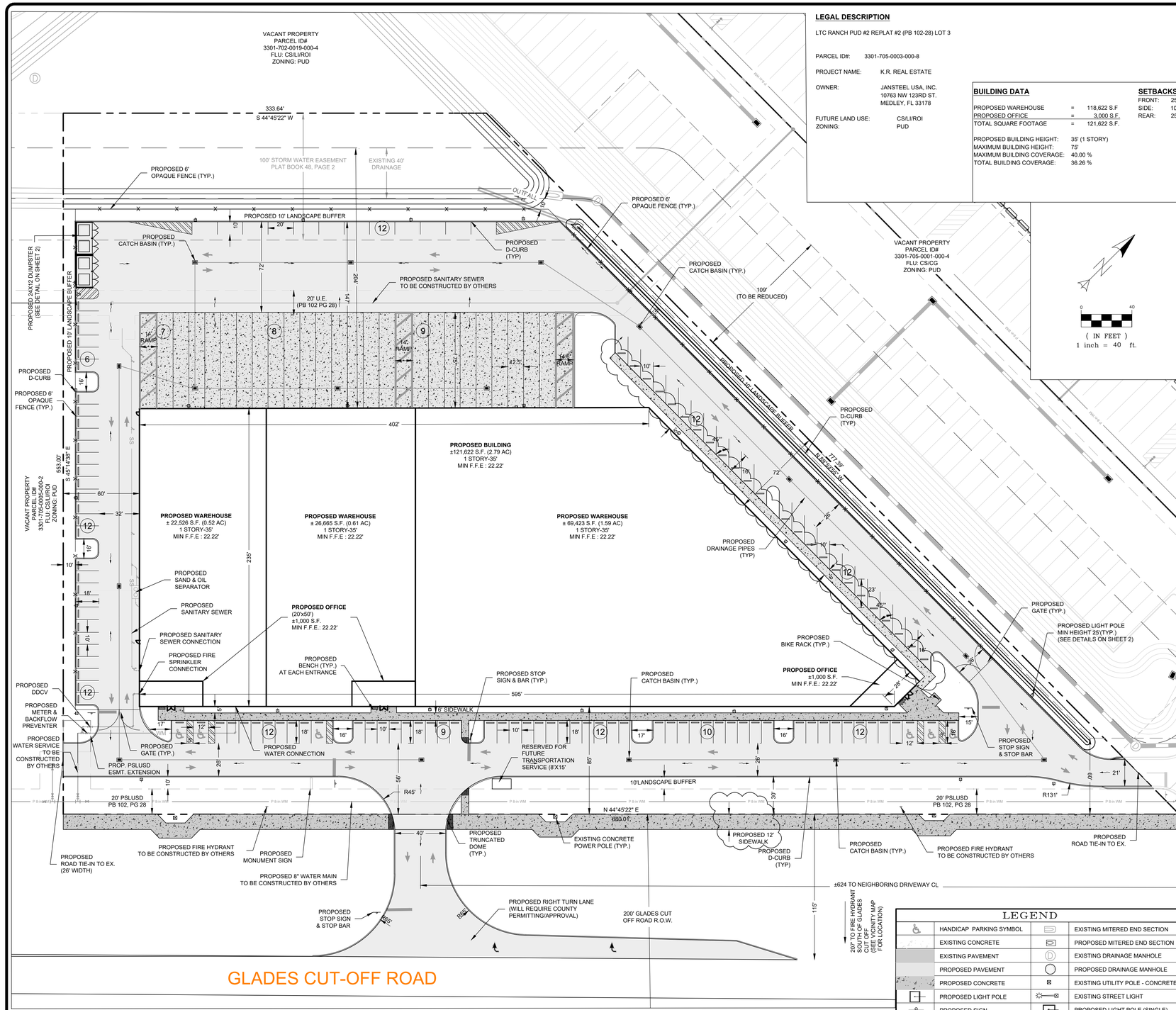


LEGAL DESCRIPTION

LTC RANCH PUD #2 REPLAT #2 (PB 102-28) LOT 3

PARCEL ID#: 3301-705-0003-000-8

PROJECT NAME: K.R. REAL ESTATE

OWNER: JANSTEEL USA, INC.
10763 NW 123RD ST.
MEDLEY, FL 33178

FUTURE LAND USE: CS/LI/ROI
ZONING: PUD

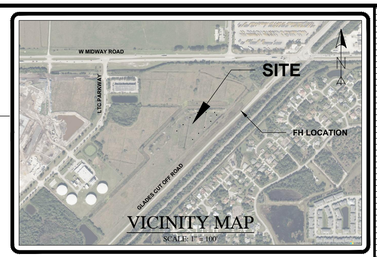
BUILDING DATA

PROPOSED WAREHOUSE	=	118,622 S.F
PROPOSED OFFICE	=	3,000 S.F.
TOTAL SQUARE FOOTAGE	=	121,622 S.F.

PROPOSED BUILDING HEIGHT: 35' (1 STORY)
MAXIMUM BUILDING HEIGHT: 75'
MAXIMUM BUILDING COVERAGE: 40.00 %
TOTAL BUILDING COVERAGE: 36.26 %

SETBACKS

FRONT: 25'
SIDE: 10'
REAR: 25'



SITE DATA

TOTAL AREA:	335,576 S.F.	±7.70 AC.	100.00 %
IMPERVIOUS AREA:			
PROPOSED BUILDING	121,622 S.F.	2.79 AC.	36.26%
PROPOSED CONCRETE	33,093 S.F.	0.75 AC.	09.86 %
PROPOSED PAVEMENT	100,109 S.F.	2.29 AC.	29.84 %
TOTAL IMPERVIOUS	**254,824 S.F.**	**5.85 AC.**	**75.97 %**
MAX IMPERVIOUS			80.00 %
PERVIOUS AREA:			
DRY DETENTION	7,219 S.F.	0.17 AC.	02.15 %
STORM WATER MANAGEMENT	24,049 S.F.	0.55 AC.	07.17 %
OPEN SPACE	±49,484 S.F.	1.14 AC.	14.75 %
TOTAL (PERVIOUS)	80,752 S.F.	1.85 AC.	24.08 %
MINIMUM REQUIRED OPEN SPACE:	10.00 %		

PARKING CALCULATIONS

REQUIRED PARKING(FINAL BUILD-OUT)

OFFICE		
1,000 S.F. (1 SPACE/ 200 S.F.)	=	5 PARKING SPACES
OFFICE		
1,000 S.F. (1 SPACE/ 200 S.F.)	=	5 PARKING SPACES
OFFICE		
1,000 S.F. (1 SPACE/ 200 S.F.)	=	5 PARKING SPACES
WAREHOUSING		
22,526 S.F.		
(2 SPACE/ 1,000 S.F. TO 10,000 S.F.)	=	20 PARKING SPACES
(1 SPACE/ 2,000 S.F.)	=	6 PARKING SPACES
WAREHOUSING		
26,665 S.F.		
(2 SPACE/ 1,000 S.F. TO 10,000 S.F.)	=	20 PARKING SPACES
(1 SPACE/ 2,000 S.F.)	=	8 PARKING SPACES
WAREHOUSING		
69,422 S.F.		
(2 SPACE/ 1,000 S.F. TO 10,000 S.F.)	=	20 PARKING SPACES
(1 SPACE/ 2,000 S.F.)	=	30 PARKING SPACES
TOTAL REQUIRED PARKING SPACES	=	119 PARKING SPACES
(PER LTC RANCH PUD: 5 ADA SPACES / 101-150 SPACES)	=	5 HANDICAP SPACES

PROVIDED PARKING

TOTAL PROVIDED PARKING SPACES	=	120 PARKING SPACES
HANDICAP PARKING(INCLUDED)	=	5 HANDICAP SPACES

WATER AND SEWER:

WATER SERVICE AND SEWER SERVICE WILL BE PROVIDED TO SERVE THE PROPOSED BUILDING BY PSLUSD

DRAINAGE STATEMENT:

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA AND EXFILTRATION TRENCH WHICH WILL PROVIDE THE REQUIRED ½" WATER QUALITY VOLUME PRIOR TO DISCHARGE TO THE EXISTING DRAINAGE EASEMENT NORTHWEST 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.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:

EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW WITHIN 1,000 FEET

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE:

SOUTH SIDE OF GLADES CUT OFF ±207 FEET

TRAFFIC GENERATION:

K.R REAL ESTATE - LTC RANCH

ITE 11TH EDITION TRIP GENERATION RATES

DAILY TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split In	Directional Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total
Warehouse	150	121,622	S.F.	T=1.58(X/1000)+38.29	50%	50%	115	115	230
TOTAL							**115**	**115**	**230**

A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split In	Directional Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total
Warehouse	150	121,622	S.F.	T=0.11(X/1000)+28.55	65%	35%	27	15	42
TOTAL							**27**	**15**	**42**

P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split In	Directional Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total
Warehouse	150	121,622	S.F.	T=0.15(X/1000)+20.47	24%	76%	9	29	39
TOTAL							**9**	**29**	**39**

ENVIRONMENTAL STATEMENT:

PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED ON SEPTEMBER 25, 2020, THERE IS NO NATIVE UPLAND HABITAT ON SITE. IN ADDITION , NO WETLANDS WERE FOUND ON SITE. LASTLY NO GOPHER TORTOISES OR ANY OTHER STATE OR FEDERALLY LISTED PLANT/ANIMAL SPECIEA WERE FOUND ON SITE.

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

LEGEND

	HANDICAP PARKING SYMBOL		EXISTING MITERED END SECTION
	EXISTING CONCRETE		PROPOSED MITERED END SECTION
	EXISTING PAVEMENT		EXISTING DRAINAGE MANHOLE
	PROPOSED PAVEMENT		PROPOSED DRAINAGE MANHOLE
	PROPOSED CONCRETE		EXISTING UTILITY POLE - CONCRETE
	PROPOSED LIGHT POLE		EXISTING STREET LIGHT
	PROPOSED SIGN		PROPOSED LIGHT POLE (SINGLE)
	EXIST. DRAINAGE INLET		DRAINAGE FLOW ARROW
	PROPOSED DRAINAGE INLET		PARKING STALL COUNT
			FPL TRANSFORMER (BY OTHERS)

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

NOTE:
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).

NO PUBLIC WELLS WITHIN 1,000 FEET.

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	DRF
DRAWN BY	KNC
FILENAME	20-330 k r real estate - sp (10-22-21).dwg
LAYOUT	SITE PLAN
SCALE	1" = 40'
DATE	16MAY2023

#	DATE	REVISION COMMENTS
1	05/19/23	REVISIONS PER CITY OF PORT ST. LUCIE COMMENTS

K. R. REAL ESTATE
SITE PLAN

CITY OF PORT ST. LUCIE FLORIDA

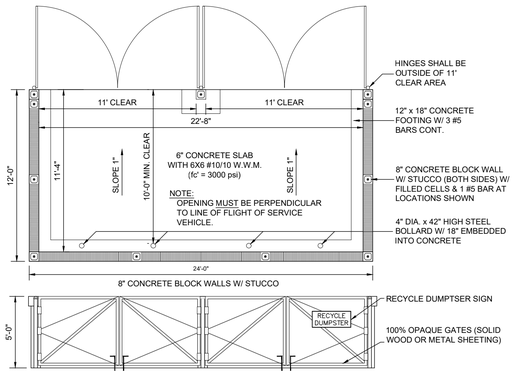
DATE

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

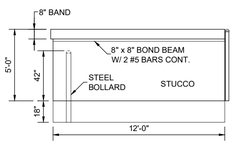
20-330

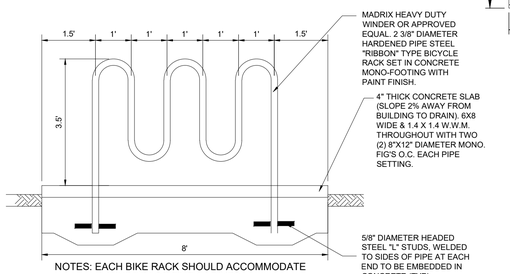
1 OF 2

PSL PROJECT NO. P23-070
PSLUSD FILE NO. 5394



24' x 12' DUMPSTER DETAIL

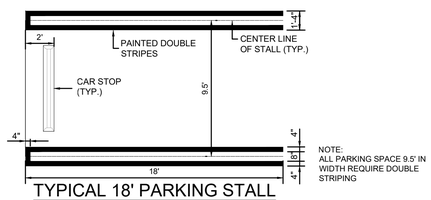




NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

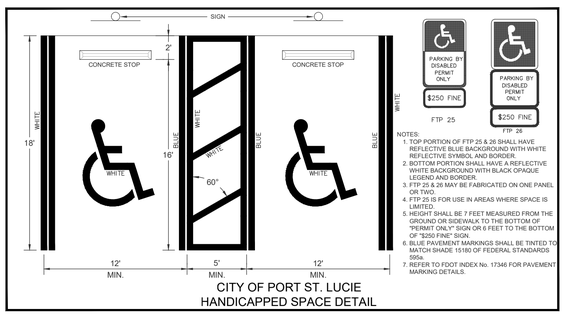
N.T.S.



NOTE:
ALL PARKING SPACE 9.5' IN WIDTH REQUIRE DOUBLE STRIPING

TYPICAL 18' PARKING STALL

1" = 5'



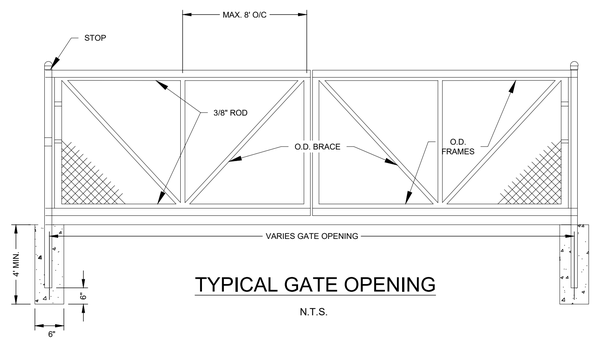
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
7. REFER TO FDOT INDEX No. 17346 FOR PAVEMENT MARKING DETAILS.

CITY OF PORT ST. LUCIE
HANDICAPPED SPACE DETAIL

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	25	SA	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-T-40K-UL-XX / OSQ-BLSLF, Single Head
	7	SB	D180	0.900	Cree Lighting OSQ-A-NM-5ME-T-40K-UL-XX, 2@180°

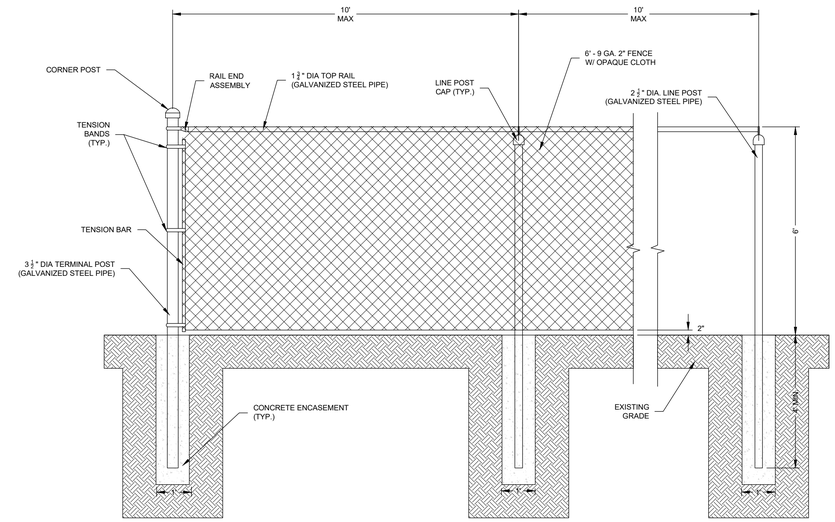
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	3.01	7.5	1.0	3.01	7.50
Spill	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.

LIGHTING DETAIL



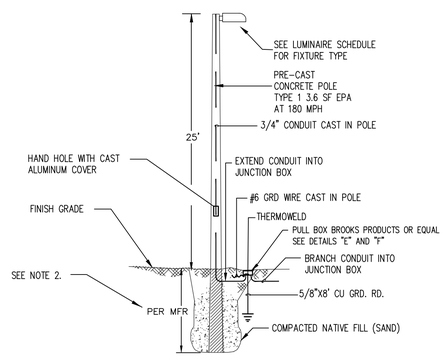
TYPICAL GATE OPENING

N.T.S.



TYPICAL OPAQUE FENCE DETAIL

N.T.S.



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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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DESIGNED BY	DRF
DRAWN BY	KNC
FILENAME	20-330 kr real estate site plan details.dwg
CONCEPT PLAN	
LAYOUT	
AS SHOWN	
SCALE	
DATE	16MAY2023

DATE	#	REVISION COMMENTS
06/16/23	1	ADDED LIGHT FIXTURE DETAIL PER PER CITY OF PORT ST. LUCIE COMMENTS

K. R. REAL ESTATE
SITE PLAN DETAILS

CITY OF PORT ST. LUCIE — FLORIDA

DATE

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

20-330

PSL PROJECT NO. P23-070
PSLUSD FILE NO. 5394

Z:\EDC-2020\20-330 - JanSteel USA - LTC Ranch\ENGINEERING\AutoCAD\DWGs\20-330 KR Real Estate - SP (6-22-23)