

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" (3rd 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)

PARKING PROVIDED:
 = 9 SPACES (1 HC)
 = 18 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.):	11,813 S.F.	= 6
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

	EXISTING METER		EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
	PROPOSED METER		EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
	PROPOSED SIGN		EX. PINE TREE # - TREE TAG		PROPOSED HEAVY DUTY ASPHALT
	BLOCK NUMBER		EX. OAK TREE TO BE RELOCATED # - TREE TAG		PROPOSED STANDARD ASPHALT
	MITERED END SECTION		EX. PALM TREE TO BE RELOCATED # - TREE TAG		PROPOSED CONCRETE
	HANDICAP STALL		EX. PINE TREE TO BE RELOCATED # - TREE TAG		
	LIGHT FIXTURE TAG		(1) EX. OAK TREE TO BE RELOCATED		
	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
	5	SA	SINGLE	GARDCO ECF-S-4BL-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	0.900	15899	158.7	793.5
	1	SB	SINGLE	GARDCO ECF-S-4BL-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	0.900	16372	158.7	158.7
	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

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

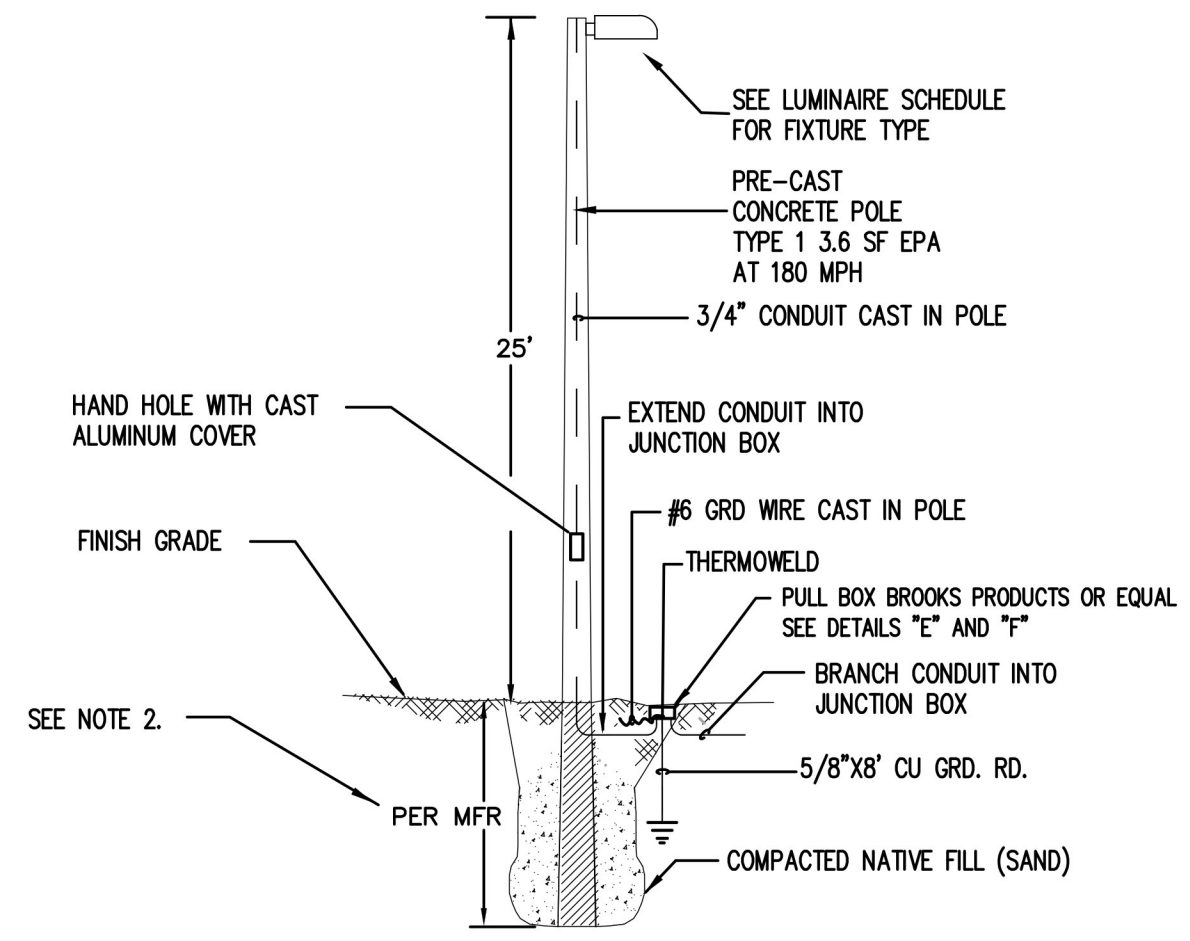
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SHEET 01 OF 02

NOTE: Any adjacent existing trees and landscape should be barricaded so they are not damaged during construction.

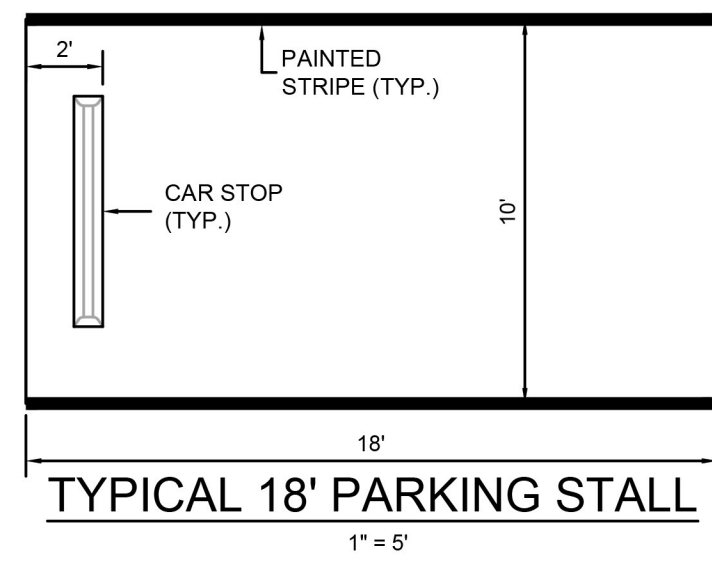


PROPOSED 8' TALL WHITE OPAQUE VINYL FENCE TO BE LANDSCAPED ON THE OUTER PERIMETER OF THE FENCE. ALL TOWER EQUIPMENT WILL BE SCREENED BY THE FENCE (OTHER THAN THE TOWER ITSELF)

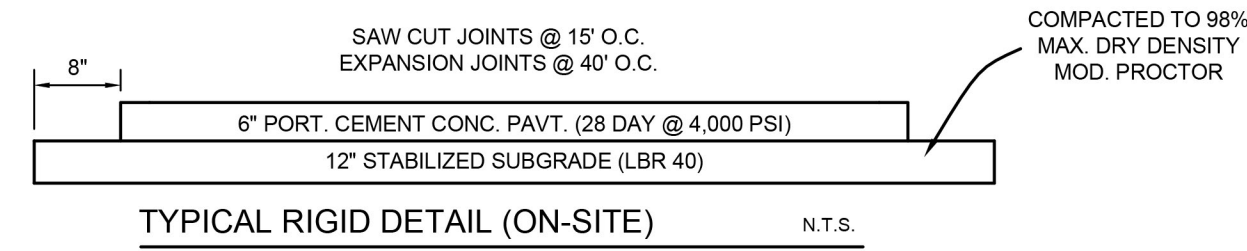


NOTE:
 1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
 2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

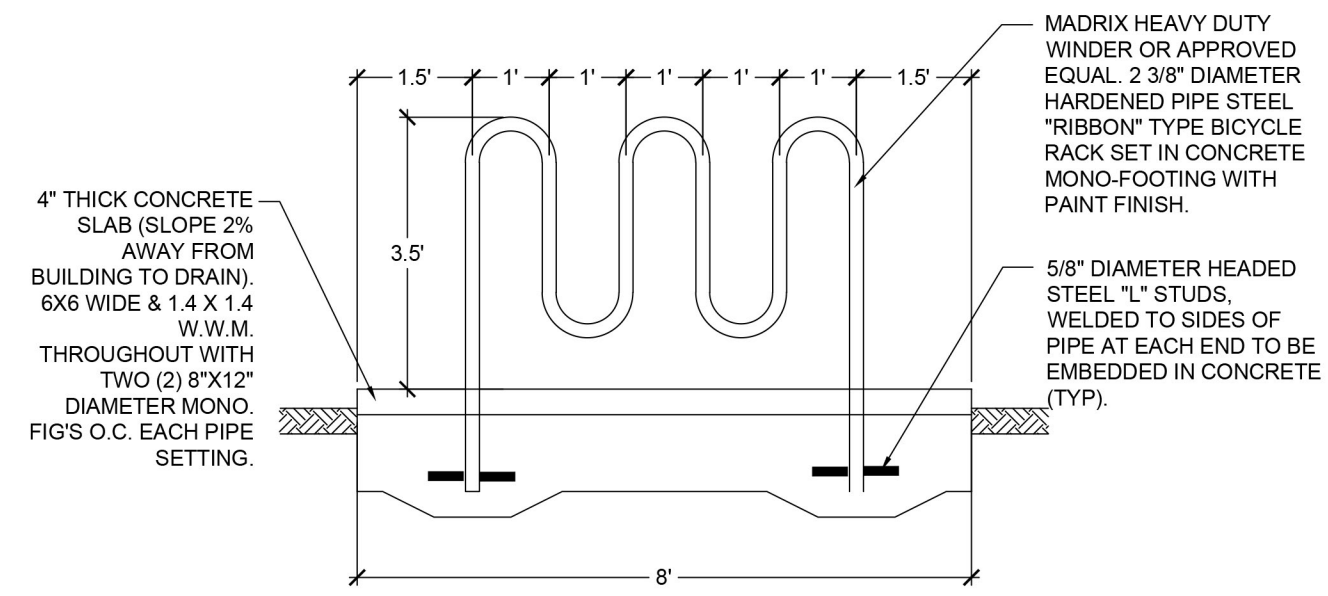
DIRECT BURIAL CONCRETE POLE DETAIL
 SCALE: NONE



TYPICAL 18' PARKING STALL
 1" = 5'

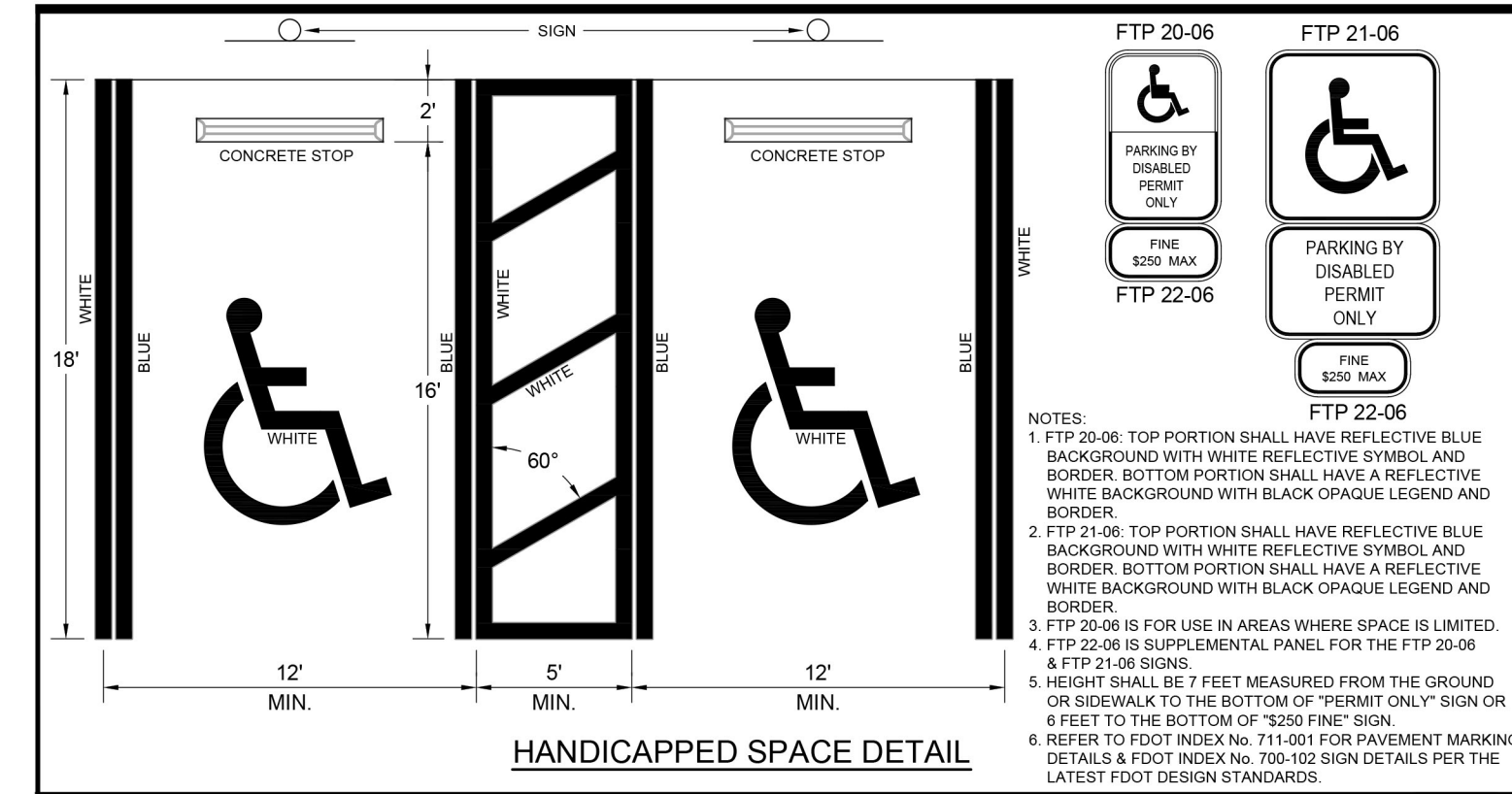


NOTE:
 1. CONCRETE PAVEMENT, AT A MINIMUM, MUST BE CONSTRUCTED OF FDOT APPROVED CLASS II CONCRETE. SUBGRADE MATERIAL SHALL BE A MINIMUM THICKNESS OF SIX INCHES WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 OR 75 PSI FBV.
 2. CONCRETE SHALL BE REINFORCED WITH FIBER MESH ADDITIVE OR WITH 6x6 #10/#10 W.W.M.



NOTE: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL
 N.T.S.



NOTE:
 1. 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.
 2. 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.
 3. FTP 22-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
 5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 8 FEET TO THE BOTTOM OF "250 FINE" SIGN.
 6. REFER TO FOOT INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS & FOOT INDEX NO. 700-102 SIGN DETAILS PER THE LATEST FOOT DESIGN STANDARDS.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
 (PER REPORT BY EDC, INC., JULY 07, 2023)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	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	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	NO	N/A	NO	NO

NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON JULY 7, 2023.

UPLAND PRESERVE REQUIREMENTS	
PROJECT AREA:	108,918 S.F. (2.500 AC.)
UPLAND AREA:	0 S.F. (0.000 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	0 S.F. (0.000 AC.)
NO MITIGATION REQUIRED	



DESIGNED BY: [blank]
 UP: [blank]
 DRAWN BY: [blank]
 1" = 30'
 SCALE: [blank]
 07/12/2024
 DATE: [blank]
 REVISION COMMENTS: [blank]

ST. LUCIE COUNTY FIRE STATION #20
S.W. VILLAGE PARKWAY
SITE PLAN
 Port St. Lucie
 Florida