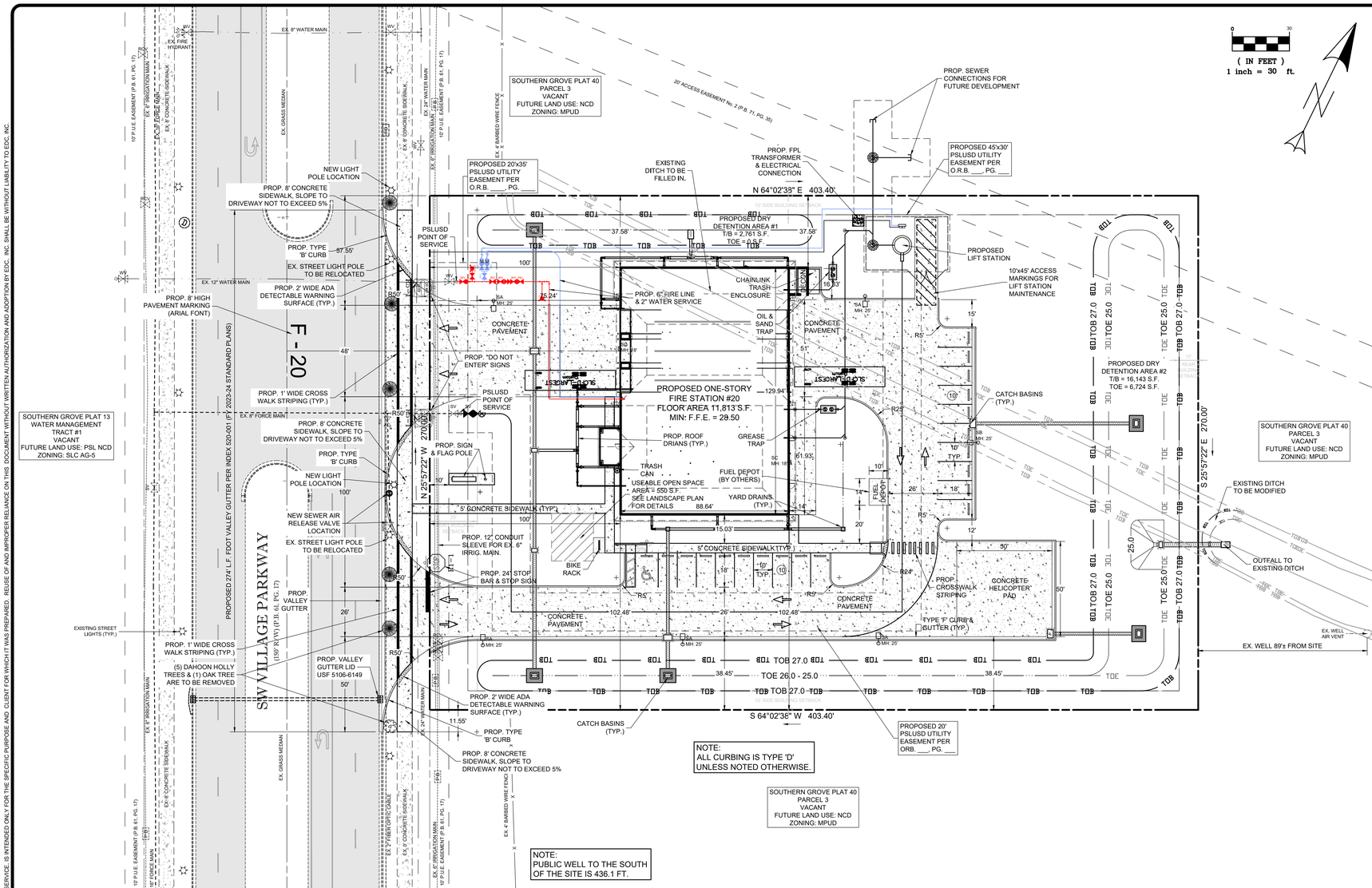
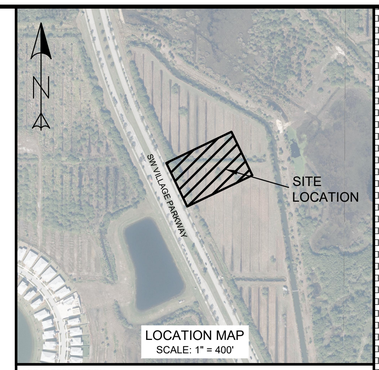




LEGAL DESCRIPTION

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 #:	4315-804-0004-000-5
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:	WANNEMACHER JENSEN ARCHITECTS, INC. CONTACT: SANCHELLE MERCER, 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:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA

FUTURE LAND USE:	NCD (NEW COMMUNITY DEVELOPMENT)
ZONING:	MPUD (MASTER PLANNED UNIT DEVELOPMENT)
GROSS SITE AREA	108,918 S.F. (2.500 AC) = 100.00%
IMPERVIOUS AREA	40,802 S.F. (0.937 AC) = 37.46%
PROPOSED BUILDING	11,813 S.F. (0.271 AC) = 10.84%
PROPOSED CONCRETE	28,989 S.F. (0.666 AC) = 26.62%
PERVIOUS AREA:	68,116 S.F. (1.563 AC) = 62.54%
OPEN SPACE AREA	49,212 S.F. (1.130 AC) = 45.18%
DRY DETENTION AREA #1	2,761 S.F. (0.063 AC) = 2.54%
DRY DETENTION AREA #2	16,143 S.F. (0.370 AC) = 14.82%

USEABLE OPEN SPACE AREA:
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 12111C0400J, 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" (35' 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 REQUIRED = 9 SPACES (1 HC)
PARKING PROVIDED = 20 SPACES (1 HC)

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH DISCHARGE TO THE EXISTING STORMWATER MASTER SYSTEM. THE PROJECT IS LOCATED IN BASIN 'B' OF THE SOUTHERN GROVE MASTER CONCEPTUAL SYSTEM (ERP# 56-103157-P).

SITE PLAN NOTES:

1. 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.
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. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, UNLESS OTHERWISE PERMITTED THROUGH AN APPROVED VARIANCE FROM PSL.
5. 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).
6. 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.):			
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 (SFWMD 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. '88

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE	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	571± FEET

LEGEND

M E EXISTING METER	#' EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
M E PROPOSED METER	#' EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
PROPOSED SIGN	#' EX. PINE TREE # - TREE TAG		PROPOSED HEAVY DUTY ASPHALT
7 BLOCK NUMBER	EX. OAK TREE TO BE REMOVED. # TREE TAG.		PROPOSED STANDARD ASPHALT
MITERED END SECTION	EX. PALM TREE TO BE REMOVED. # - TREE TAG.		PROPOSED CONCRETE
HANDICAP STALL	EX. PINE TREE TO BE REMOVED. # - TREE TAG.		
S1 MH: 17' LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.	(1) EX. OAK TREE TO BE RELOCATED		
P 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-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	0.900	15899	158.7	793.5
	1	SB	SINGLE	GARDCO ECF-S-48L-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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL ✪ LAND PLANNERS
INTERIOR DESIGNERS
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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	SITE PLAN LAYOUT	SCALE	DATE
RWF	RWF	23-217 (10-26-2023) - cp.dwg		1" = 30'	26 OCT 2023

REVISION COMMENTS

DATE

ST. LUCIE COUNTY FIRE STATION #20
S.W. VILLAGE PARKWAY
SITE PLAN
PORT ST. LUCIE FLORIDA

(DATE)

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

PSL PROJECT NO.
P23-117
PSLUSD FILE NO.
5002-20

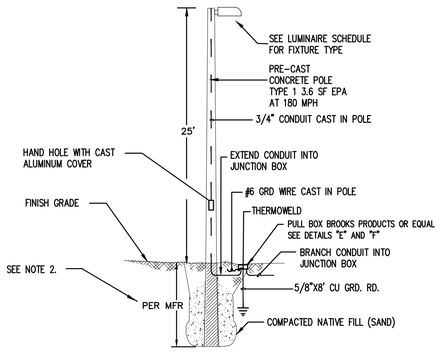
23-217

1 OF 2

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

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

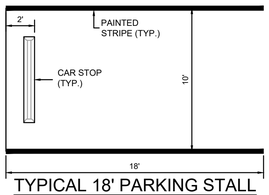
Z:\EDC 2023\23-217 - Wannemacher Jensen - Southern Grove Fire Station 20\ENGINEERING\AutoCAD\DWGs\23-217 (10-26-2023) - CP.dwg, SITE PLAN, 10/26/2023 1:03:17 PM, Jessica, EDC, Inc.



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.

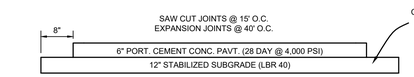
DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE



TYPICAL 18' PARKING STALL

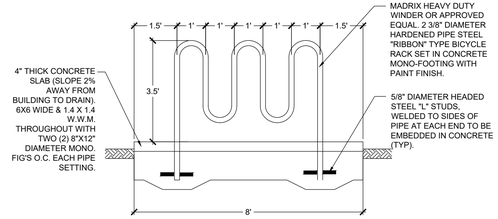
1" = 5'



TYPICAL RIGID DETAIL (ON-SITE)

N.T.S.

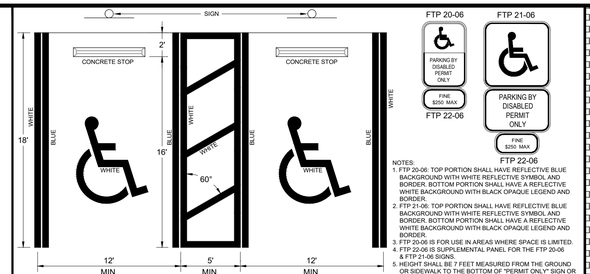
NOTE:
1. CONCRETE PAVEMENT, AT A MINIMUM, MUST BE CONSTRUCTED OF FDOT APPROVED CLASS II CONCRETE. SUBGRADE MATERIAL SHALL BE A MINIMUM THICKNESS OF SIX INCHES WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 OR 75 PSI FBV.
2. CONCRETE SHALL BE REINFORCED WITH FIBER MESH ADDITIVE OR WITH 6x6 #10/#10 W.W.M.



NOTES: 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.



NOTES:
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 20-06 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 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

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

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL ◆ LAND PLANNERS
INTERIOR DESIGNERS
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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	23-217 (10-26-2023) - cp.dwg	SITE DETAILS	1" = 30'	26 OCT 2023

REVISION COMMENTS | DATE

ST. LUCIE COUNTY FIRE STATION #20
S.W. VILLAGE PARKWAY
SITE PLAN DETAILS
PORT ST. LUCIE FLORIDA

(DATE)

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

PSL PROJECT NO.
P23-117
PSLUSD FILE NO.
5002-20

23-217

2 OF 2

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

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

Z:\EDC 2023\23-217 - Wainwrachter Jensen - Southern Grove Fire Station 20\ENGINEERING\AutoCAD\DWG\23-217 (10-26-2023) - CP.dwg, SITE DETAILS, 10/26/2023 1:02:22 PM, Jessica, EDC, Inc.