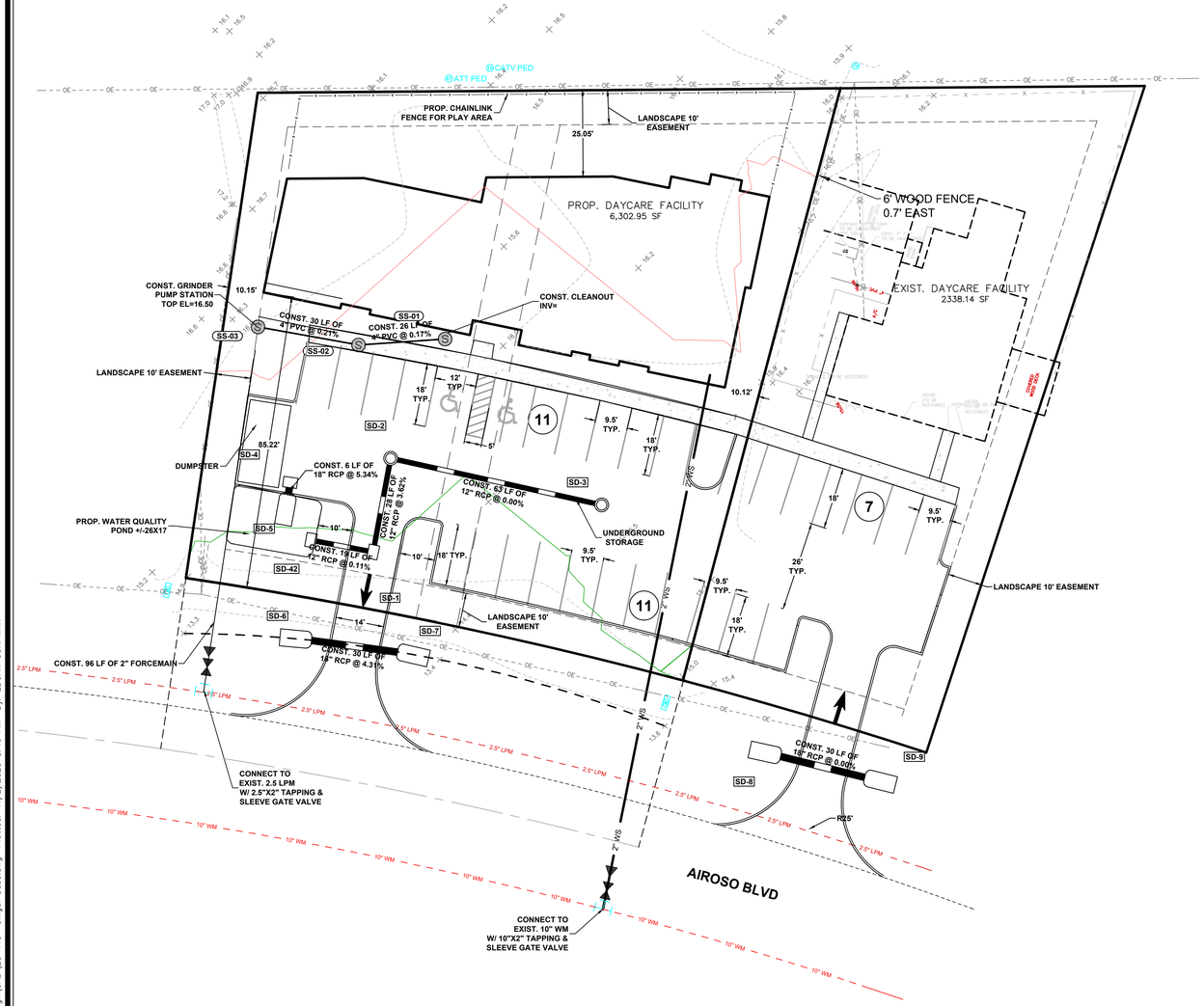


SITE DATA TABLE

Owner/Applicant:
H Andrew Development LLC
3125 SW Cathedral Street
Port St. Lucie, 34953
Phone: 772-465-1122

Architect:
TBD

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Environmental Services
Hobe Sound Environmental
9512 Duncan Street
Hobe Sound, Fla.
Phone: 772-545-3676
Fax:
bobhsenv@gmail.com

Landscape Architect:
Jeffrey W. Smith, RLA
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 13
Stuart, Florida 34994
561-371-1644 Cell

1.) Project Name:
Gingerbread Lane Daycare Center

2.) Location:
The project site is located at 712 & 731 NW Airoso Blvd, Port St. Lucie, Florida 34983

3.) Project Description:
Proposed 6303 SF Daycare Facility

4.) Sec/Town/Range:
Section 20, Township 36 South, Range 40 East

5.) Tax Map ID:
34/20N
34/20N

6.) Parcel ID Numbers:
3420-620-1458-000-5
3420-620-1457-000-8

7.) Gross Site Area:
0.57 acres 24,829 sq feet

8.) Zoning:
CN Neighborhood Commercial 0.57 acres

9.) Land Use:
CL Commericial Limited 0.57 acres

10.) Site Density/Intensity:
N/A

11.) Development Schedule: Phase 1
Start: Winter 2023
Complete: Winter 2024

12.) Flood Zone:

The project site is located in Flood Zone X (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0278K, February 19, 2020 (as indicated on the St. Lucie County GIS Website).

13.) Site Coverage[1]:
Proposed Site Facilities (2023)

	acreage	sq feet	% of site	FAR[3]
Buildings (all types)	0.14	6,303	25.5	0.231
Roadways/Parking	0.17	7,607	30.8	N/A
Other Impervious	0.02	668	2.7	N/A
Total Impervious	0.33	14,578	59.0	
Open Space/ Landscape/ Future Dev.	0.22	9,714	39.3	N/A
Lakes & Retention (dry)	0.01	397	1.6	N/A
Total Site Area	0.57	24,689	100	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) Proposed Site Addition represents site area approved (but not yet constructed) per Colonial Engineering Site Plan Minor Corrections.
3.) FAR coverage based on total bldg sq ft/ gross lot area.
4.) Existing coverage on the easter property will decrease by +/-751 SF

14.) Parking: Expansion Area

	Building Area	SP/1000	Total Required	Phase Provided	Handicap parking
PROP	6303	3.33	21		
EXIST	2338	3.33	8		
			29	29	2

15.) Building Hgt.:
Maximum Building Hgt. 25' Proposed Building Hgt. (max) 22'-9"

16.) Building Setbacks/Spacing (Min. Industrial):

	Required	Provided
Front (as measured from Airoso BLVD)	25 ft	85 ft
Side	10 ft	10 ft
Rear (as measured from north property line)	25 ft	25 ft

17.) Utility Service:

Water Service (Utility)	PSL	Electric Service	FPL
Sewage Service (Utility)	PSL	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

All utility services will be placed underground.

18.) Refuse Collection:
Soild waste collectors will be through the use of on-site trash dumpster enclosure and approved City of Port St. Lucie Waste Haulers.

19.) Site Lighting:
Site lighting will be provided through a combination of wall mounted fixtures on the side of the building and the placement of several independent poles in the parking lot areas.

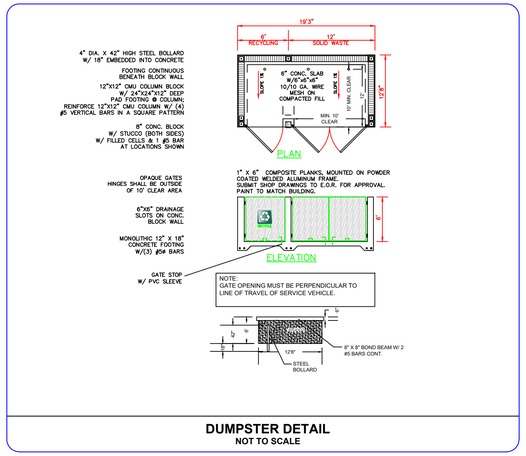
20.) Site Drainage (preliminary):
The proposed site will drain in the proposed inlet, which discharges into the above ground water quality pond. Then it outfalls into the underground infiltration system. The existing site, will drain to the ditch along Airoso Blvd.

21.) Traffic Statement:
Trip Generation based upon ITE Code 565 - Daycare Eleventh Edition (11th)

AM PEAK:		PM PEAK:	
entry	48	entry	53
exit	54	exit	53
Total	102	Total	101

22.) Habitat Preservation:
The project will not provide upland preservation.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



DUMPSTER DETAIL
NOT TO SCALE

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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DESIGNED	EAC	9/21/23
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APPROVED	.	.

GINGERBREAD LANE DAYCARE

SITE PLAN

DATE: 9/28/23
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 23-110
SHEET 1 of 1

P:\Proj-2023\23-110 Gingerbread Lane Day Care\03 Design\CAD\23-110 Ginger base.dwg Plotted: 11/2/2023 8:49 AM By: EDGAR COAPMAN