

PARKING CALCULATIONS:

PARKING REQUIRED:

2 SPACES PER CLASSROOM
7 CLASSROOMS x 2 SPACES = 14 SPACES

2,270 S.F. ASSEMBLY AREA
1 SPACE / 40 S.F. ASSEMBLY AREA
2,270 / 40 = 57 SPACES

PARKING REQUIRED = 57 SPACES (3 HC)
PARKING PROVIDED = 57 SPACES (4 HC)
(CHURCH AS MAIN USE. USES OCCUR SEPARATELY, SO ONLY PARKING FOR MOST INTENSE USE IS REQUIRED)

DRAINAGE SYSTEM:
DRAINAGE SYSTEM CONSISTS OF A DRY DETENTION AREA WITH DISCHARGE TO THE FLORESTA DRIVE SWALE. SFVMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT HAS BEEN PROVIDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

PRIVATE SCHOOL (530)
(AVERAGE RATES UTILIZED)

WEEKDAY DAILY TRIPS:	AVERAGE RATE	# OF STUDENTS	TRIPS
PRIVATE SCHOOL (530)	4.11/STUDENT	180	= 740

A.M. PEAK HOUR OF GENERATOR:
PRIVATE SCHOOL (530) 1.01/STUDENT 180 = 182

P.M. PEAK HOUR OF GENERATOR:
PRIVATE SCHOOL (530) 0.60/STUDENT 180 = 108

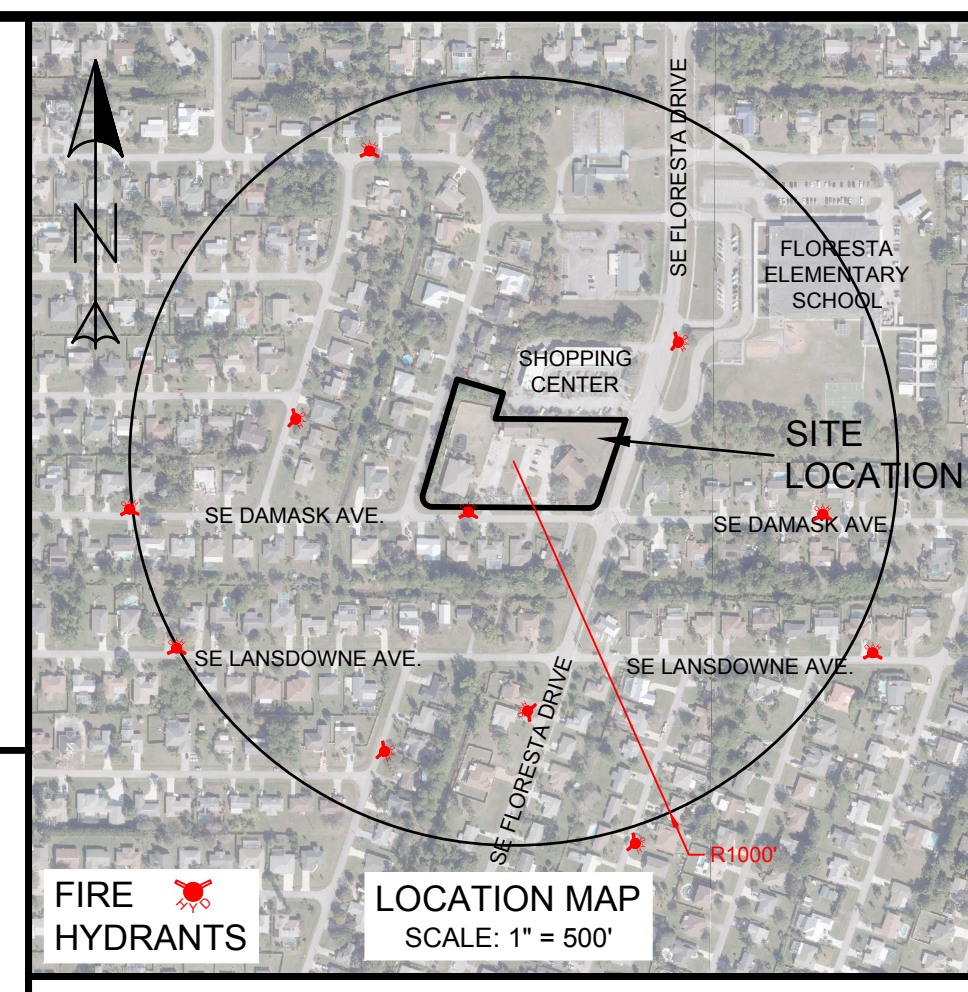
UPLAND PRESERVE REQUIREMENTS:
PROJECT AREA: 117,680 S.F. (2.702 AC.)
EXISTING UPLANDS: 13,800 S.F. (0.312 AC.)
(EXISTING UPLANDS WERE MITIGATED DURING PHASE I APPLICATION)

CONSTRUCTION SCHEDULE:
(ESTIMATED)
START CONSTRUCTION: DECEMBER 2022
END CONSTRUCTION: DECEMBER 2023

LEGEND

	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED. # TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG, HEIGHT OF FIXTURE.		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
			PROPOSED STANDARD ASPHALT
			PROPOSED CONCRETE

- 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(g).
 - ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.



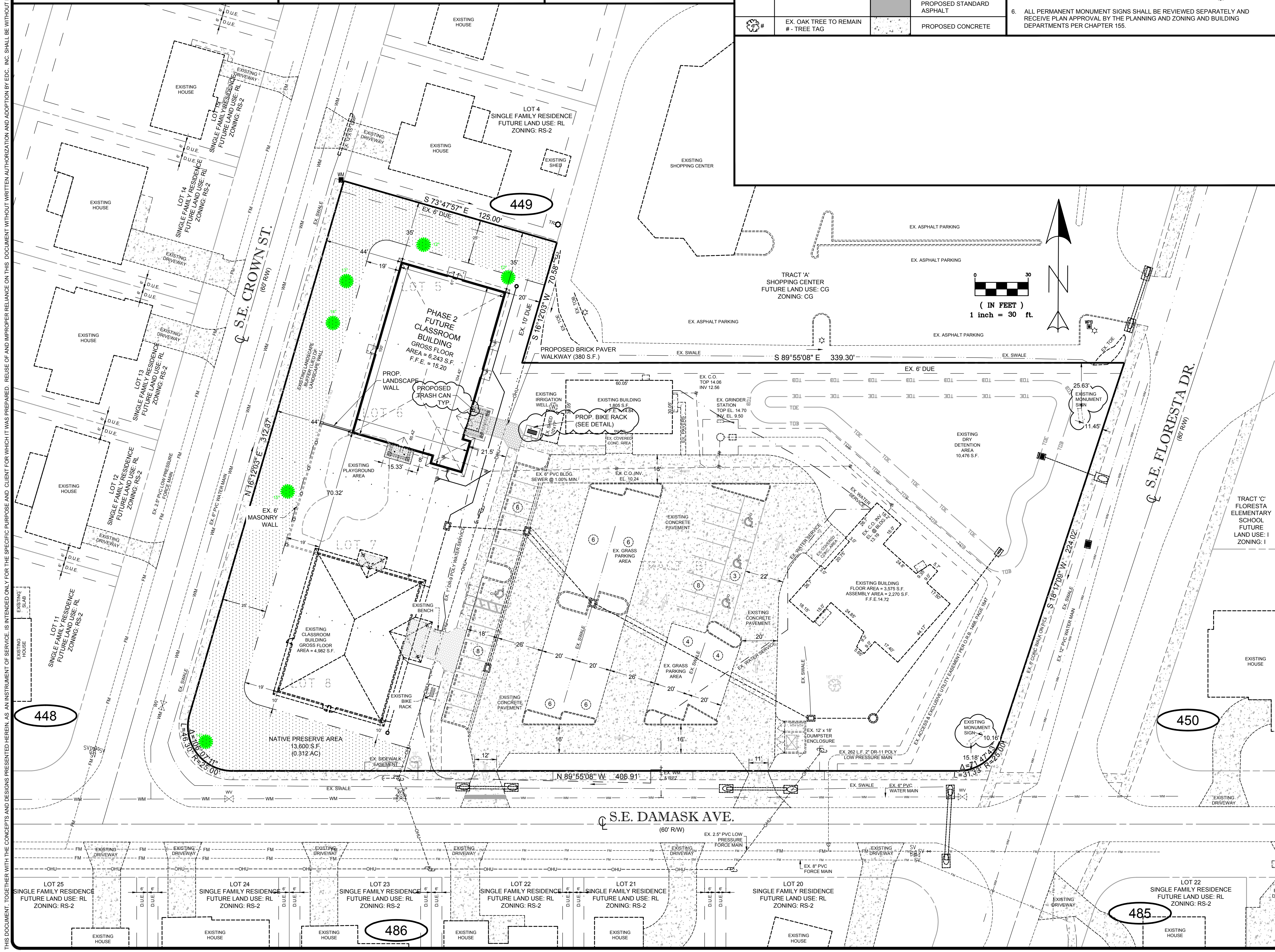
ENGINEERS & SURVEYORS ENVIRONMENTAL

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

F.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

www.edc-inc.com

DESIGNED BY: [Name]
DRAWN BY: [Name]
FILE NAME: 22-246 (11-02-2022).dwg
LAYOUT: [Name]
SCALE: 1" = 50'
DATE: 15-JUNE-2022



FIRE HYDRANTS

LEGAL DESCRIPTION
PER WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 0279, PAGE 2804, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOTS 5, 6, 7, 8, AND TRACT "B", BLOCK 449, PORT ST. LUCIE SECTION 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 49 AND 49A THROUGH 49G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 117,680 SQUARE FEET OR 2.702 ACRES, MORE OR LESS, SECTION 03, TOWNSHIP 37 SOUTH, RANGE 40 EAST

PARCEL ID #: 3420-545-0055-000-3
PROJECT NAME: CHRIST LUTHERAN SCHOOL
PROJECT ADDRESS: 1592 SE FLORESTA DR.
PROPOSED USE: SCHOOL
OWNER: CHRIST EVANGELICAL LUTHERAN CHURCH OF ST. LUCIE COUNTY, INC. 1592 SE FLORESTA DR. PORT ST. LUCIE, FL 34983
DEVELOPER: RICHARD K. DAVIS CONSTRUCTION CORP. CONTACT: DOUGLAS DAVIS 4205 METZGER ROAD FORT PIERCE, FL 34947 (772) 461-8335
ARCHITECT: FARMER ARCHITECTURE, INC. 941 LAKE BALDWIN LANE ORLANDO, FL 32814 (321) 441-3320
SURVEYING: VELCON ENGINEERING & SURVEYING 1448 NW COMMERCE CENTRE DRIVE PORT ST. LUCIE, FL 34986 (772) 879-0477
ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

REVISION COMMENTS

DATE	REVISION COMMENTS
11-09-2022	ADDED TRASH CAN & DETAIL TO PLANS PER SPRIC COMMENTS (11-2022)
08-30-2022	REVISED SITE PLAN PER SPRIC COMMENTS

SITE DATA

FUTURE LAND USE ZONING:	I
GROSS SITE AREA	117,680 S.F. (2.702 AC) = 100.00%
IMPERVIOUS AREA	48,630 S.F. (1.116 AC) = 41.32%
EXISTING CHURCH	3,575 S.F. (0.082 AC) = 3.04%
EXISTING FELLOWSHIP HALL	1,805 S.F. (0.041 AC) = 1.53%
EXISTING SHED	174 S.F. (0.004 AC) = 0.15%
EXISTING CLASSROOM	4,982 S.F. (0.114 AC) = 4.23%
PROPOSED CLASSROOM	6,243 S.F. (0.144 AC) = 5.31%
EXISTING CONCRETE	24,479 S.F. (0.562 AC) = 20.80%
PROPOSED CONCRETE	176 S.F. (0.004 AC) = 0.15%
PROPOSED PAVERS	495 S.F. (0.011 AC) = 0.42%
EXISTING GRASS PARKING	6,701 S.F. (0.154 AC) = 5.69%
PERVIOUS AREA:	69,050 S.F. (1.585 AC) = 58.68%
OPEN SPACE AREA	44,974 S.F. (1.032 AC) = 38.22%
DRY DETENTION AREA	10,476 S.F. (0.241 AC) = 8.90%
UPLAND PRESERVE	13,600 S.F. (0.312 AC) = 11.56%
WETLANDS	0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%

BUILDING INFO:
BUILDING SETBACKS:
I (INSTITUTIONAL)
FRONT BUILDING SETBACK (25')
SIDE BUILDING SETBACK (10')
SIDE CORNER BUILDING SETBACK (25')
REAR BUILDING SETBACK (25')

BUILDING DATA:
EXISTING SANCTUARY BUILDING = 3,638 S.F.
(ASSEMBLY AREA = 2,270 S.F.)
EXISTING FELLOWSHIP HALL = 1,805 S.F.
EXISTING CLASSROOM = 4,982 S.F.
PROPOSED CLASSROOM = 6,243 S.F.
GROSS FLOOR AREA = 16,666 S.F.

BUILDING HEIGHT:
ONE STORY (HEIGHT 35 FT. MAX.)

PROVIDER OF UTILITIES:
WATER: PSLUSD
WASTEWATER: PSLUSD

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.

**CHRIST LUTHERAN SCHOOL
PHASE 2 CLASSROOMS
SITE PLAN AMENDMENT**

FLORIDA
PORT ST. LUCIE

J.R. HARRISON, P.E. (DATE)
#82270

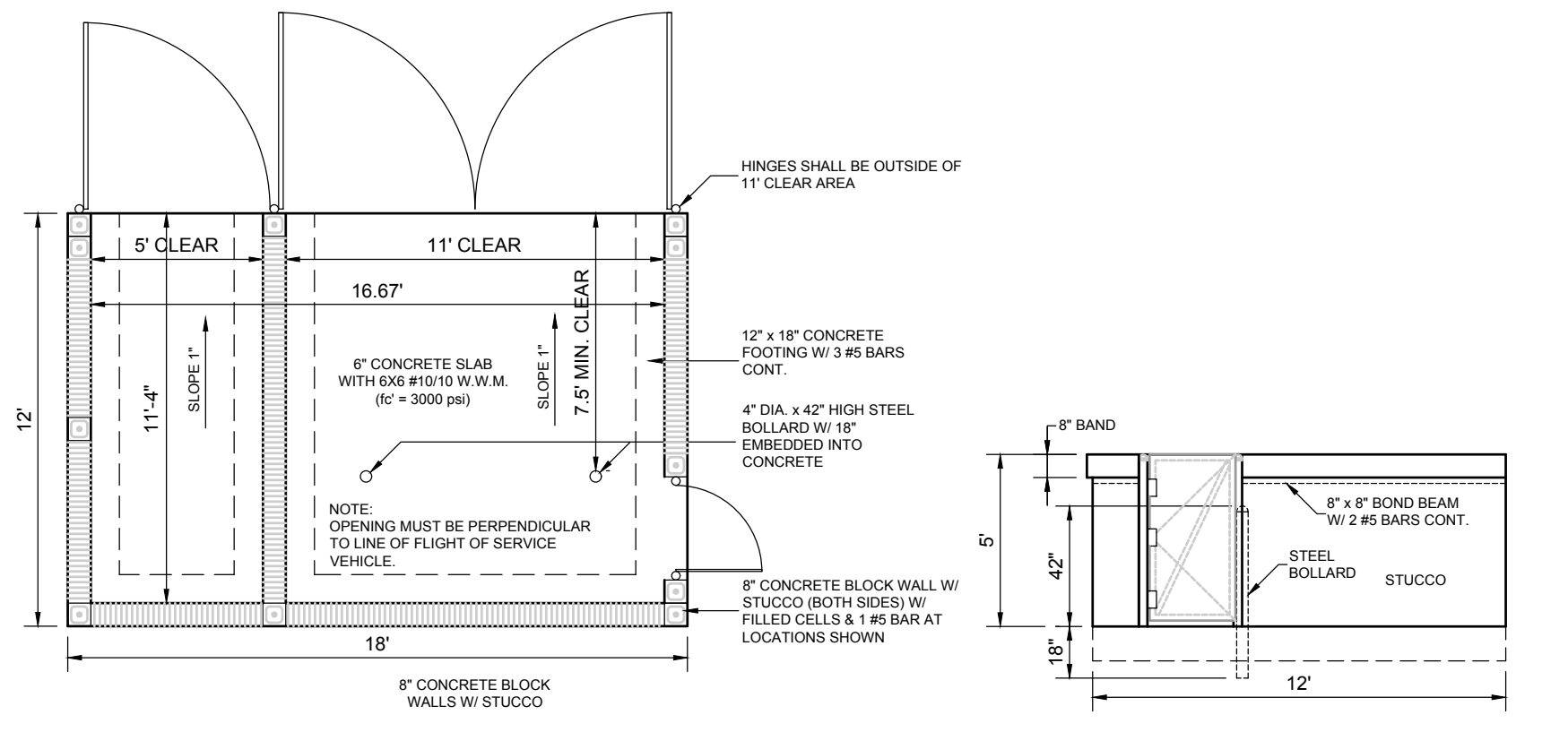
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

PSL PROJECT NO.
P14-148-A1
PSLUSD FILE NO.
11-371-00

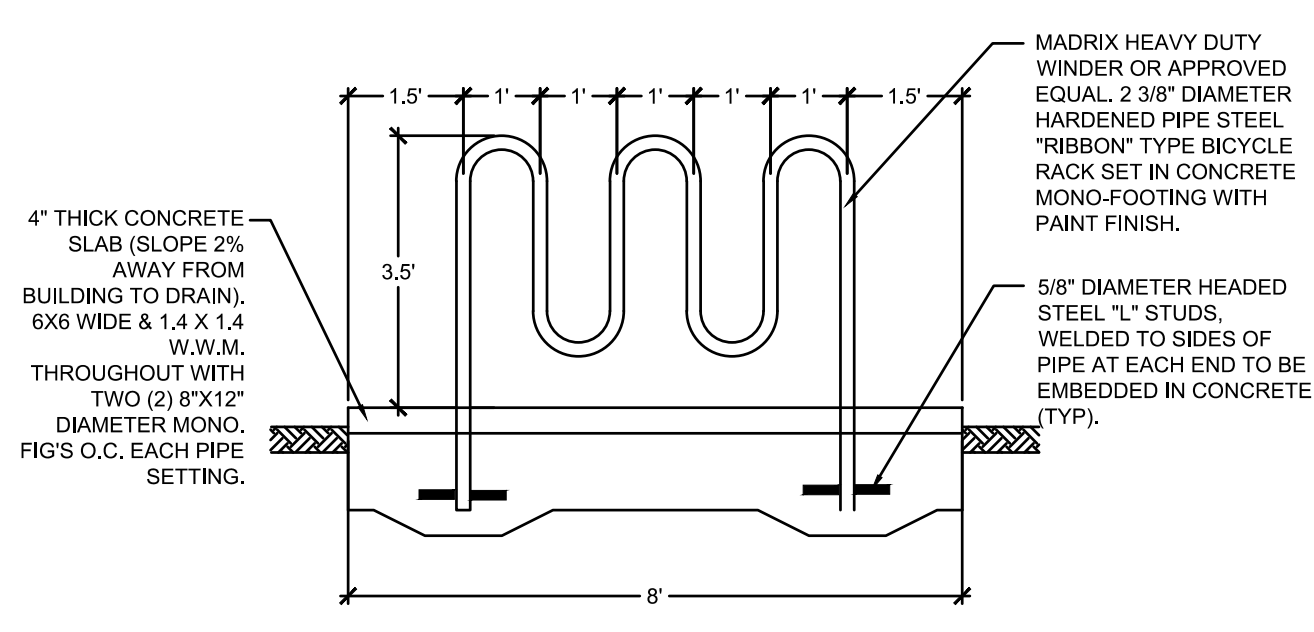
22-246

1 OF 2

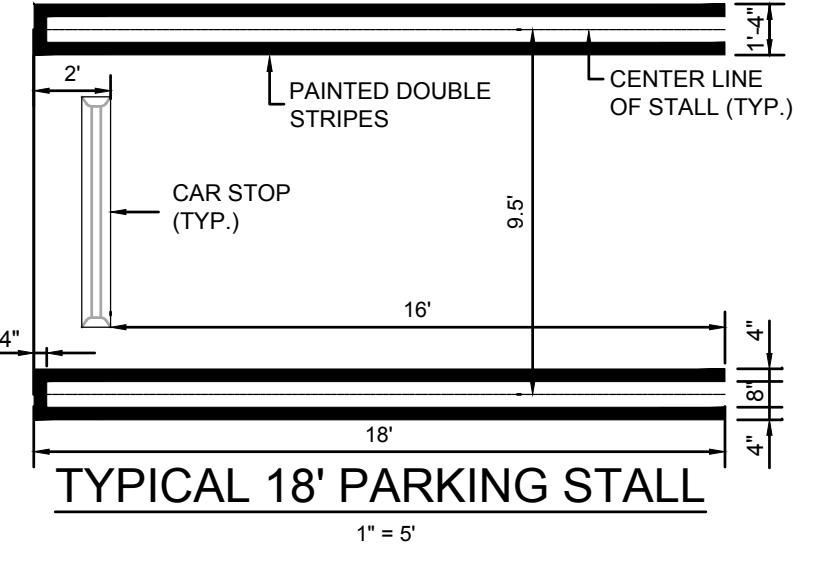
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



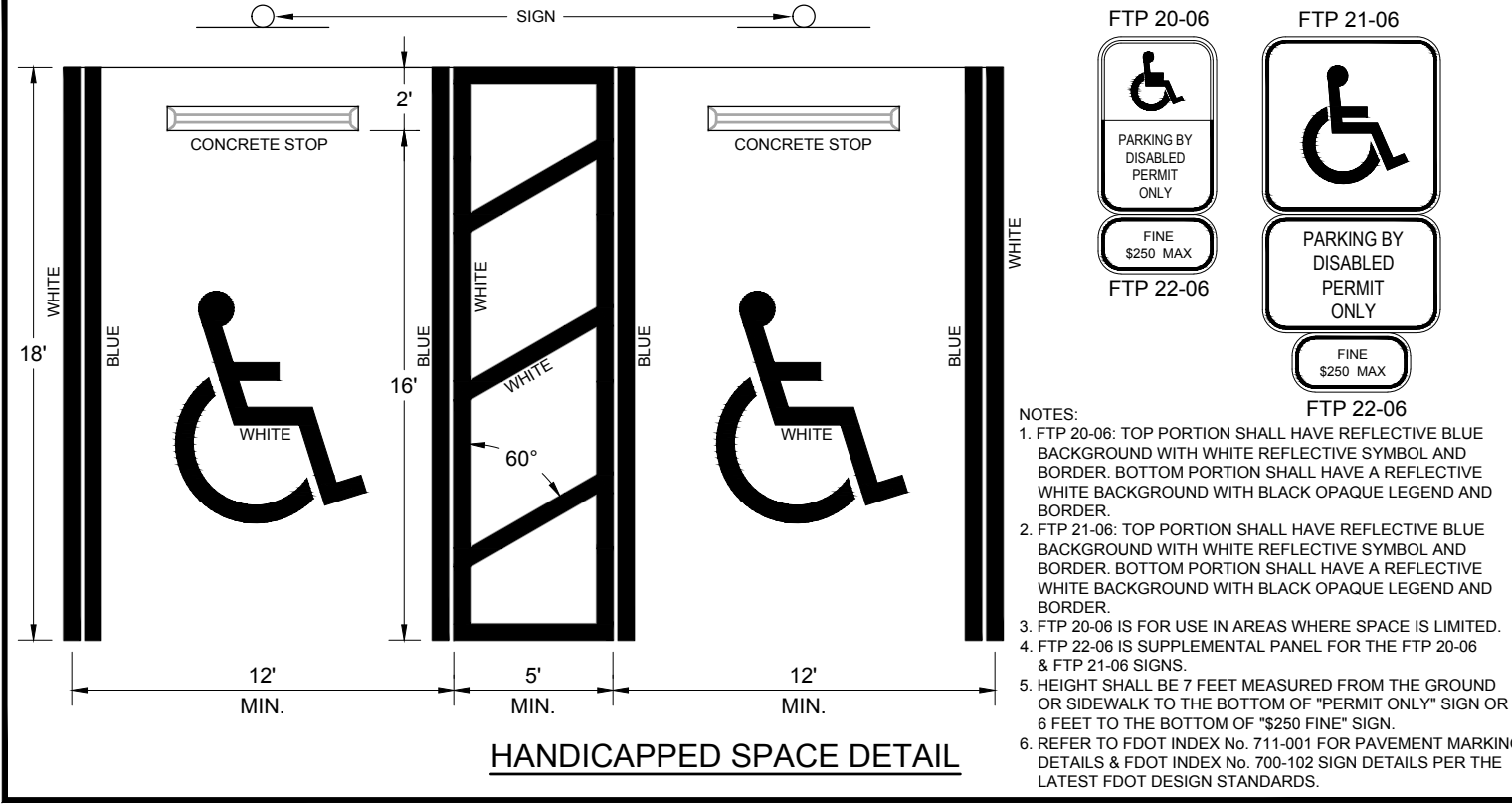
EX. 18' x 12' DUMPSTER DETAIL
N.T.S.



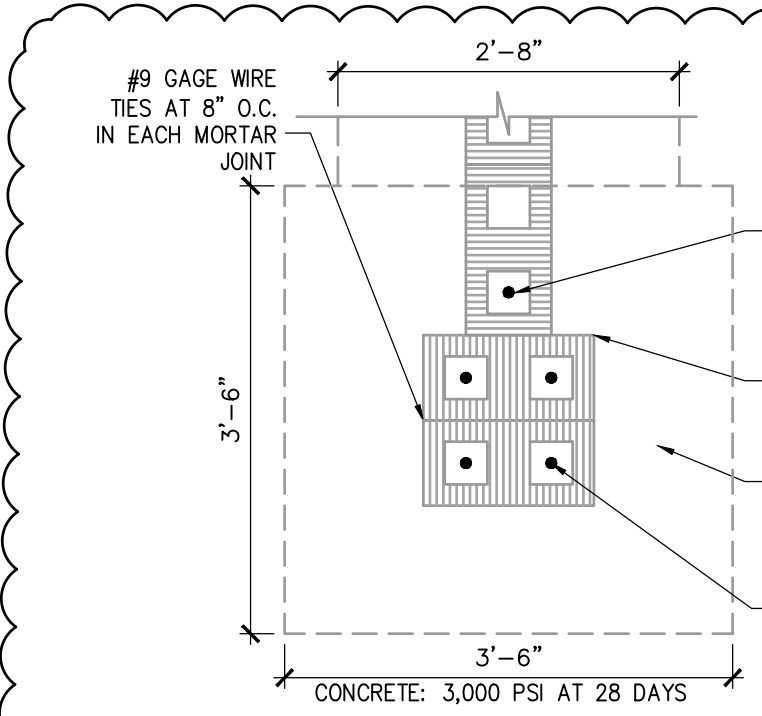
TYPICAL BIKE RACK DETAIL
N.T.S.



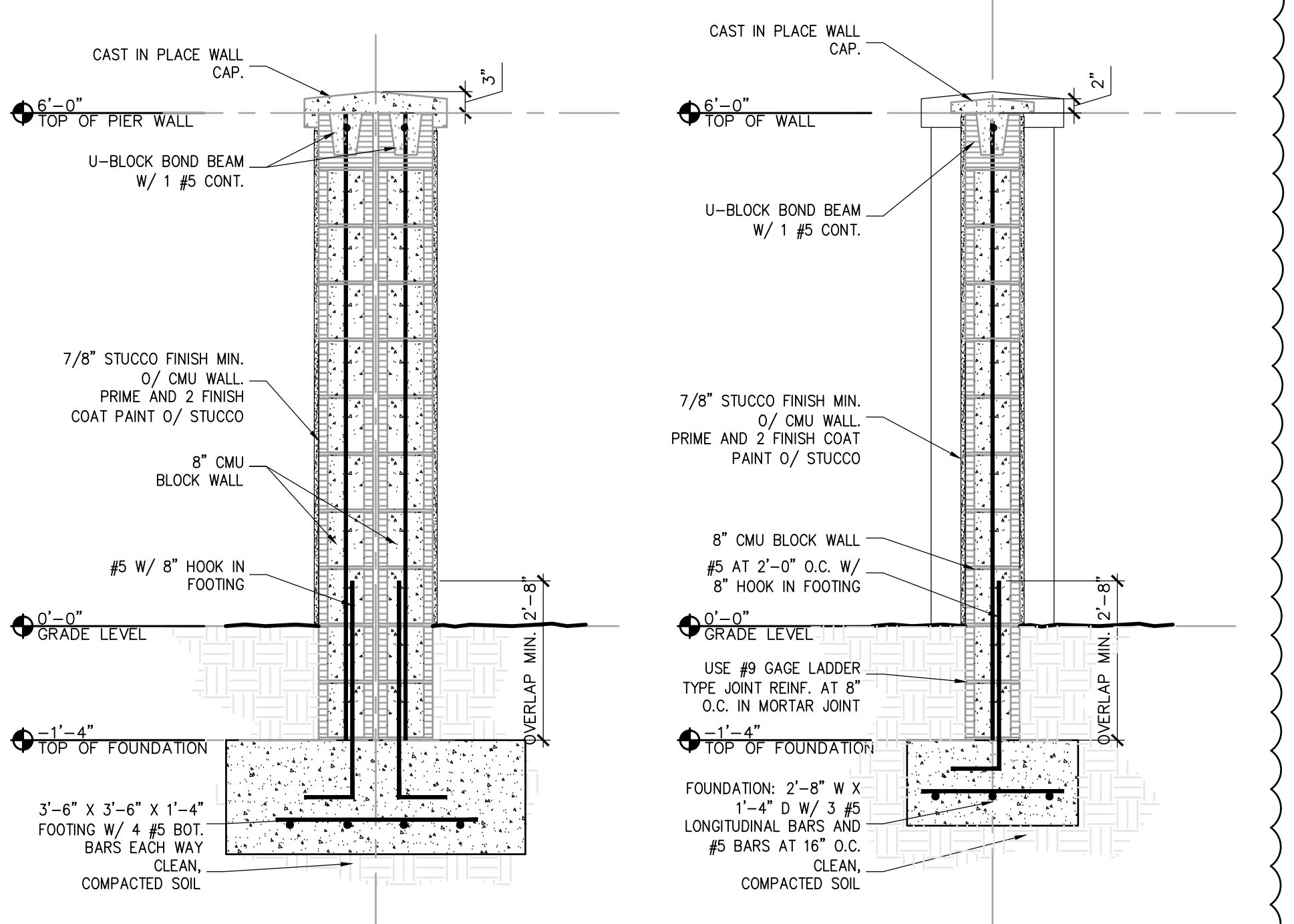
TYPICAL 18' PARKING STALL
1" = 5'



HANDICAPPED SPACE DETAIL



WALL DETAIL (BY OTHERS)



ENGINEERS & SURVEYORS ENVIRONMENTAL

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

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9335
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	FILE NAME	LAYOUT	SCALE	DATE
EDC	23-246 (11-02-2023).dwg		1" = 5'	15 JUNE 2023

REVISION COMMENTS	DATE
ADDED TENSILE CABLE DETAIL TO PLANS PER SPRC COMMENTS (11-2023)	11-08-2023
REVISED SITE PLAN PER SPRC COMMENTS	11-08-2023

**CHRIST LUTHERAN SCHOOL
PHASE 2 CLASSROOMS**

SITE PLAN AMENDMENT DETAILS

PORT ST. LUCIE FLORIDA

J.R. HARRISON, P.E. (DATE)
#82270

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

PSL PROJECT NO.
P14-148-A1
PSLUSD FILE NO.
11-371-00

811 It's fast.
It's free.
It's the law.
Know what's below.
Call before you dig.
www.callsunshine.com

23-246

2 OF 2