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LAND USE BREAKDOWN

TOTAL SITE AREA 1,396,594 S.F. **32.06 AC** **100.00%**

SITE AREA DATA (PHASE 1) **1,189,126 S.F.** **27.30 AC** **100.00%**

IMPERVIOUS DATA	377,259 S.F.	8.66 AC	31.73%
BUILDINGS	96,221 S.F.	2.21 AC	8.09%
ASPHALT	209,135 S.F.	4.80 AC	17.59%
CONCRETE	51,677 S.F.	1.19 AC	4.35%
BRICK PAVERS	20,226 S.F.	0.46 AC	1.70%
PERVIOUS DATA	811,867 S.F.	18.64 AC	68.27%
OPEN SPACE	237,145 S.F.	5.44 AC	19.94%
LAKES	162,840 S.F.	3.74 AC	13.69%
WETLANDS	264,637 S.F.	6.08 AC	22.25%
UPLANDS	147,245 S.F.	3.38 AC	12.38%

SITE AREA DATA (PHASE 2) **207,468 S.F.** **4.76 AC** **100.00%**

IMPERVIOUS DATA	83,753 S.F.	1.92 AC	40.37%
PROPOSED BUILDINGS	41,962 S.F.	0.96 AC	3.53%
PROPOSED ASPHALT	27,974 S.F.	0.64 AC	13.48%
PROPOSED CONCRETE	1,992 S.F.	0.05 AC	0.96%
PROPOSED BRICK PAVERS	1,000 S.F.	0.02 AC	0.48%
PROPOSED RV COVER	10,825 S.F.	0.25 AC	5.22%
PERVIOUS DATA	123,715 S.F.	2.84 AC	59.63%
PROPOSED OPEN SPACE	53,051 S.F.	1.22 AC	25.57%
LAKES	70,664 S.F.	1.62 AC	34.06%
WETLANDS	0 S.F.	0.00 AC	0.00%
UPLANDS	0 S.F.	0.00 AC	0.00%

WATER AND SEWER:

WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSLUSD.

DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED PROJECT WILL ROUTE RUNOFF TO PROPOSED CATCH BASINS AND EVENTUALLY TO EXISTING SURFACE WATER MANAGEMENT SYSTEM. PREVIOUSLY APPROVED SURFACE WATER MANAGEMENT SYSTEM WAS PERMITTED TO INCORPORATE THE ADDITION OF THIS PROPOSED PROJECT.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDINGS, 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:

ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:

THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:

ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES SEC. 158.221.7.

MECHANICAL:

MECHANICAL EQUIPMENT (AIR CONDITIONERS & GENERATORS) WILL BE INSTALLED ON ROOFTOPS AND SCREENED FROM VIEW.

LANDSCAPE:

LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:

THERE IS NO UPLAND VEGETATION PRESENT ON PARCEL 3435-666-0003-010-5. THIS PARCEL WAS CLEARED IN 2020. PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON DECEMBER 21, 2021.

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	---	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	YES	FWC	YES	YES
INVASIVE/EXOTIC VEGETATION	NO	N/A	NO	---

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).

BUILDING DATA:

TOTAL PROPOSED BUILDING: 125,886 S.F.

FLOOR 1:	OFFICE:	854 S.F.
	STORAGE:	41,108 S.F.
FLOOR 2:	STORAGE:	41,962 S.F.
FLOOR 3:	STORAGE:	41,962 S.F.

EXISTING BUILDING 1: 64,000 S.F.

EXISTING BUILDING 2: 58,000 S.F.

PARKING INFORMATION:

PROPOSED BUILDING 3 (STORAGE FACILITY)

10 REQUIRED PARKING SPOTS

854 SF OF OFFICE (1 PARKING SPOT PER 200 SF)

5 REQUIRED PARKING SPOTS

PARKING REQUIRED OFFICE 5 STALLS

PARKING REQUIRED STORAGE 10 STALLS

PARKING PROPOSED: 16 STALLS

HANDICAP PARKING PROPOSED 1 STALLS

PROPOSED RV PARKING: 17 STALLS

EXISTING BUILDING 1

PARKING REQUIRED TOTAL: 189 STALLS

OFFICE 80 STALLS

PHARMACY 60 STALLS

WAREHOUSE 49 STALLS

PARKING PROPOSED: 272 STALLS

EXISTING BUILDING 2

PARKING REQUIRED TOTAL: 98 STALLS

OFFICE 40 STALLS

WAREHOUSE 58 STALLS

PARKING PROPOSED: 214 STALLS

OWNERSHIP:

LIBERTY LANE CONDOMINIUM ASSOCIATION INC.

8881 LIBERTY LANE, PORT ST. LUCIE, FL 34952-3477

BUILDING SETBACKS:

FRONT SETBACK = 25'

SIDE SETBACK = 10'

REAR SETBACK = 10'

SITE DATA:

PARCEL ID:	3435-666-0000-000-1
PARCEL SIZE:	32.08 Ac. (1,397,404.8 S.F.)
SECTION:	363
TOWNSHIP:	363
RANGE:	40E
ZONING:	COMMERCIAL SERVICE
FUTURE LAND USE:	COMMERCIAL SERVICE
LAND USE:	MIXED USE AREA
MAX. BUILDING HEIGHT:	35'-0"

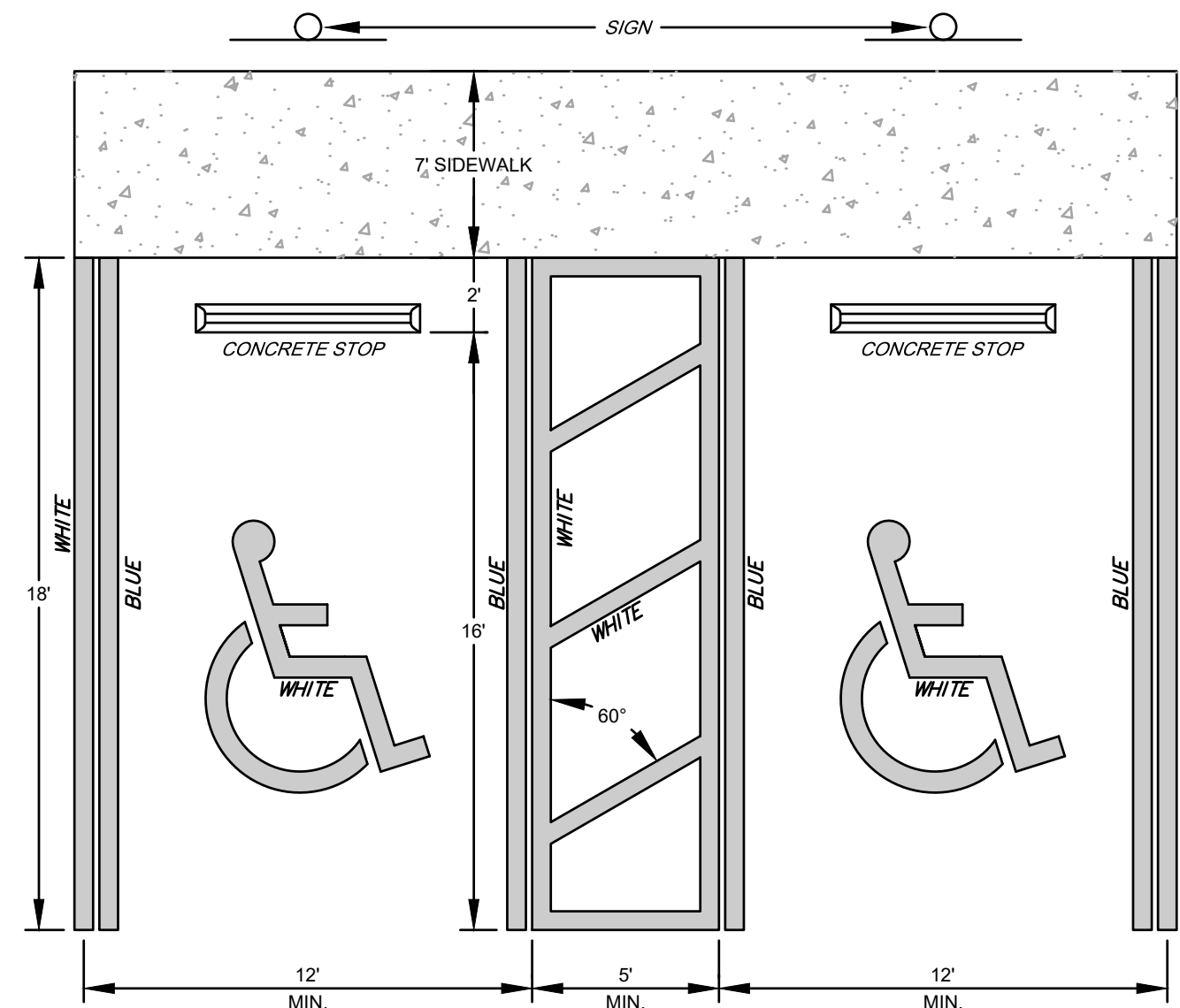
TRAFFIC:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 11TH EDITION, LAND CODE 151 - MINI WAREHOUSE, AND 712 - OFFICE WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. TOTAL GSF OF 125,886 GSF OF MINI-WAREHOUSE AND 854 GSF OF OFFICE WAS USED, WITH THE OFFICE BEING EXCLUDED FOR THE WEEKEND HOURS DUE TO CLOSURE, TO OBTAIN THE FOLLOWING RESULT:

EXISTING									
Liberty Lane Development									
ITE 11TH EDITION TRIP GENERATION RATES									
DAILY TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Building 1									
Office	710	20,000	S.F.	T=10.84(X/1000)	50%	50%	108	109	217
Pharmacy	880	15,000	S.F.	T=90.08(X/1000)	50%	50%	675	676	1351
Warehouse	150	29,000	S.F.	T=10.84(X/1000)	50%	50%	25	25	50
Building 2									
Office	710	10,000	S.F.	T=10.84(X/1000)	50%	50%	54	54	108
Warehouse	150	48,000	S.F.	T=1.71(X/1000)	50%	50%	41	41	82
Building 3									
Office	710	57,000	S.F.	T=10.84(X/1000)	50%	50%	309	309	618
TOTAL = 2,426									

EXISTING									
Liberty Lane Development									
ITE 11TH EDITION TRIP GENERATION RATES									
A.M. PEAK									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Building 1									
Office	710	20,000	S.F.	T=1.52(X/1000)	88%	12%	26	4	30
Pharmacy	880	15,000	S.F.	T=7.71(X/1000)	50%	50%	58	58	116
Warehouse	150	29,000	S.F.	T=21(X/1000)	66%	34%	4	2	6
Building 2									
Office	710	10,000	S.F.	T=1.52(X/1000)	88%	12%	13	2	15
Warehouse	150	48,000	S.F.	T=21(X/1000)	66%	34%	7	3	10
Building 3									
Office	710	57,000	S.F.	T=1.52(X/1000)	88%	12%	76	11	87
TOTAL = 264									

EXISTING									
Liberty Lane Development									
ITE 11TH EDITION TRIP GENERATION RATES									
P.M. PEAK									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Building 1									
Office	710	20,000	S.F.	T=1.44(X/1000)	17%	83%	5	24	29
Pharmacy	880	15,000	S.F.	T=8.62(X/1000)	50%	50%	64	65	129
Warehouse	150	29,000	S.F.	T=23(X/1000)	24%	76%	2	5	7
Building 2									
Office	710	10,000	S.F.	T=1.44(X/1000)	17%	83%	2	12	14
Warehouse	150	48,000	S.F.	T=23(X/1000)	24%	76%	3	8	11
Building 3									
Office	710	57,000	S.F.	T=1.44(X/1000)	17%	83%	14	68	82
TOTAL = 272									



HANDICAPPED SPACE DETAIL



NOTES:

- FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
- FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
- HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.
- REFER TO FDOT INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS & FOOT INDEX NO. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

LEGAL DESCRIPTION: PARENT PARCEL

LIBERTY LANE CONDOMINIUM - A CONDOMINIUM COMPRISING A REPLAY OF A PART OF SECTION 35 TOWNSHIP 36 RANGE 40 ALL MPD AND SHOWN IN OR 1594-322- LESS UNIT 1, UNIT 2 AND LESS THAT PART OF UNIT 3 MPDAF: FROM INT OF SWLY RD RW OF US HWY 1 AND N LI OF SEC 35 36 40, TH S 89 56 00 W ALG N LI 550.67 FT, TH S 00 04 00 E 440.27 FT, TH S 00 22 37 W 221.76 FT, TH S 89 57 18 E 53.88 FT TO POB, TH CONT S 89 57 18 E 468.19 FT, TH S 00 04 00 W 151.96 FT, TH N 89 56 00 W 468.19 FT, TH N 00 03 22 W 152.87 FT TO POB AND LESS THAT PART MPDAF: FROM INT OF SWLY RD RW OF US HWY 1 AND N LI OF SEC 35 36 40, TH S 89 56 00 W ALG N LI 550.67 FT, TH S 00 04 00 E 440.27 FT, TH N 89 58 W 111.37 FT TO POB, TH S 00 00 00 W 65.50 FT, TH N 90 00 00 W 3.55 FT, TH S 00 00 00 W 38.64 FT, TH N 90 00 00 E 1.33 FT, TH S 00 00 00 W 2.83 FT, TH N 90 00 00 W 51.60 FT, TH N 00 00 00 E 1.53 FT, TH N 90 00 00 E 22.18 FT, TH S 00 00 00 W 32.50 FT, TH N 90 00 00 W 51.60 FT, TH N 00 00 00 E 1.53 FT, TH N 90 00 00 E 15.50 FT, TH N 90 00 00 E 67.53 FT, TH N 00 00 00 E 49.16 FT, TH N 90 00 00 E 131.60 FT TO POB AND UNDIV 1/3 INT IN COMMON ELEMENTS-LESS THAT PART OF COMMON ELEMENTS AS IN OR 3008-225 (1.36 AC - 59,089 SF) (OR 4216-2483: 4236-2463)

PARCEL: 3435-666-0000-000-1

(REFERENCED FROM SAINT LUCIE COUNTY PROPERTY APPRAISER)

PROPOSED

PROPOSED									
Liberty Lane Development									
ITE 11TH EDITION TRIP GENERATION RATES									
DAILY TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Mini-Warehouse	151	125,032	S.F.	T=1.45(X/1000)	50%	50%	90	91	181
Office	712	854	S.F.	T=14.39(X/1000)	50%	50%	6	6	12
TOTAL 96 97 193									

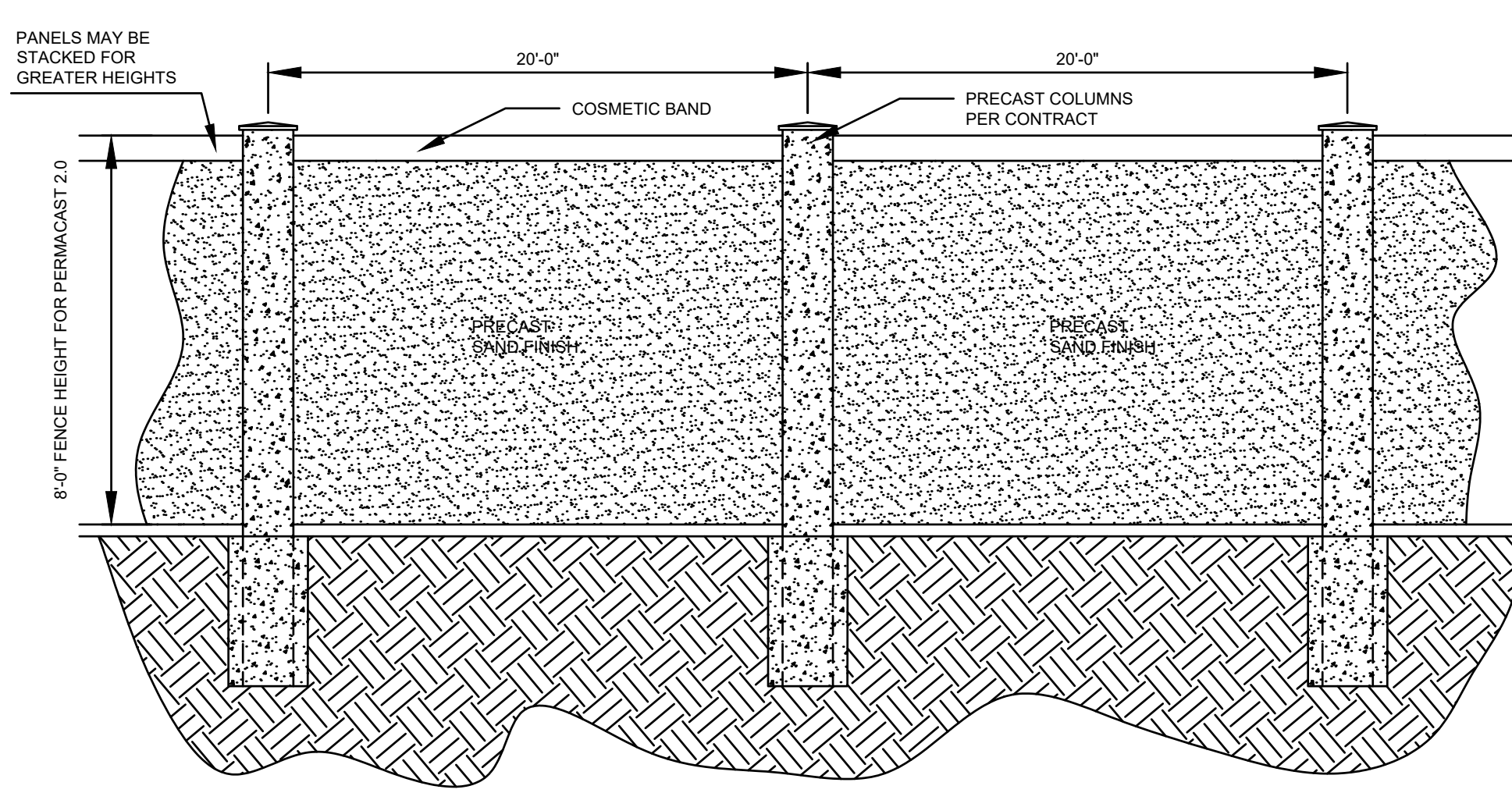
A.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Mini-Warehouse	151	125,032	S.F.	T=0.18(X/1000)	51%	49%	11	12	23
Office	712	854	S.F.	T=2.61(X/1000)	60%	40%	1	1	2
TOTAL 12 13 25									

P.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Mini-Warehouse	151	125,032	S.F.	T=0.18(X/1000)	51%	49%	11	12	23
Office	712	854	S.F.	T=3.15(X/1000)	42%	58%	1	2	3
TOTAL 12 14 26									

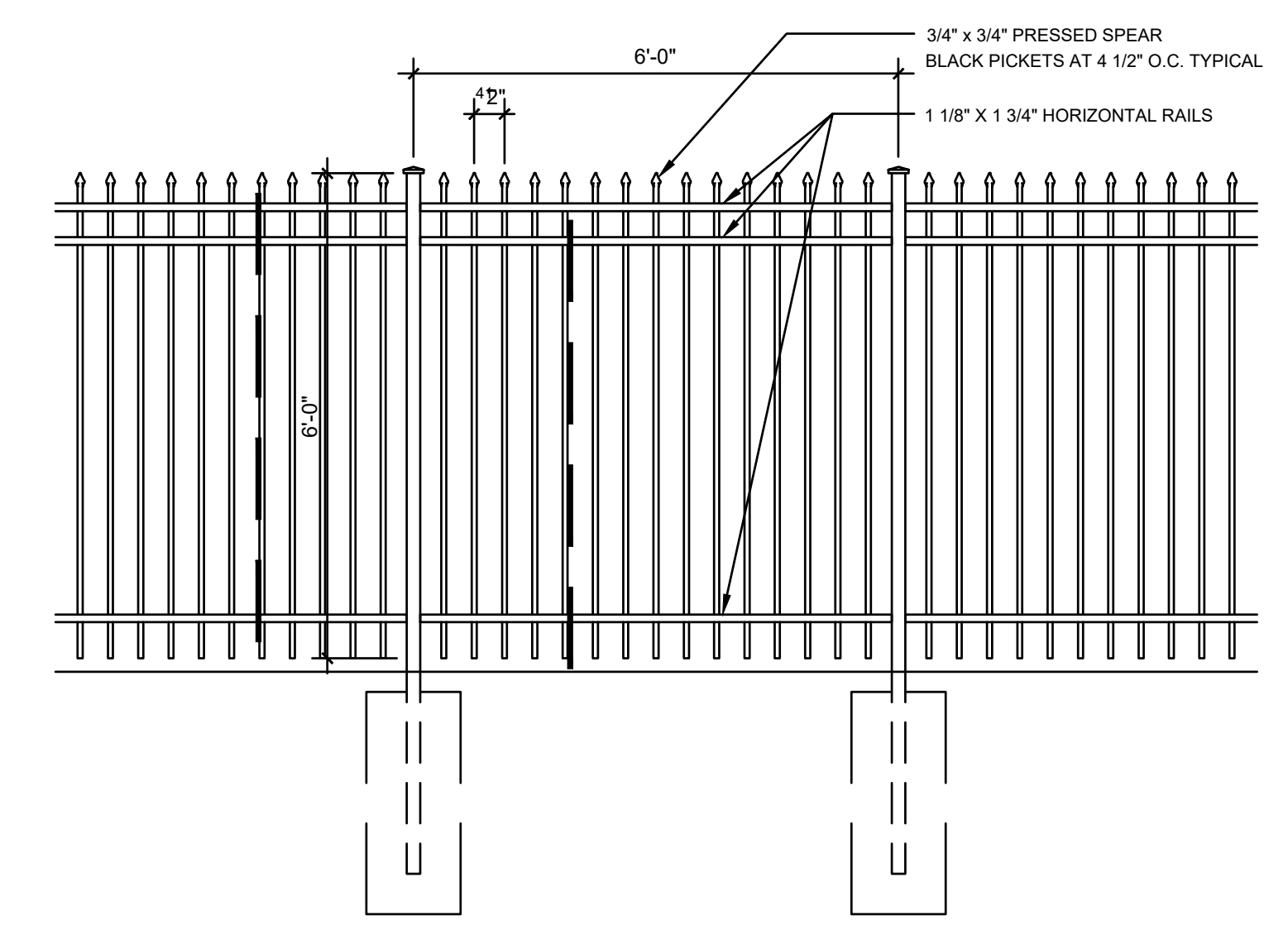
SATURDAY PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Mini-Warehouse	151	125,032	S.F.	T=0.17(X/1000)	62%	38%	13	8	21

SUNDAY PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split	Gross Trips			
					In	Out	In	Out	Total
Mini-Warehouse	151	125,032	S.F.	T=0.20(X/1000)	45%	55%	11	14	25

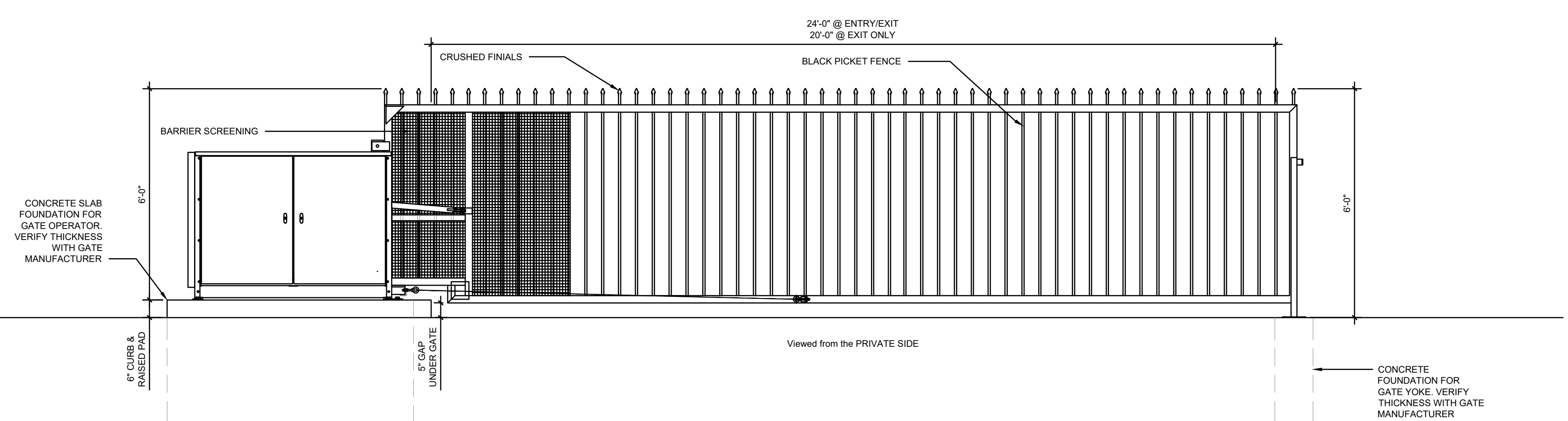
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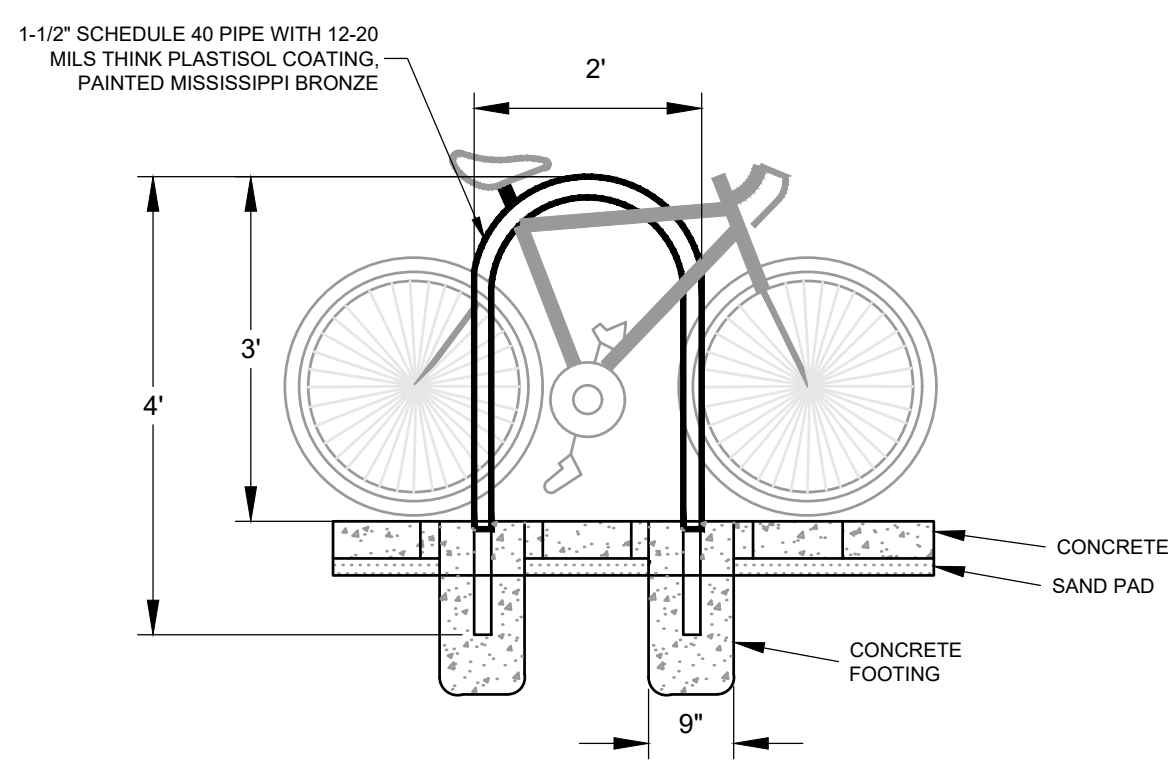
TYPICAL PERMACAST 2.0 WALL ELEVATION
N.T.S.



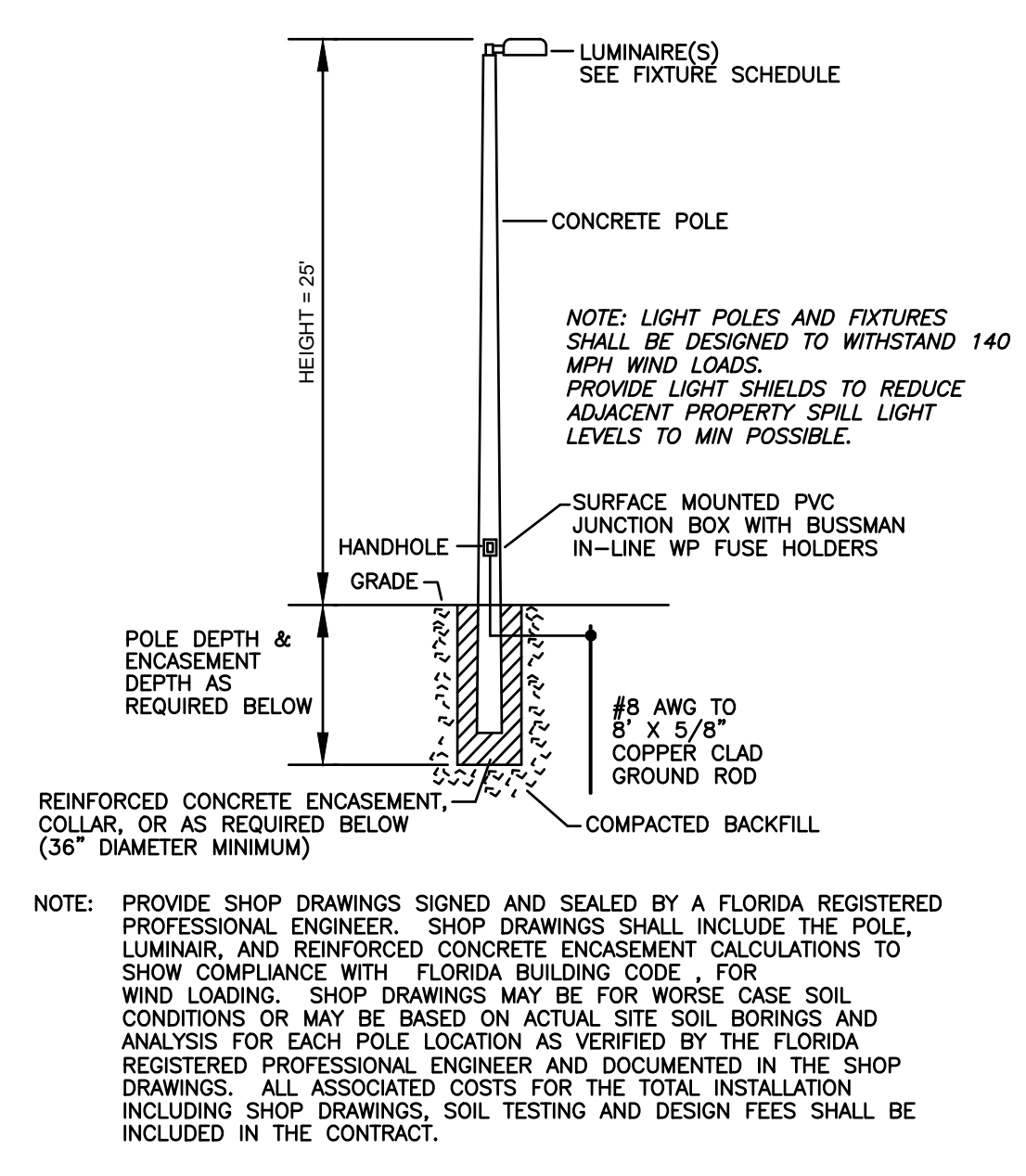
FENCE ELEVATIONS
N.T.S.



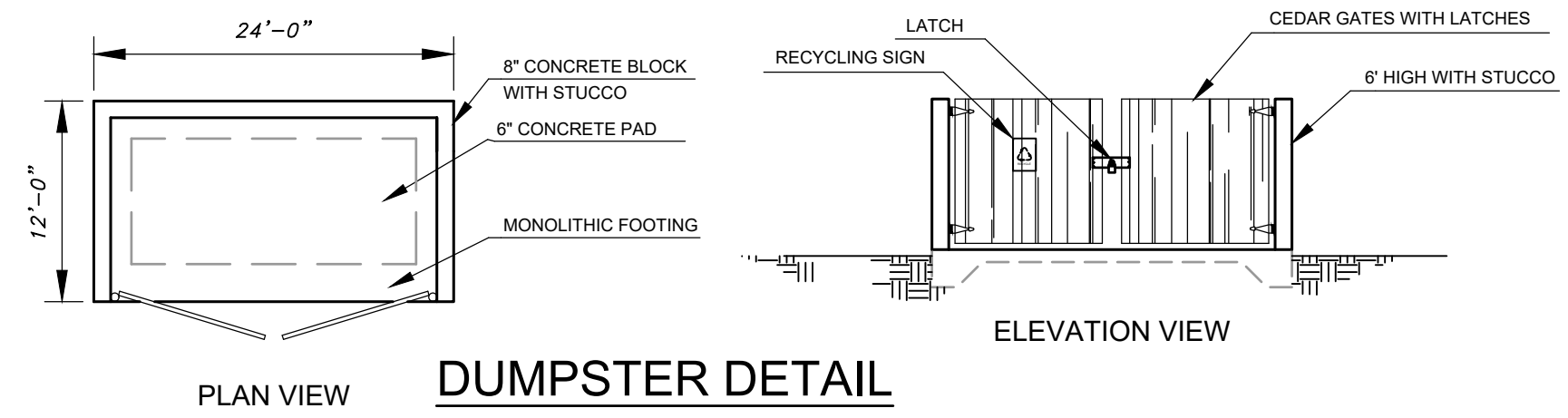
TYPICAL VERTICAL LIFT GATE ELEVATIONS
N.T.S.



BIKE RACK DETAIL



POLE MOUNTING DETAIL



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

DESIGNED BY	DATE
JRH	
DRAWN BY	DATE
21-465 site plan sp	
FILE NAME	SCALE
Site Plan Details (2)	AS SHOWN
LAYOUT	DATE
	8/29/2022

REVISION COMMENTS	DATE

LIBERTY LANE DEVELOPMENT

SITE PLAN

DETAILS CONT.

PORT ST. LUCIE

FLORIDA

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

21-465

3 OF 3