

SITE PLAN DATA TABLE

SITE ADDRESS	3733 SE JENNINGS RD, PORT ST LUCIE, FL 34952	
PARCEL #	3414-501-3813-250-8	
TOTAL PARCEL AREA	9.50 AC.	
TOTAL SITE DEVELOPMENT AREA	4.74 AC.	
ZONING	CG	
FUTURE LAND USE	GENERAL COMMERCIAL	
STRUCTURE SETBACKS	25' FRONT AND SIDE, 20' (REAR)	
NUMBER OF STORIES	3 MAX	
BUILDING HEIGHT	35' MAX	

OPEN SPACE AREA	31,867 SF	0.73 AC	15.4%
DETENTION AREA	27,704 SF	0.64 AC	13.4%
TOTAL OPEN SPACE	59,571 SF	1.37 AC	28.8%

PAVEMENT AREA	146,712 SF	3.37 AC	71.1%
TOTAL IMPERVIOUS AREA	206,283 SF	3.37 AC	71.1%
TOTAL SITE AREA	206,283 SF	4.74 AC	100.0%

EXISTING EDEN SUBSTATION SITE DATA:

PERVIOUS AREA	149,609 SF	3.43 AC	72.6%
TOTAL OPEN SPACE	149,609 SF	3.43 AC	72.6%

PAVEMENT AREA	9,216 SF	0.22 AC	4.5%
FENCED AREA	46,750 SF	1.07 AC	22.7%
BUILDING AREA	540 SF	0.01 AC	0.0%
TOTAL IMPERVIOUS AREA	56,506 SF	1.30 AC	27.4%
TOTAL SITE AREA	206,115 SF	4.73 AC	100.0%

LEGAL DESCRIPTION

ST LUCIE GARDENS 01 37 40 BLK 4 S 1/2 OF LOTS 13 AND 14-LESS S 40 FT- (9.50 AC) (MAP 44/01S) (OR 822-2932)

DRAINAGE STATEMENT

THE RUNOFF FROM THE SITE WILL SHEET FLOW INTO DRAINAGE INLETS AND SWALES TO THE EXISTING SITE DRAINAGE CONTROL STRUCTURE THAT CONNECTS TO THE JENNINGS RD DRAINAGE SYSTEM.

TRAFFIC STATEMENT

ITE TRIP GENERATION 10th EDITION FOR LAND USE 170 UTILITY HAS BEEN FOUND TO BE THE MOST RELEVANT CODE FOR THE PROPOSED USE. THERE ARE NO PROPOSED BUILDINGS PROPOSED AND THE SITE WILL CONSIST OF 3.37 ACRES OF OPEN STORAGE AREA. THE SITE IS PLANNED TO BE USED FOR STORAGE BY LEASE AGREEMENT AND IS NOT EXPECTED TO GENERATE A LARGE VOLUME OF TRAFFIC. THE AVERAGE DAILY TRAFFIC IS EXPECTED TO BE LESS THAN 100 DAILY TRIPS AND A DE-MINIMUS PEAK HOUR PEAK DIRECTION IMPACT UPON THE EXISTING LEVEL OF SERVICE ON LENNARD ROAD.

PARKING STATEMENT

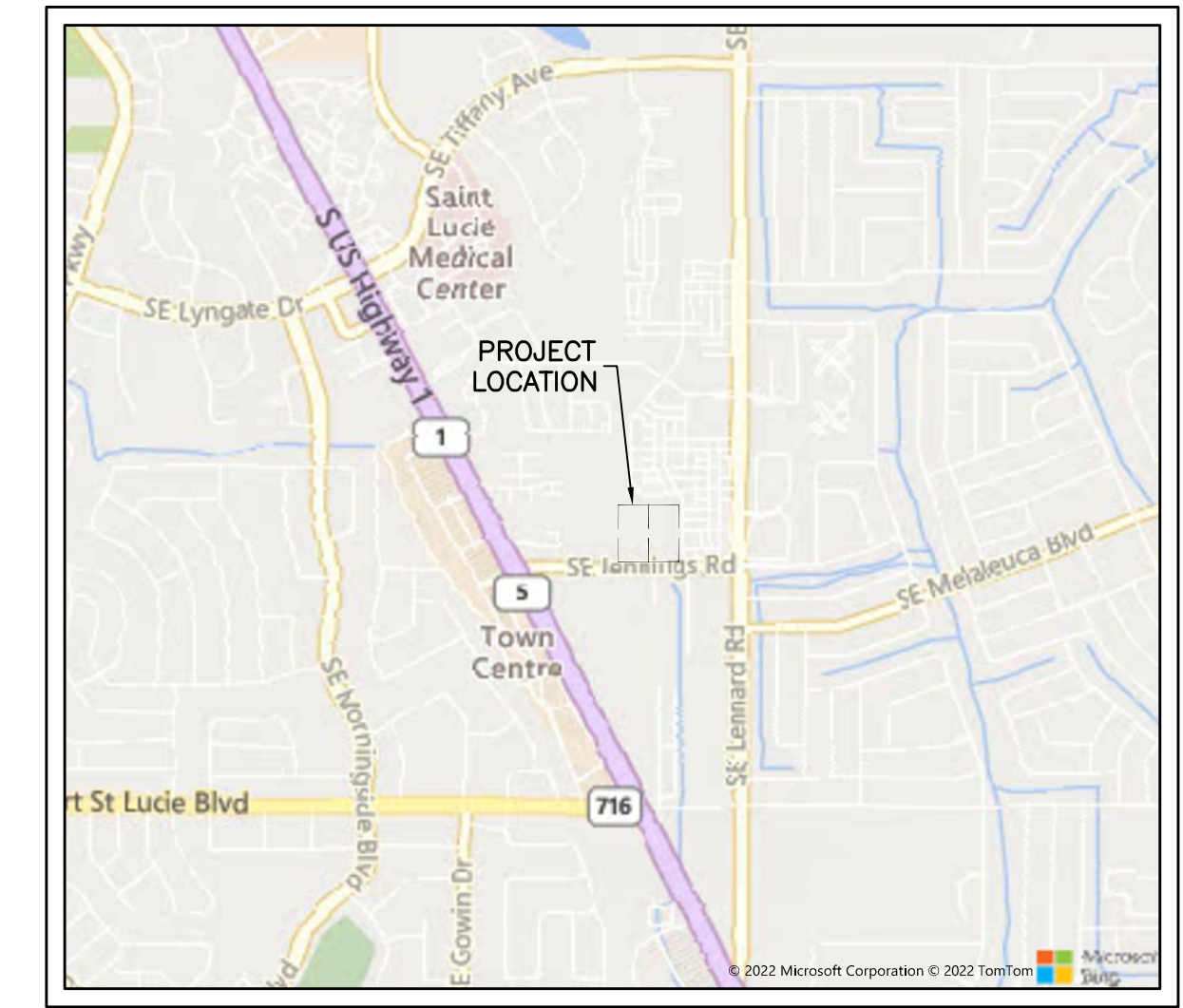
THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO FPL EMPLOYEES REPORT TO THIS LOCATION AND MAINTENANCE CREWS PARK INSIDE THE FENCED AREA. AS SUCH NO PARKING SPACES WILL BE PROVIDED.

SANITARY SEWER STATEMENT

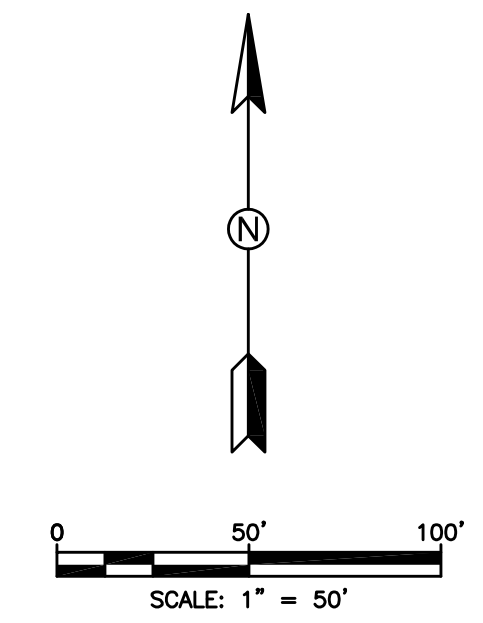
NO ADDITIONAL SANITARY SEWER USE IS PROP. FOR THIS PROJECT.

NOTES:

- LEGAL DESCRIPTION COPIED FROM SURVEY 08/20/2021 PERFORMED BY AVIROM & ASSOCIATES, INC. SURVEYING AND MAPPING
- THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0293K, COMMUNITY PANEL NO, 120287, DATED 2/19/2020.
- ALL CHAIN LINK FENCE SHALL HAVE OPAQUE SCREEN.
- 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).



VICINITY MAP
SCALE: 1:2,000



LEGEND

- EXIST. PROPERTY LINE
- - - EXIST. EASEMENT LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CONCRETE
- - - E - - - EXIST. UNDERGROUND ELECTRIC
- OHU EXIST. OVERHEAD UTILITY
- - - WM EXIST. WATERMAIN
- - - IRR EXIST. IRRIGATION
- - - ST EXIST. STORMWATER PIPE
- x12.2 EXIST. SPOT GRADE
- x11.9 PROP. SPOT GRADE
- PROP. BACK OF CURB
- - - ST PROP. STORMWATER PIPE
- PROP. INLET
- PROP. M.E.S.
- PROP. FLOW ARROW
- EXIST. ASPHALT
- PROP. ASPHALT

CITY OF PSL PROJECT # P22-185
PSLUSD PROJECT # 11-657-00

DATE	BY	REVISIONS
8/25/2022	DO	REVISED PER SEU REVIEW PW AND P&Z COMMENTS

Date: 01/15/2022
Scale: 1:50
Design By: DO
Drawn By: RF
Check By: JS



FLORIDA POWER & LIGHT
FPL EDEN SITE DEVELOPMENT
PORT ST. LUCIE, FLORIDA

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
2081 SE OCEAN BLVD., SUITE 1A
STUART, FLORIDA 34996
PH. (772) 888-9076
Cert. No. 30901

LED D. GIANGRANDE, P.E.
PROJECT #: 21-027
SP-1
License No: 66387