

**LEGAL DESCRIPTION:**  
 PARCEL 2, LTC RANCH PUD #1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA.  
 CONTAINS 265,716 SQ. FEET, MORE OR LESS  
 SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST  
 PARCEL ID# 3301-700-0021-000-5  
 PROJECT NAME: TOTAL TRUCK PARTS  
 OWNER: WHITE ALUMINUM FABRICATION INC.  
 3195 SE LIONEL TERRACE  
 STUART, FL 34997-8616

**SITE DATA:**  
 FUTURE LAND USE: HI/LI/ROU  
 ZONING: PUD  
 GROSS SITE AREA: 265,716 SQ. FEET (6.10 AC) = 100%  
 IMPERVIOUS AREA  
 BUILDING 46,800 S.F. (1.07 AC) = 17.6%  
 PAVEMENT 83,941 S.F. (1.93 AC) = 31.6%  
 TOTAL = 49.2%  
 MAX IMPERVIOUS = 80%  
 PERVIOUS AREA  
 OPEN SPACE 79,183 S.F. (1.82 AC) = 29.8%  
 DRY DETENTION 14,303 S.F. (0.33 AC) = 5.4%  
 EXISTING LAKE 41,512 S.F. (0.95 AC) = 15.6%  
 TOTAL = 50.8%  
 BUILDING DATA:  
 WAREHOUSE AREA = 26,815 S.F. = 51.7%  
 OFFICE AREA = 5,225 S.F. = 10.1%  
 REPAIR SHOP = 14,400 S.F. = 27.8%  
 MEZZANINE = 4,980 S.F. = 9.6%  
 FRONT PORCH = 360 S.F. = 0.69%  
 TOTAL = 51,780 S.F. = 100%  
 PROPOSED BUILDING HEIGHT = 26(2 STORIES)  
 MAXIMUM BUILDING HEIGHT = 75(7 STORIES)  
 MIN. F.F.E. = 22.30'

**PROVIDER OF UTILITIES:**  
 WATER: PSLUSD  
 WASTEWATER: PSLUSD  
 IRRIGATION: WELL

**PARKING CALCULATIONS:**  
 PARKING REQUIREMENT:  
 WAREHOUSE AREA: 1 SPACE/500 S.F.  
 (1ST 10,000 S.F. + 1 SPACE/2,000 S.F. ADDITIONAL)  
 OFFICE AREA: 1 SPACE/200 S.F.  
 REPAIR SHOP: 3 SPACES/BAY  
 WAREHOUSE  
 10,000/ 500 = 20 SPACES  
 16,815/ 2,000 = 8 SPACES  
 OFFICE  
 5,225/200 = 26 SPACES  
 REPAIR SHOP  
 16 BAYS X 3 = 48 SPACES  
 PARKING REQUIRED = 102 SPACES (5 HC)  
 PARKING PROPOSED = 108 SPACES (5 HC)

**DRAINAGE STATEMENT:**  
 DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH AT LEAST 1/2 ACRE-FT VOLUME WITH DISCHARGE TO THE EXISTING LAKE TO THE NORTHEAST 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.

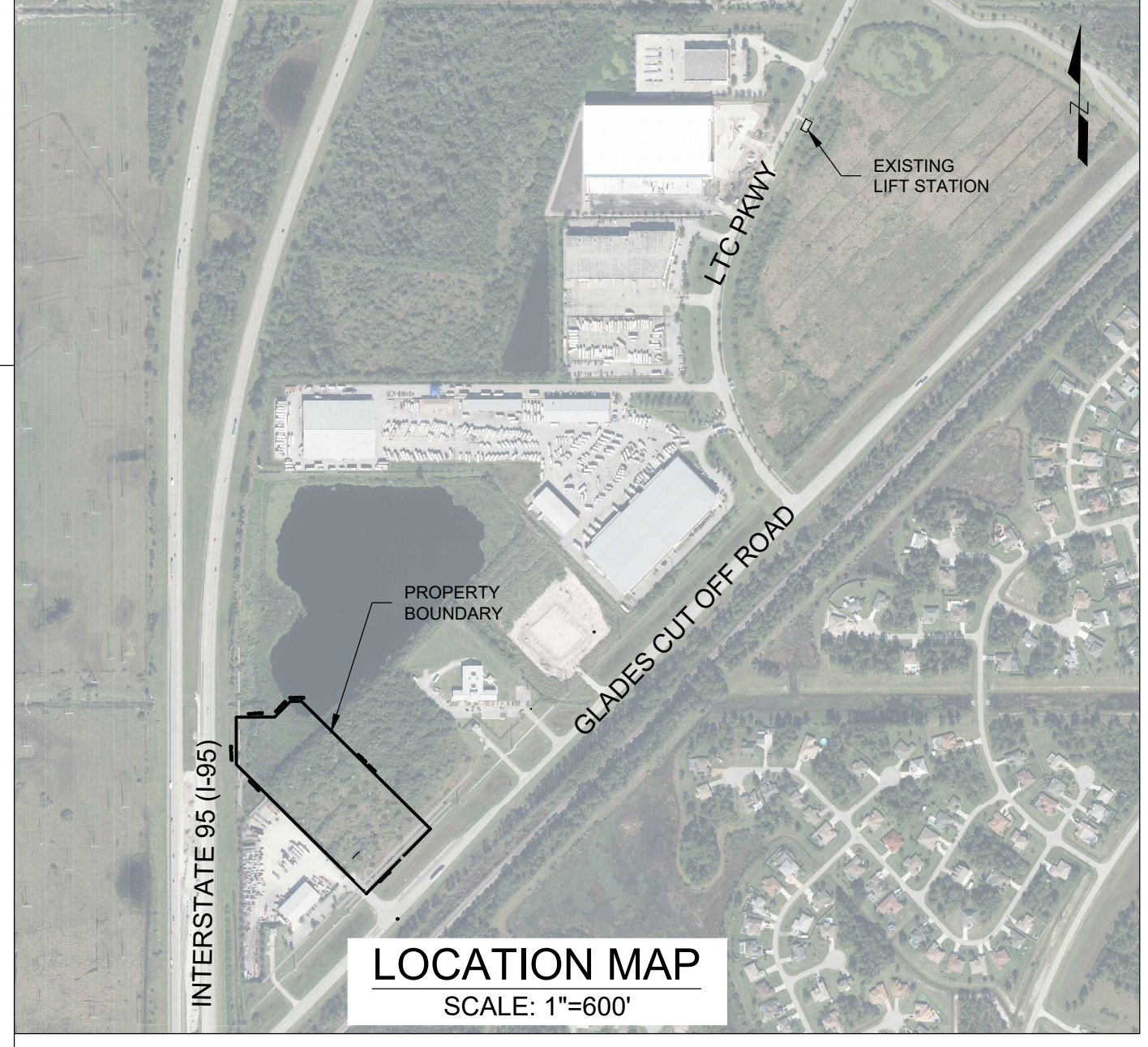
**HAZARDOUS WASTE:**  
 PRE-EXISTING CONTRACT WITH SAFETY KLEEN WILL BE USED TO REMOVE ANY HAZARDOUS MATERIAL FROM THE PROPOSED LOCATION. SAFETY KLEEN PROVIDES CONTAINERS TO THE PROPOSED SITE TO STORE ANY MATERIAL AND REMOVES BY APPROVED METHODS TWO TIMES A MONTH.

**WELLFIELD PROTECTION ORDINANCE:**  
 THIS PROJECT IS LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE. THE SITE IS WITH IN 1,000 FT. OF A PUBLIC SUPPLY WELL.

**TRAFFIC STATEMENT:**  
 INSTITUTE OF TRANSPORTATION ENGINEERS  
 TRIP GENERATION, 10TH EDITION  
 WAREHOUSING (150)  
 GENERAL OFFICE (710)  
 AUTOMOTIVE PARTS & SERVICE CENTER (843)

WEEKLY DAILY TRIPS:	ITE RATE	PROJECT S.F.	TRIPS
GENERAL OFFICE(710)	$\ln(T)=0.97\ln(X)+2.50$	5,225 S.F. =	61
AUTOMOTIVE(843)	$T=16.28(X)$	14,400 S.F. =	234
WAREHOUSE(150)	$T=1.58(X)+45.54$	26,812 S.F. =	88
TOTAL TRIPS			383
A.M. PEAK HOUR TRIPS:			
GENERAL OFFICE(710)	$\ln(T)=0.88\ln(X)+1.96$	5,225 S.F. =	6
AUTOMOTIVE(843)	$T=2.75(X)$	14,400 S.F. =	40
WAREHOUSE(150)	$T=0.11(X)+30.7$	26,812 S.F. =	34
TOTAL TRIPS			80
P.M. PEAK HOURS:			
GENERAL OFFICE(710)	$T=1.42(X)$	5,225 S.F. =	7
AUTOMOTIVE(843)	$T=2.62(X)$	14,400 S.F. =	38
WAREHOUSE(150)	$T=0.15(X)+22.52$	26,812 S.F. =	27
TOTAL TRIPS			72

**NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE**  
 APPROX. DISTANCE PER GOOGLE MAP:  
 1. WEST SIDE OF GLADES CUT-OFF ROAD IN FRONT OF KAUFF'S TOWING AND TRANSPORTATION 450 FT  
 2. WEST SIDE OF GLADES CUT-OFF ROAD IN FRONT OF HUMANE SOCIETY OF SLC 4607 FT  
 3. WEST SIDE OF GLADES CUT-OFF ROAD IN FRONT OF A&G CONCRETE POOLS 4989 FT  
 4. EAST SIDE OF GLADES CUT-OFF ROAD ADJACENT TO THE 95 OVERPASS 1915 FT



**ENVIRONMENTAL SITE ASSESSMENT STATEMENT**

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

**ENVIRONMENTAL STATEMENT**  
 PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED ON AUGUST 7, 2020, THERE IS NO NATIVE UPLAND HABITAT ON SITE. IN ADDITION, NO WETLANDS WERE FOUND ON SITE. A WETLAND DELINEATION FOR STATE APPROVAL WILL NOT BE NEEDED AS THE WATER ON THE PARCEL IS DEFINED ON SFWMD PERMIT 56-01480-P AS AN EXISTING LAKE, NOT AS A WETLAND. LASTLY NO GOPHER TORTOISES OR ANY OTHER STATE OR FEDERALLY LISTED PLANT/ANIMAL SPECIES WERE FOUND ON SITE.

**NOTES:**  
 1. 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)  
 2. 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  
 3. ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW

**LEGEND**

- HANDICAP STALL
- PROPOSED TRUCK BASE
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED CATCH BASIN
- MITERED END SECTION
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EXISTING BASIN

**EDC 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	DRAWN BY	CONCEPTUAL SITE PLAN	FILE NAME	LAYOUT	AS SHOWN	SCALE	DATE
							OCTOBER 2020

NO.	DATE	REVISION COMMENTS
1	9/18/2020	

**TOTAL TRUCK PARTS**

**SITE PLAN**

FLORIDA

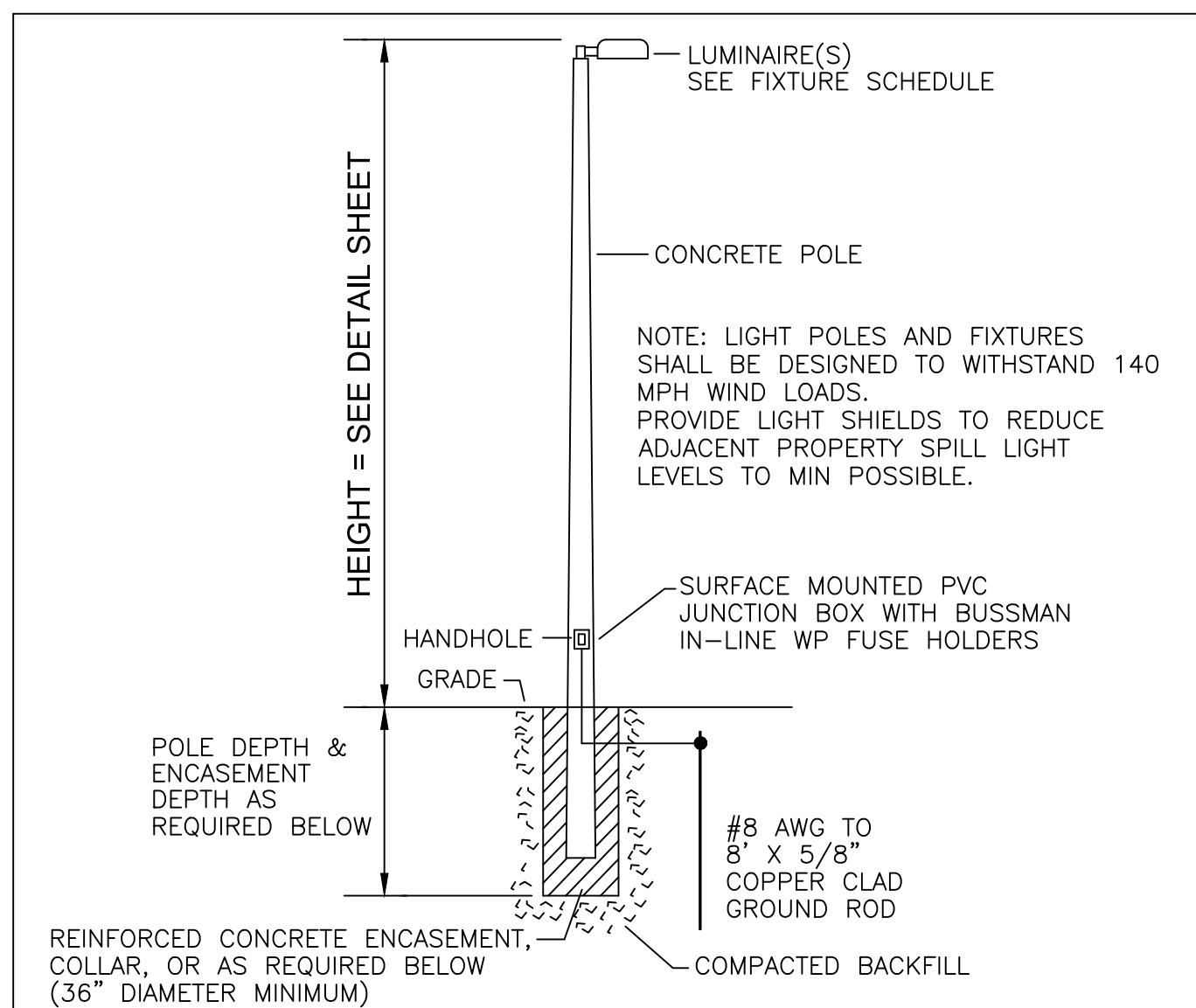
PORT ST. LUCIE

**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**  
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 PORT SAINT LUCIE, FL 34987  
 772-462-2455

**20-244**

**1 OF 2**

PSL PROJECT NO. P20-168  
 PSLUSD FILE NO. 5377



NOTE: LIGHT POLES AND FIXTURES SHALL BE DESIGNED TO WITHSTAND 140 MPH WIND LOADS. PROVIDE LIGHT SHIELDS TO REDUCE ADJACENT PROPERTY SPILL LIGHT LEVELS TO MIN POSSIBLE.

NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE, FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

### POLE MOUNTING DETAIL

N.T.S.

### OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

**Product Description**  
The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathering LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes windload requirements and blends seamlessly into the site providing even, quality illumination. The T1 input power designator is a suitable upgrade for HID applications up to 750 Watts, and the T2 input power designator is a suitable upgrade for HID applications up to 1000 Watts.

**Applications:** Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways.

#### Performance Summary

Utilizes Cree TrueWhite™ Technology on 5000K Luminaire

NanoOptic™ Precision Delivery Grid™ optic

Assembled in the U.S.A. with U.S. and imported parts

Initial Delivered Lumens: Up to 29,400

Efficacy: Up to 144 LPW

CRi: Minimum 70 CRI (3000K, 4000K & 5000K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

**Limited Warranty:** 10 years on luminaire; 10 years on ColorStar DeltaGuard® finish; up to 5 years for Synapse™ accessories; 1 year on luminaire accessories.

See [www.genesislighting.com](http://www.genesislighting.com) for warranty terms. For Synapse accessories, contact Synapse sales directly for details on warranty terms.

#### Ordering Information

The OSQ luminaire is composed of two components that must be ordered separately.

Example: Mount OSQ-B-445V - Luminaire OSQ-A-4M-08E-1-01K-10-0V

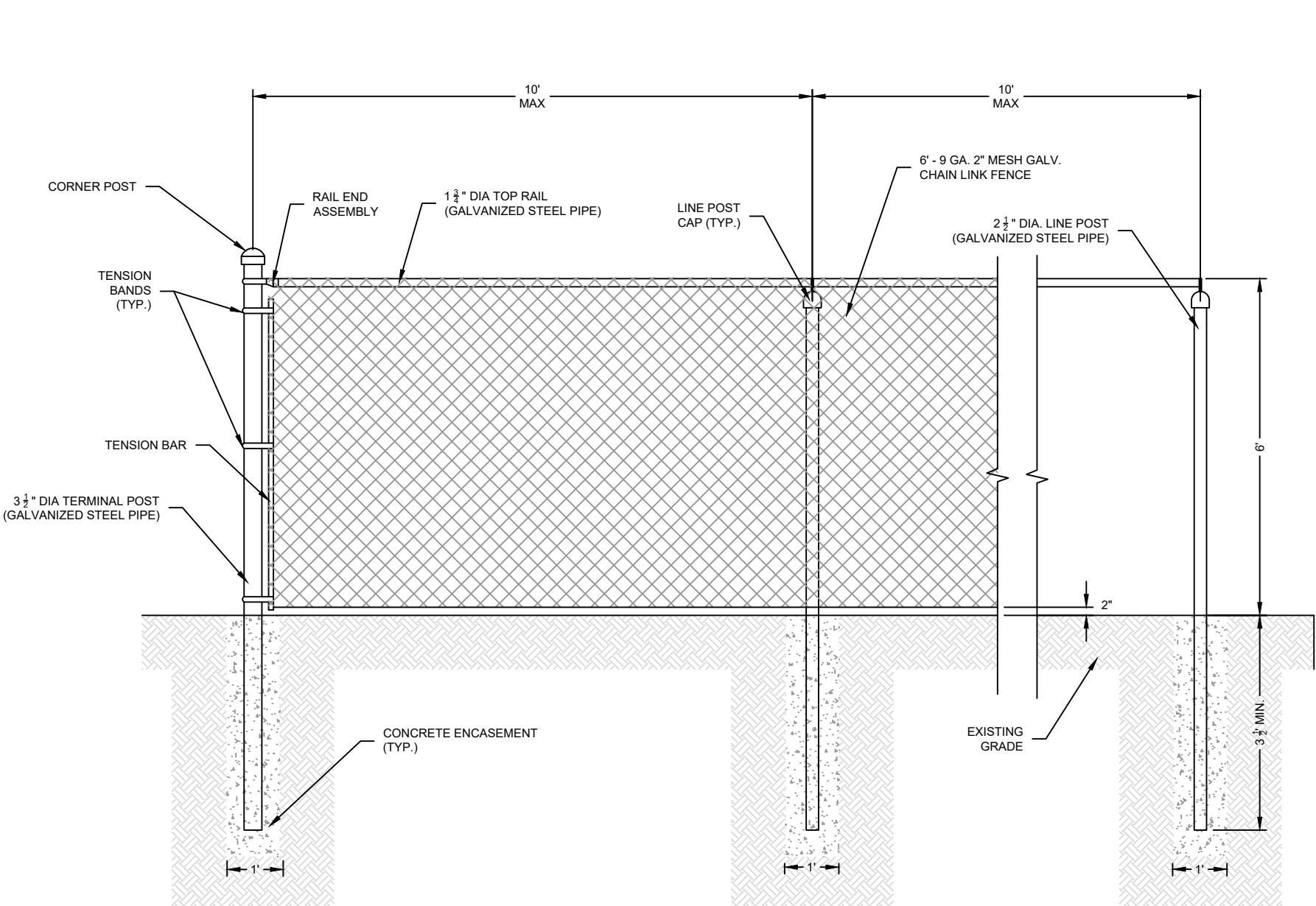
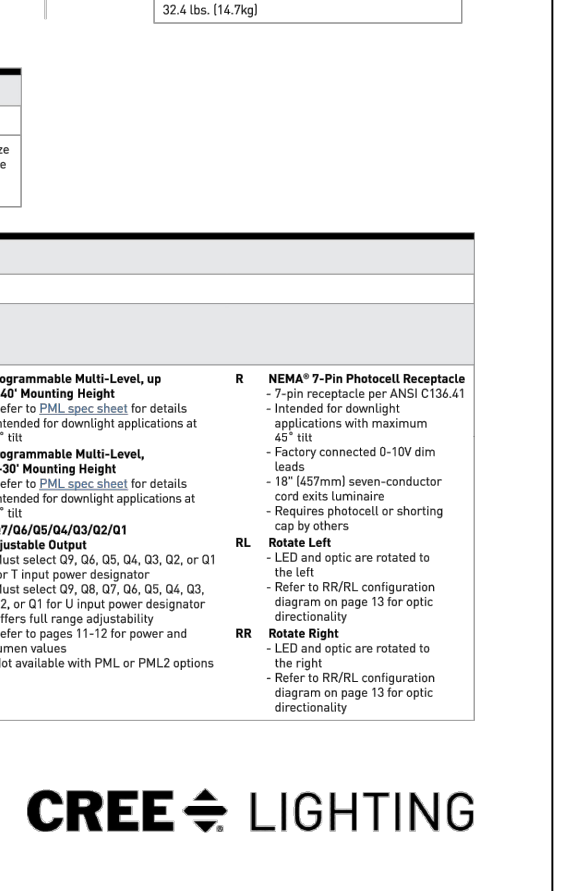
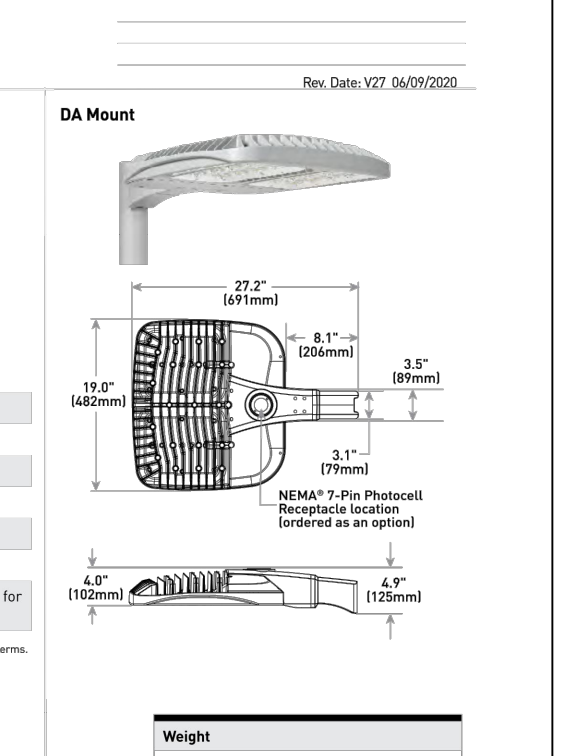
Mount (Luminaire must be ordered separately)\*

OSQ	Color Options	Mount
OSQ-B-445V Arm	01 Blue	01 Flush
OSQ-DA-445V Arm	02 Black	02 Flush
OSQ-L-445V Postmount Mount	03 White	03 Flush
OSQ-TM-445V Mount		

\*Optional: OSQ luminaire requires a minimum 10' height for mounting. For Synapse accessories, contact Synapse sales directly for details on warranty terms.

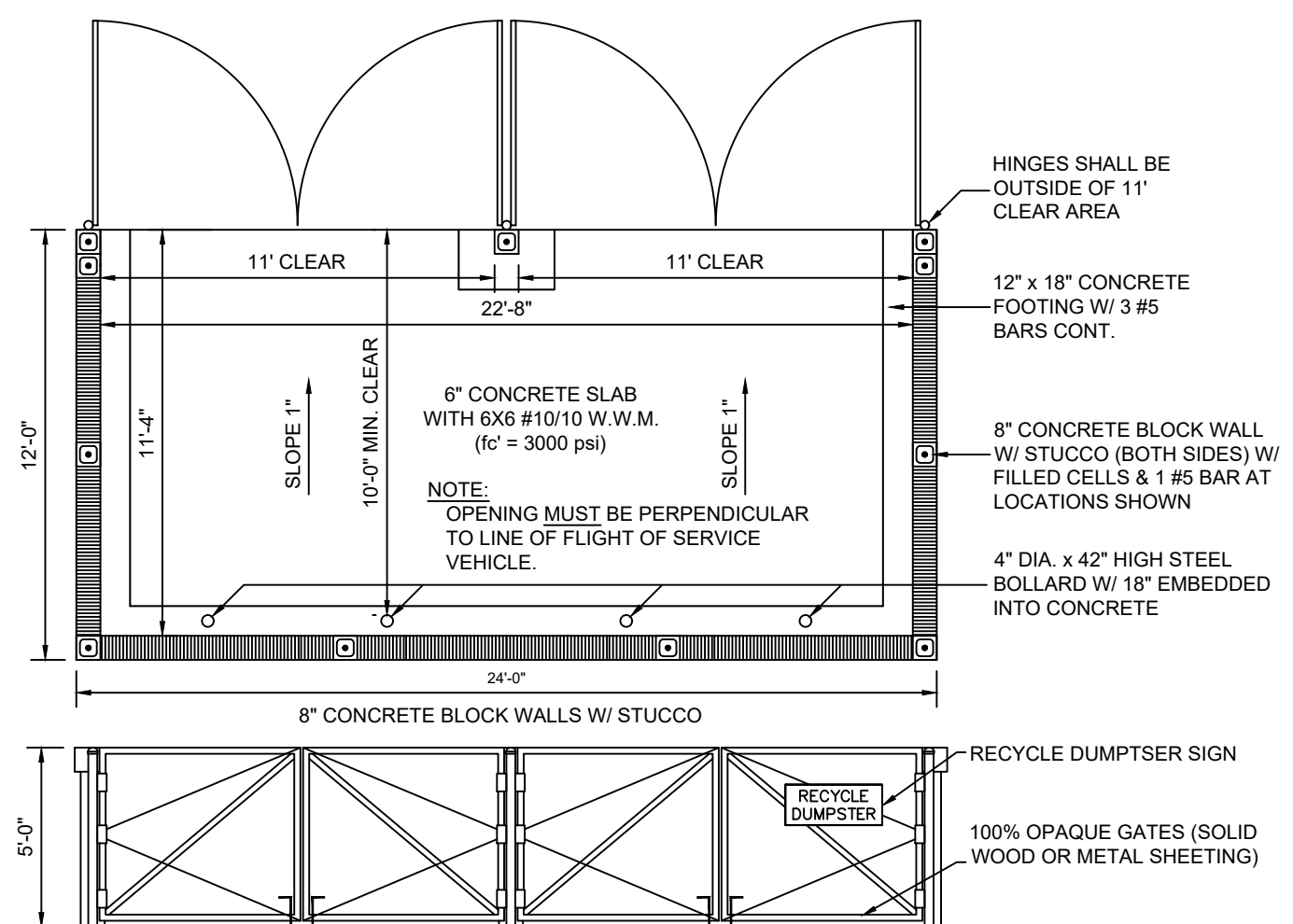
Luminaire (Mount must be ordered separately)

Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NI	Asymmetric/Type II	T	3000K	UL	01	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	4000K	UL	01	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	5000K	UL	01	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	5700K	UL	01	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	3000K	UL	02	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	4000K	UL	02	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	5000K	UL	02	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	5700K	UL	02	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	3000K	UL	03	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	4000K	UL	03	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	5000K	UL	03	PHM Programmable Multi-Level, up to 1000W
OSQ	A	NI	Asymmetric/Type II	T	5700K	UL	03	PHM Programmable Multi-Level, up to 1000W

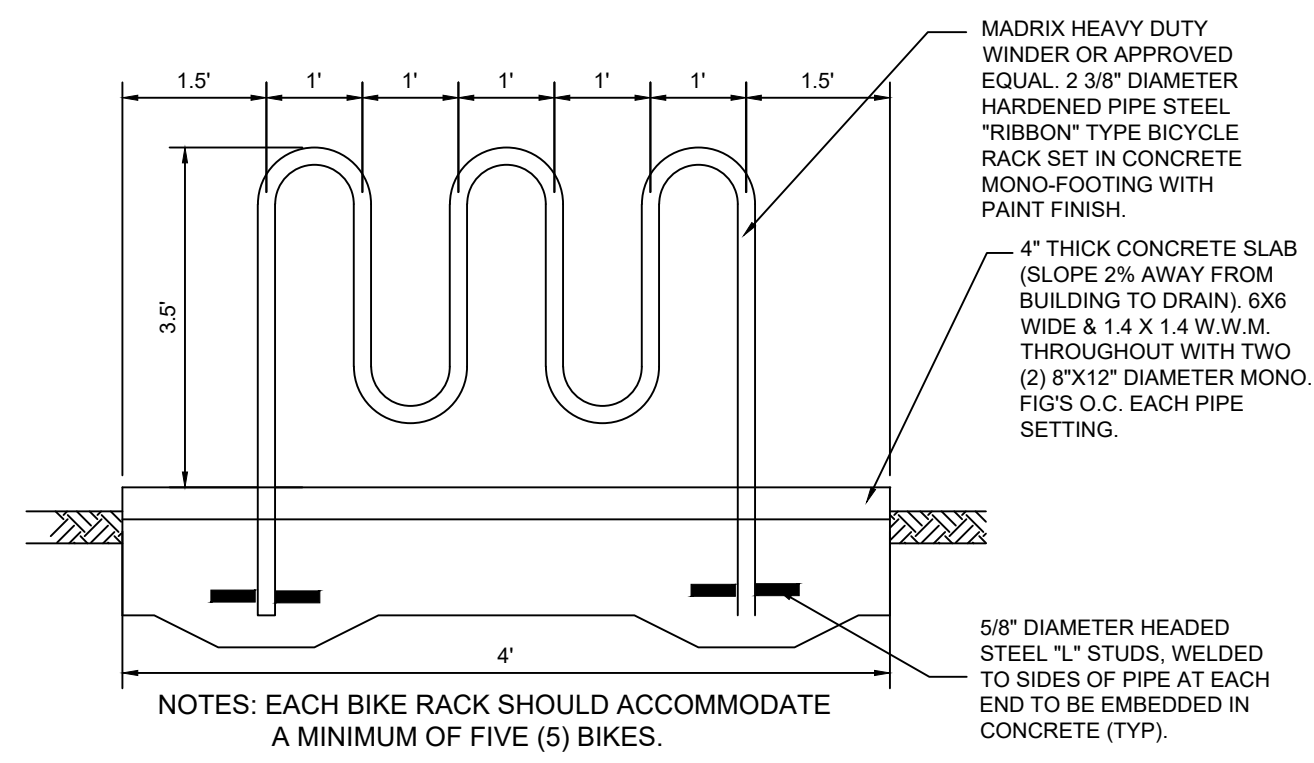
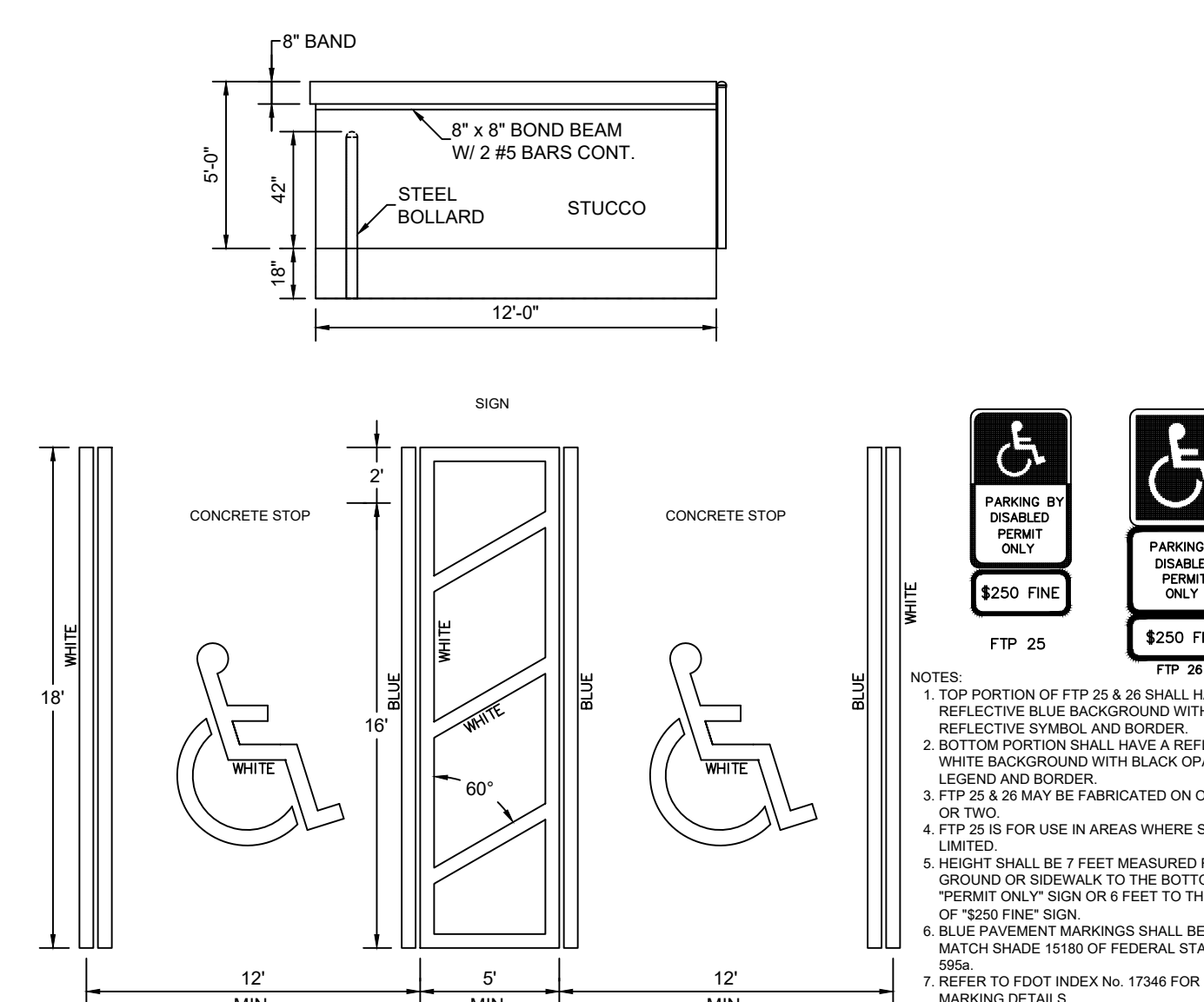


### CHAIN LINK FENCE DETAIL

NOT TO SCALE

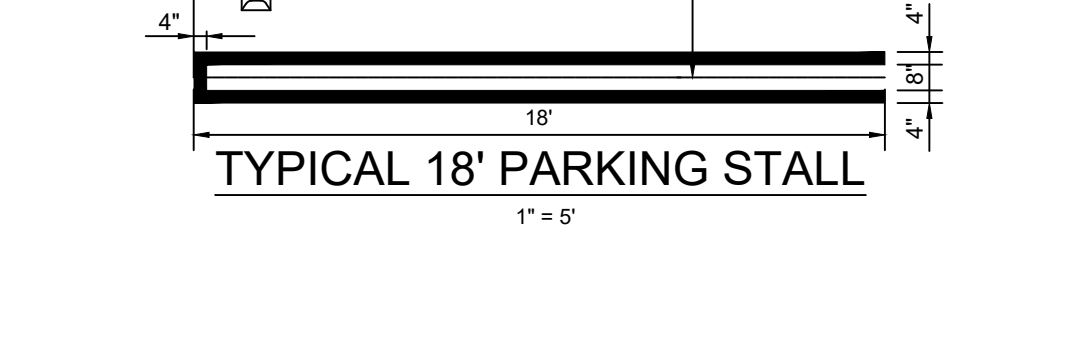
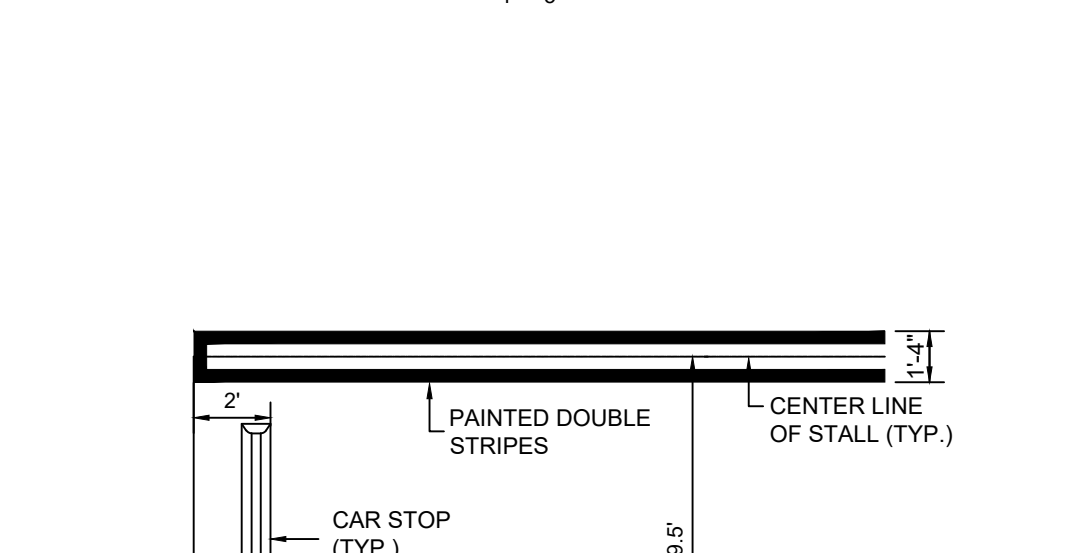
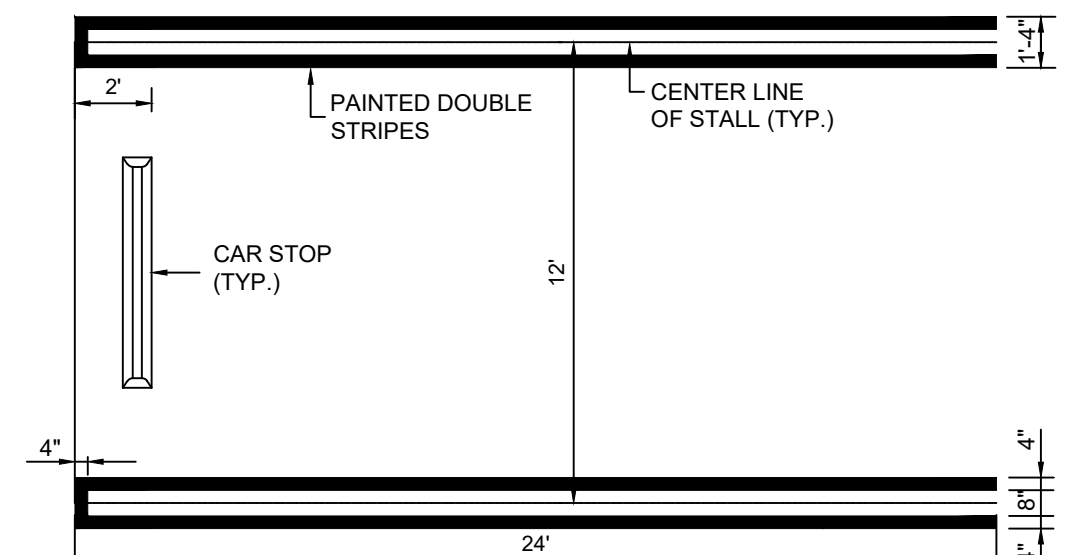
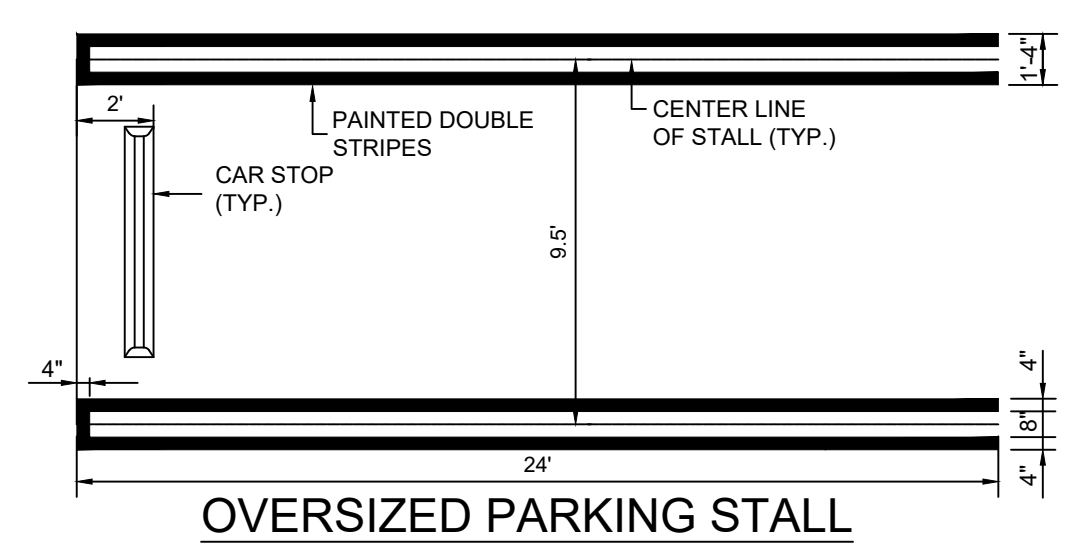


### 24' x 12' DUMPSTER DETAIL



### TYPICAL BIKE RACK DETAIL

N.T.S.



### TYPICAL 18' PARKING STALL

1\"/>

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REVISION	DATE	COMMENTS

TOTAL TRUCK PARTS

FLORIDA

PORT ST. LUCIE

SITE PLAN DETAILS

10250 SW VILLAGE PARKWAY - SUITE 201  
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20-244

2 OF 2

TOTAL TRUCK PARTS									
LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	DIMMING	VOLTS	MOUNTING	REMARKS	INPUT WATTS
				Type					
S	CREE	OSQ-A-4M-4ME-U-40K-UL-XX / OSQ-BLSLF	AREA / PARKING LOT LED LIGHT FIXTURE	LED	0-10V	120-277V	TENON	MOUNTED AT 25'-0"	202W

LIGHTING SCHEDULE NOTES:

- For pricing please email Genesis Lighting at [quotes@genesislighting.net](mailto:quotes@genesislighting.net). For technical questions please contact Brian Meneses @ 772-919-5670 (bmeneses@genesislighting.net)
- No substitutions allowed without prior approval by architect, engineer or design team
- Verify Voltages prior to bid and installation of fixtures
- Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans

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