NO. P21-1069
 PSLUSD FILE NO. 5332

PARKING CALCULATIONS!
 * THESE CALCULATIONS ARE BASED UPON SINGLE TENANT BUILDINGS

BUILDING 1 OFFICE
 3,300 S.F.(1SPACE/ 200 S.F.) = 17 SPACES
WAREHOUSE
 13,200 S.F. = 22 SPACES
 (2 SPACE/ 1,000 S.F. <10,000 S.F.)
 (1 SPACE/ 2,000 S.F. >10,000 S.F.)

REQUIRED PARKING SPACES = 39 SPACES
 (1 HANDICAP SPACE/25 SPACES) = 2 SPACES

BUILDING 2 OFFICE
 3,800 S.F.(1 SPACE/200 S.F.) = 19 SPACES
WAREHOUSE
 15,200 S.F. = 23 SPACES
 (2 SPACE/ 1,000 S.F. <10,000 S.F.)
 (1 SPACE/ 2,000 S.F. >10,000 S.F.)

REQUIRED PARKING SPACES = 42 SPACES
 (1 HANDICAP SPACE/ 25 SPACES) = 2 SPACES

BUILDINGS 3-6 OFFICE
 12,600 S.F.(1 SPACE/200 S.F.) = 63 SPACES
WAREHOUSE
 50,400 S.F. = 40 SPACES
 (2 SPACE/ 1,000 S.F. <10,000 S.F.)
 (1 SPACE/ 2,000 S.F. >10,000 S.F.)

REQUIRED PARKING SPACES = 103 SPACES
 (1 HANDICAP SPACE/ 25 SPACES) = 5 SPACES

TOTAL REQUIRED PARKING SPACES = 494 SPACES
 HANDICAP SPACES = 24 SPACES
 PROVIDED SPACES = 564 SPACES

SITE DATA

TOTAL AREA:	1,384,336 S.F.	±31.78 AC.	100.00%
IMPERVIOUS AREA:			
PROPOSED BUILDINGS	287,500 S.F.	6.60 AC.	20.76%
PROPOSED CONCRETE	27,870 S.F.	0.52 AC.	01.65%
PROPOSED PAVEMENT	457,233 S.F.	10.50 AC.	33.02%
TOTAL (IMPERVIOUS)	767,530 S.F.	17.62 AC.	55.45%
MAX IMPERVIOUS			80.00%

PERVIOUS AREA:			
DRY DETENTION	64,406 S.F.	1.47 AC.	04.62%
LAKE	286,624 S.F.	6.58 AC.	20.70%
OPEN SPACE	±266,151 S.F.	6.11 AC.	14.32%
TOTAL (PERVIOUS)	549,225 S.F.	14.16 AC.	44.55%

MINIMUM REQUIRED OPEN SPACE: 10.00%
 USABLE SPACE REQUIREMENT (.5% OF SITE) = 0.5% x 1,384,336 S.F. = 6,922 S.F.
 USABLE SPACE PROVIDED = 16,362 S.F.

WATER AND SEWER:

WATER SERVICE AND SEWER SERVICE WILL BE PROVIDED TO SERVE THE PROPOSED BUILDING BY PSLUSD

DRAINAGE STATEMENT:

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WHICH WILL PROVIDE THE REQUIRED ½" WATER QUALITY VOLUME PRIOR TO DISCHARGE TO THE PROPOSED DRAINAGE OF THE PROPERTY. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT 56-01480-P WILL BE OBTAINED.

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 WITHIN 1,000 FEET

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE:

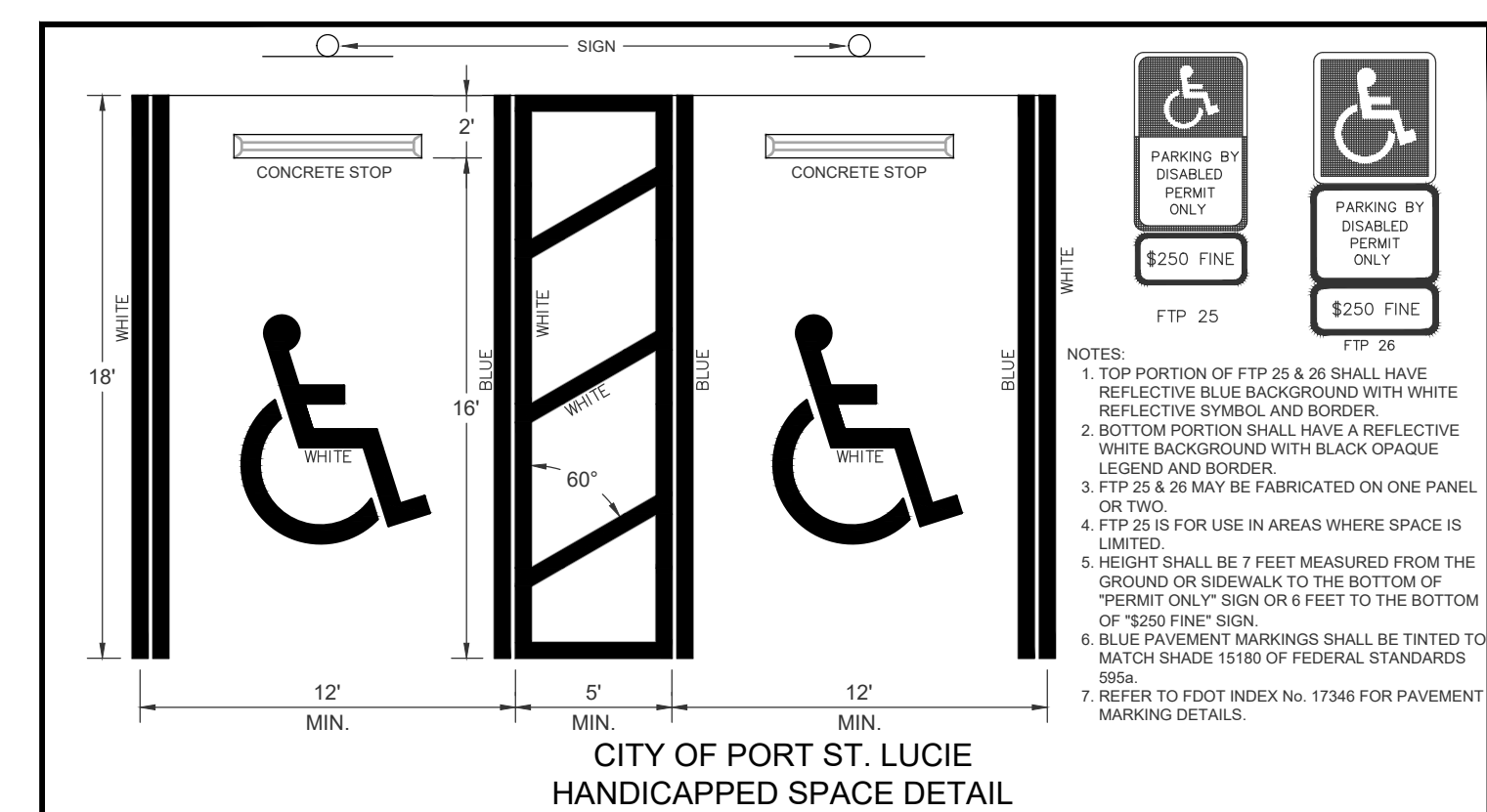
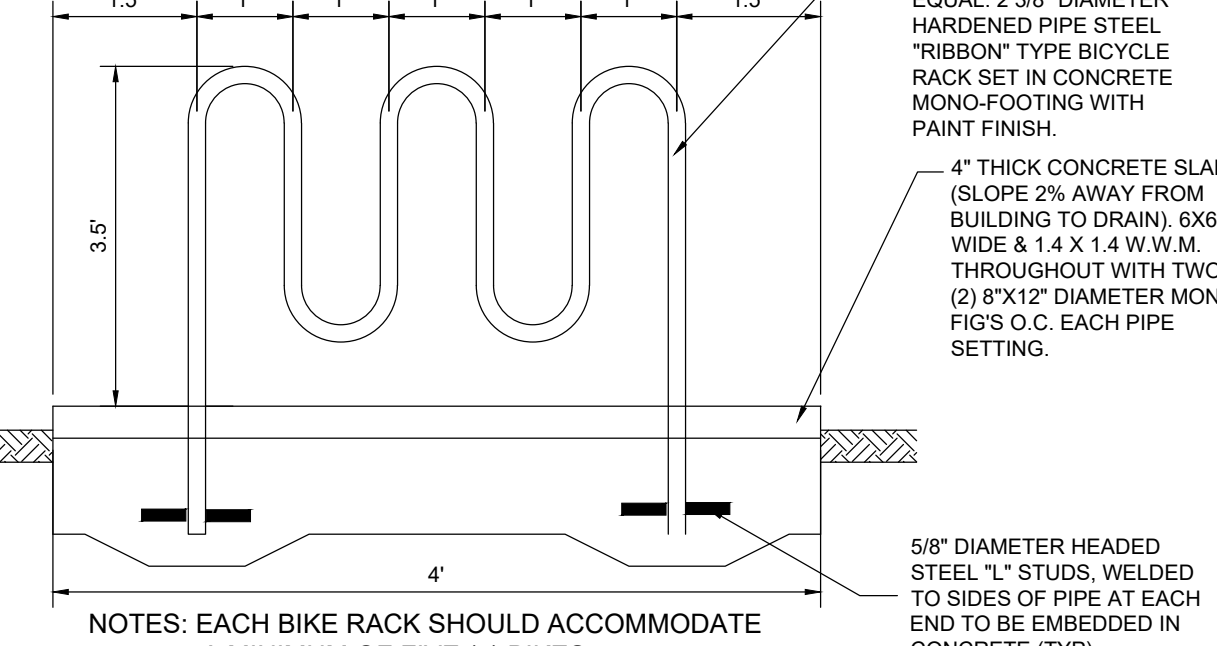
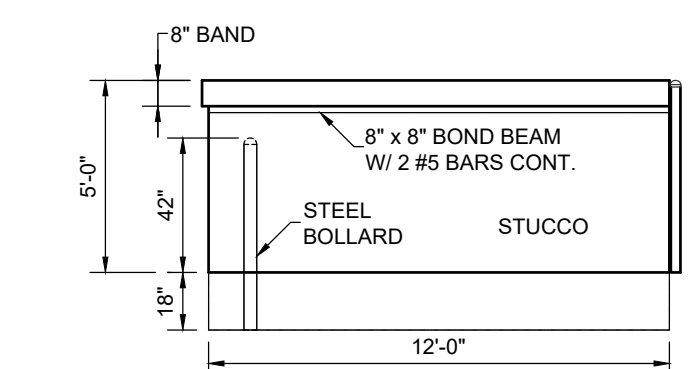
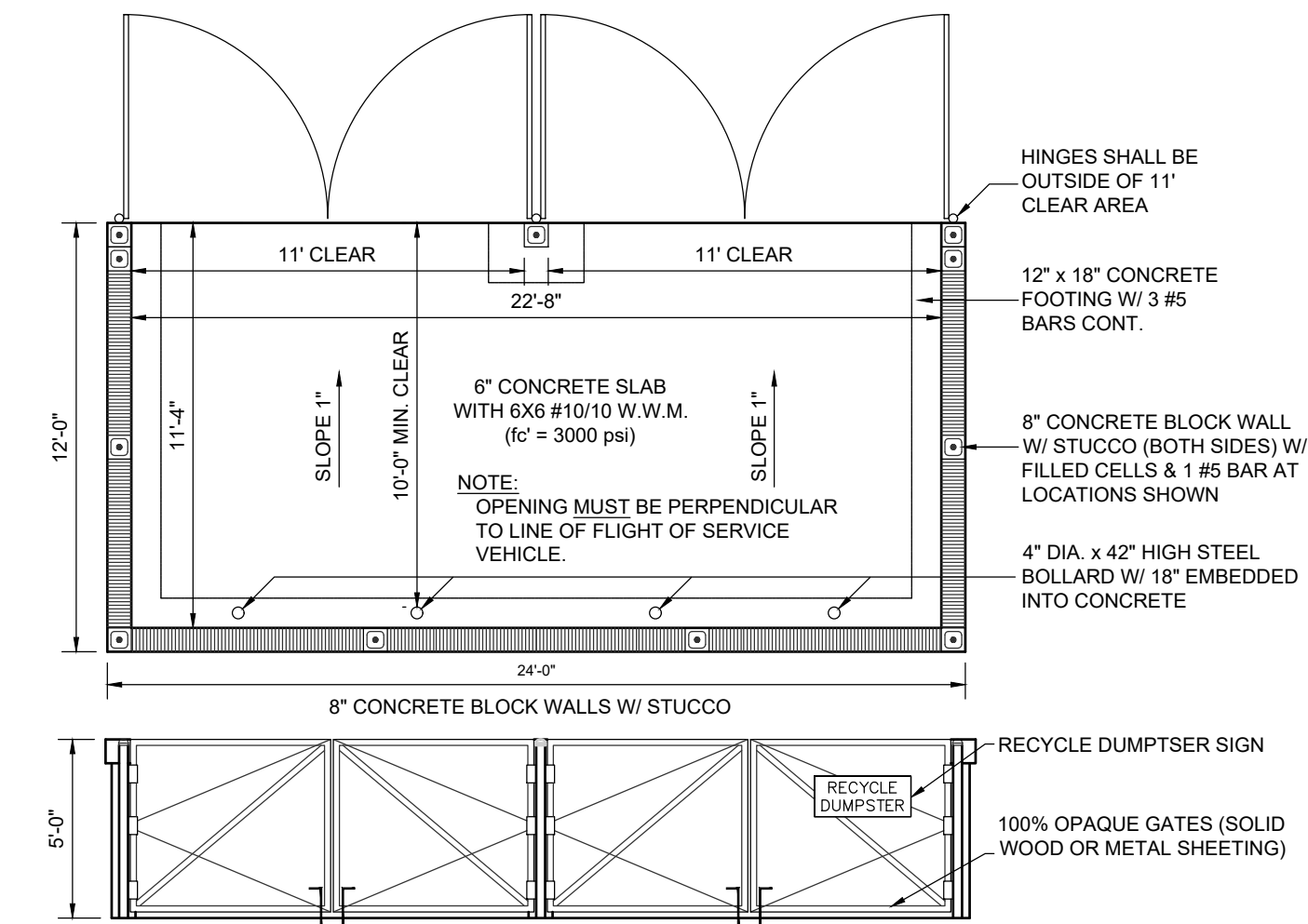
EAST SIDE OF LTC PARKWAY	±30 FEET
EAST SIDE OF LTC PARKWAY	±30 FEET
SOUTHEAST SIDE OF LTC PARKWAY	±30 FEET
SOUTHEAST SIDE OF LTC PARKWAY	±30 FEET
UNITED REFRIGERATION	±173 FEET
NORTH EAST SIDE OF LTC PARKWAY	±442 FEET
NORTHEAST SIDE OF LTC PARKWAY	±927 FEET
LA MESA RV	±751 FEET

ENVIRONMENTAL STATEMENT:
 PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED ON SEPTEMBER 25, 2020, THERE IS NO NATIVE UPLAND HABITAT ON SITE. IN ADDITION , NO WETLANDS WERE FOUND ON SITE. LASTLY NO GOPHER TORTOISES OR ANY OTHER STATE OR FEDERALLY LISTED PLANT/ANIMAL SPECIEA WERE FOUND ON SITE.

WILLARD DEVELOPMENT - LTC RANCH										
Institute of Transportation Engineers: Trip Generation, 10th Edition										
WEEKDAY: DAILY AVERAGE										
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			
					IN	OUT	IN	OUT	TOTAL	
Warehouse	150	230	S.F.	T=1.58(X)+45.54	50%	50%	204	204	409	
Office	710	57.3	S.F.	Ln(T)=0.97Ln(X)+2.50	50%	50%	309	309	618	
TOTAL:							514	514	1027	
WEEKDAY: A.M. PEAK HOUR TRIPS										
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			
					IN	OUT	IN	OUT	TOTAL	
Warehouse	150	230	S.F.	T=0.11(X)+30.07	65%	35%	35	20	55	
Office	710	57.3	S.F.	Ln(T)=0.88Ln(X)+1.06	88%	12%	90	12	102	
TOTAL:							124	33	157	
WEEKDAY: P.M. PEAK HOUR TRIPS										
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			
					IN	OUT	IN	OUT	TOTAL	
Warehouse	150	230	S.F.	T=0.15(X)+22.52	24%	76%	14	58	72	
Office	710	57.3	S.F.	T=1.10(X)+65.39	18%	82%	23	105	128	

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
☐	30	SA	SINGLE	0.900	Cree Lighting OSQ-L-B-22L-40K7-4M-XX-NM-XX, Single Head, Pole Mount	
☐	5	SB	SINGLE	0.900	Cree Lighting OSQ-L-B-22L-40K7-3M-XX-NM-XX, Single Head, Pole Mount	
☐	23	WA	SINGLE	0.900	Cree Lighting OSQ-HO-A-NM-4MB-40L-40K-XX-XX, Single Head, Wall Mount	
☐	10	WB	SINGLE	0.900	Cree Lighting OSQ-L-B-30L-40K7-3M-XX-NM-XX, Single Head, Wall Mount	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	Illuminance	Fc	2.64	6.9	0.5	5.28	13.80
Property Line	Illuminance	Fc	0.00	0.3	0.0	N.A.	N.A.



EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 VILLAGE PARKWAY SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8998

DESIGNED BY	DRAWN BY	FILE NAME	SHEET NO.	DATE
		210510_01_03_2018.dwg		

WILLARD - LTC RANCH

SITE PLAN DETAILS

FLORIDA

ST. LUCIE COUNTY

(DATE)

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

20-285

2 OF 2

NOTE: PLANNING RESERVES THE RIGHT TO MAKE ADDITIONAL COMMENTS WITH THE REVISED PLANS

PSL PROJECT NO. P21-069
 PSLUSD FILE NO. 5332