

**LEGAL DESCRIPTION:**  
 LOTS 6-17, BLOCK 1708, PORT ST. LUCIE SECTION 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22, 22A-22B PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 SECTION 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
 CONTAINING 121,094 S.F., 2.780 ACRES  
 PARCEL ID #: 3420-650-1084-000-5  
 PROJECT NAME: FONDURA SELF-STORAGE WAREHOUSES  
 OWNER: 2752 SW FONDURA ROAD LLC  
 199 WEST RD STE 101  
 PLEASANT VALLEY, NY 12569-7975  
 DEVELOPER: KIRCHHOFF COMPANIES  
 199 WEST RD STE 101  
 PLEASANT VALLEY, NY 12569-7975

**SITE DATA:**  
 FUTURE LAND USE: CS  
 ZONING: CS  
 GROSS SITE AREA: 121,094 S.F. (2.780 AC) = 100.00%  
 IMPERVIOUS AREA: 75,969 S.F. (1.744 AC) = 62.74%  
 PROPOSED BUILDING: 10,000 S.F. (0.230 AC) = 8.26%  
 EXISTING BUILDINGS: 26,200 S.F. (0.601 AC) = 21.63%  
 EXISTING PAVEMENT: 38,530 S.F. (0.885 AC) = 31.82%  
 PROPOSED CONCRETE: 152 S.F. (0.003 AC) = 0.13%  
 EXISTING CONCRETE: 1,087 S.F. (0.025 AC) = 0.90%  
 PERVIOUS AREA: 45,125 S.F. (1.036 AC) = 37.26%  
 OPEN SPACE: 21,393 S.F. (0.491 AC) = 17.66%  
 DRY DETENTION AREA: 23,732 S.F. (0.545 AC) = 19.60%

**BUILDING DATA:**  
 EX. BUILDING #1: 10,200 S.F.  
 EX. BUILDING #2: 700 S.F.  
 EX. OFFICE AREA: 700 S.F.  
 EX. STORAGE AREA: 7,300 S.F.  
 EX. BUILDING #3: 8,000 S.F.  
 PROP. BUILDING #4: 30,000 S.F.  
 (3 STORY @ 10,000 S.F. EACH)  
 GROSS BUILDING AREA: 56,200 S.F.  
 BUILDING HEIGHT:  
 EXISTING BUILDINGS #1-#3: ONE STORY (9.5 FT.)  
 PROPOSED BUILDING #4: THREE STORY (35 FT. MAX.)  
 TOP OF ROOF: = 32 FT.  
 TOP OF PARAPET: = 35.5 FT.  
 TOP OF TOWER PARAPET: = 40.5 FT.  
 MIDPOINT OF SLOPED ROOF: = 43.5 FT.

**BAY SIZE:**  
 NET S.F. = 20,950  
 TOTAL # OF BAYS = 211  
 20,950 / 211 = 99 S.F. AVG. SIZE BAY  
 (158.227(G); MAXIMUM BAY SIZE. THE MAXIMUM SIZE OF A STORAGE BAY SHALL BE FIVE HUNDRED (500) SQUARE FEET.)  
 PROVIDER OF UTILITIES:  
 WATER: PSLUSD  
 WASTEWATER: PSLUSD

**PARKING CALCULATIONS:**  
 OFFICE AREA: 700 S.F.  
 1 SPACE / 200 S.F. OFFICE AREA  
 700 / 200 = 4 SPACES  
 STORAGE AREA = 352 UNITS  
 1 SPACE / 100 UNITS SELF-STORAGE WAREHOUSE  
 352 UNITS / 100 = 4 SPACES  
 PARKING PROVIDED = 8 SPACES (1 HC)  
 EX. PARKING PROVIDED = 7 SPACES (1 HC)  
 PROP. PARKING PROVIDED = 4 SPACES  
 TOTAL PARKING PROVIDED = 11 SPACES (1 HC)

**DRAINAGE SYSTEM:**  
 DRAINAGE SYSTEM CONSISTS OF A DRY DETENTION AREA WITH DISCHARGE TO THE ROAD SWALE AT FONDURA ROAD. SWFMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT HAS BEEN MET.  
**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.  
**UPLAND PRESERVE REQUIREMENTS:**  
 PROJECT AREA: 121,094 S.F. (2.780 AC.)  
 EXISTING UPLANDS: 0 S.F. (0 AC.)  
 MITIGATION REQUIRED: NO MITIGATION REQUIRED.  
 NO UPLANDS ON SITE.

**TRAFFIC STATEMENT:**  
 INSTITUTE OF TRANSPORTATION ENGINEERS  
 TRIP GENERATION, 10th EDITION  
 MINI-WAREHOUSE (151)  
 GENERAL OFFICE (710)  
 (AVERAGE RATES UTILIZED)  

	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
MINI-WAREHOUSE (151)	1.51/1,000 S.F.	55,500 S.F.	= 84
GENERAL OFFICE (710)	9.74/1,000 S.F.	700 S.F.	= 7
A.M. PEAK HOUR TRIPS:			
MINI-WAREHOUSE (151)	0.10/1,000 S.F.	55,500 S.F.	= 6
GENERAL OFFICE (710)	1.16/1,000 S.F.	700 S.F.	= 1
P.M. PEAK HOUR TRIPS:			
MINI-WAREHOUSE (151)	0.17/1,000 S.F.	55,500 S.F.	= 9
GENERAL OFFICE (710)	1.15/1,000 S.F.	700 S.F.	= 1

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

NO.	LOCATION	APPROX. DISTANCE PER GOOGLE MAPS
1.	EAST SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	525 FEET
2.	WEST SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	228 FEET
3.	WEST SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	790 FEET
4.	SOUTH SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	0 FEET
5.	EAST SIDE OF THE SITE ALONG S.W. FONDURA ROAD	0 FEET
6.	WEST SIDE OF THE SITE ALONG S.W. CAMPANA STREET	0 FEET

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	LUM. WATTS	DESCRIPTION
□	20	WPA	SINGLE	N/A	0.950	24.4	CREE CAT # XSPWA3FG-U
□	1	SA	SINGLE	N/A	0.950	86	CREE CAT # OSQ-A-xx-3ME-B-40K-ULxxxx w OSQ-BLSMF
□	2	SB	SINGLE	N/A	0.950	86	CREE CAT # OSQ-A-xx-4ME-B-40K-ULxxxx w OSQ-BLSMF

**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ACCESS & PARKING	Illuminance	Fc	1.42	5.1	0.1	14.20	52.00
LIGHT SPILL ON CAMPANA STREET	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
STORAGE-LOADING AREA	Illuminance	Fc	1.59	9.7	0.1	15.90	97.00
WEST PROPERTY LINE	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

**ENGINEERS & SURVEYORS ENVIRONMENTAL**  
 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	FILE NAME	LAYOUT	SCALE	DATE
RJV	RJV	21-143 (05-25-2021).dwg	AS SHOWN	AS SHOWN	22 FEBRUARY 2021

REVISION	DATE	DESCRIPTION
07-13-2021		REVISED SITE PLAN AMENDMENT PER SPR. COMMENTS 06-29-2021
05-25-2021		REVISED SITE PLAN AMENDMENT PER SPR. COMMENTS 05-12-2021
04-22-2021		REVISED SITE PLAN AMENDMENT PER SPR. COMMENTS 04-22-2021
04-22-2021		REVISED SITE PLAN AMENDMENT PER SPR. COMMENTS 04-22-2021
04-22-2021		REVISED SITE PLAN AMENDMENT PER SPR. COMMENTS 04-22-2021

**FONDURA SELF-STORAGE WAREHOUSES**  
**MAJOR SITE PLAN AMMENDMENT**  
 FLORIDA  
 PORT ST. LUCIE

**R.J. KENNEDY, P.E. (DATE) #56218**  
 10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455

**PSL PROJECT NO. P18-006-A2**  
**PSLUSD FILE NO. 11-739-00**  
**21-143**  
**1 OF 2**

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.

**LEGEND**

	EXISTING METER
	PROPOSED SIGN
	MITERED END SECTION
	HANDICAP STALL
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE

**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 MUST BE SCREENED FROM VIEW.
- 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).

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

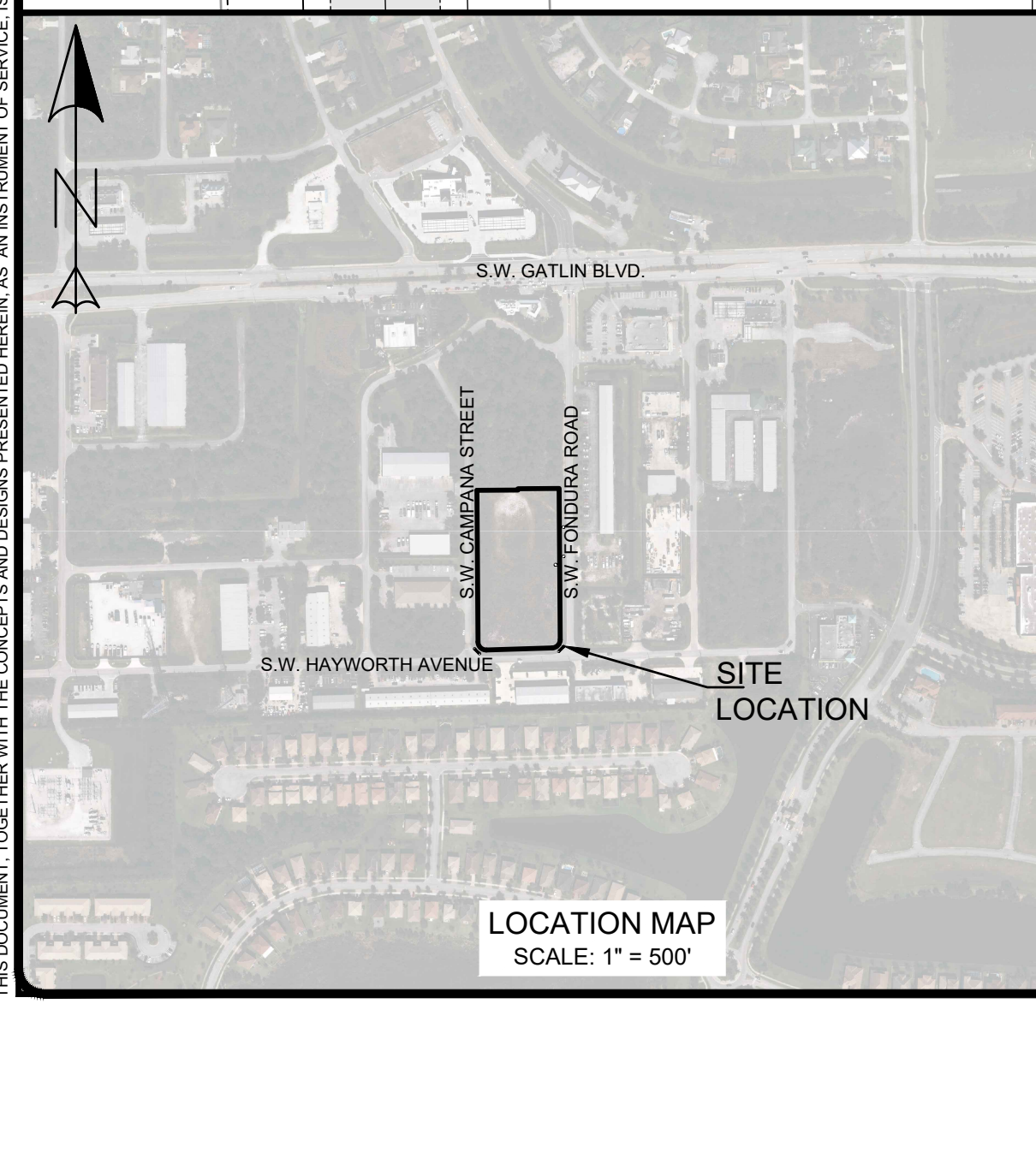
NO.	LOCATION	APPROX. DISTANCE PER GOOGLE MAPS
1.	EAST SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	525 FEET
2.	WEST SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	228 FEET
3.	WEST SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	790 FEET
4.	SOUTH SIDE OF THE SITE ALONG S.W. HAYWORTH AVENUE	0 FEET
5.	EAST SIDE OF THE SITE ALONG S.W. FONDURA ROAD	0 FEET
6.	WEST SIDE OF THE SITE ALONG S.W. CAMPANA STREET	0 FEET

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	LUM. WATTS	DESCRIPTION
□	20	WPA	SINGLE	N/A	0.950	24.4	CREE CAT # XSPWA3FG-U
□	1	SA	SINGLE	N/A	0.950	86	CREE CAT # OSQ-A-xx-3ME-B-40K-ULxxxx w OSQ-BLSMF
□	2	SB	SINGLE	N/A	0.950	86	CREE CAT # OSQ-A-xx-4ME-B-40K-ULxxxx w OSQ-BLSMF

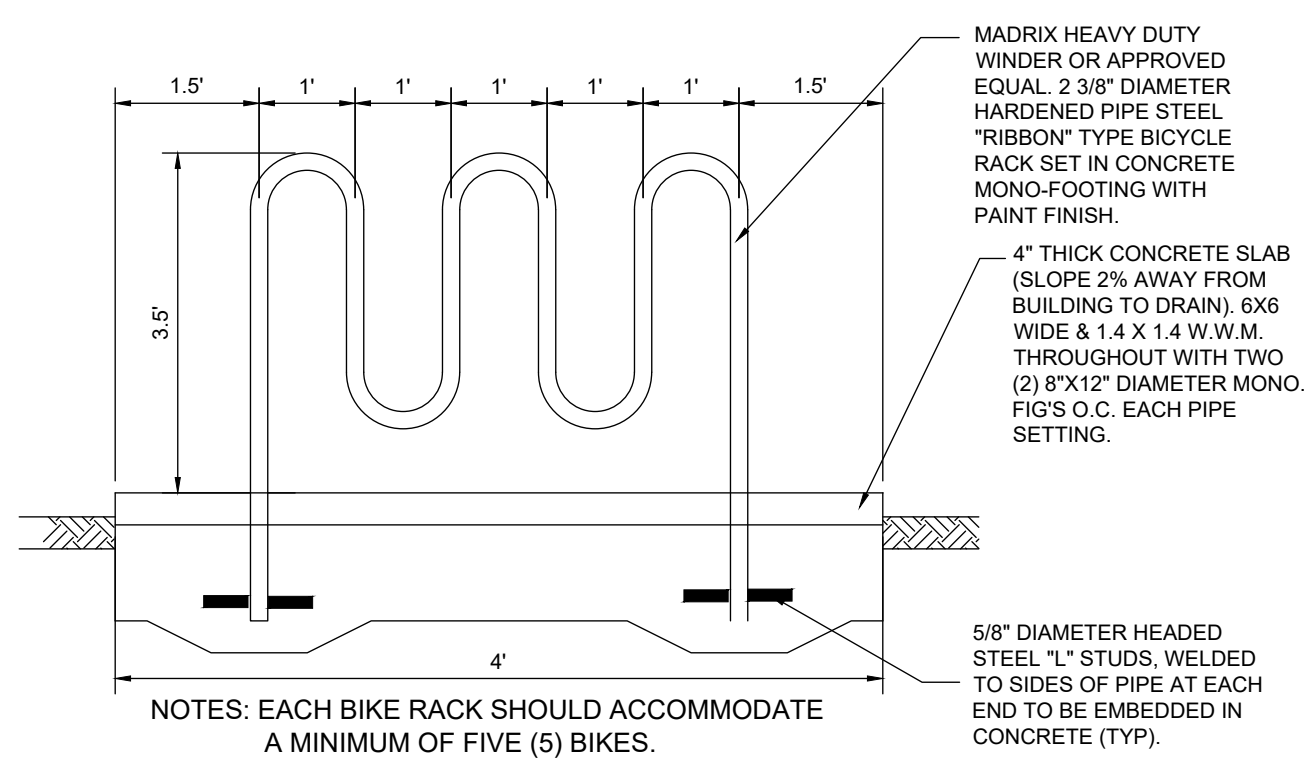
**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ACCESS & PARKING	Illuminance	Fc	1.42	5.1	0.1	14.20	52.00
LIGHT SPILL ON CAMPANA STREET	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
STORAGE-LOADING AREA	Illuminance	Fc	1.59	9.7	0.1	15.90	97.00
WEST PROPERTY LINE	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

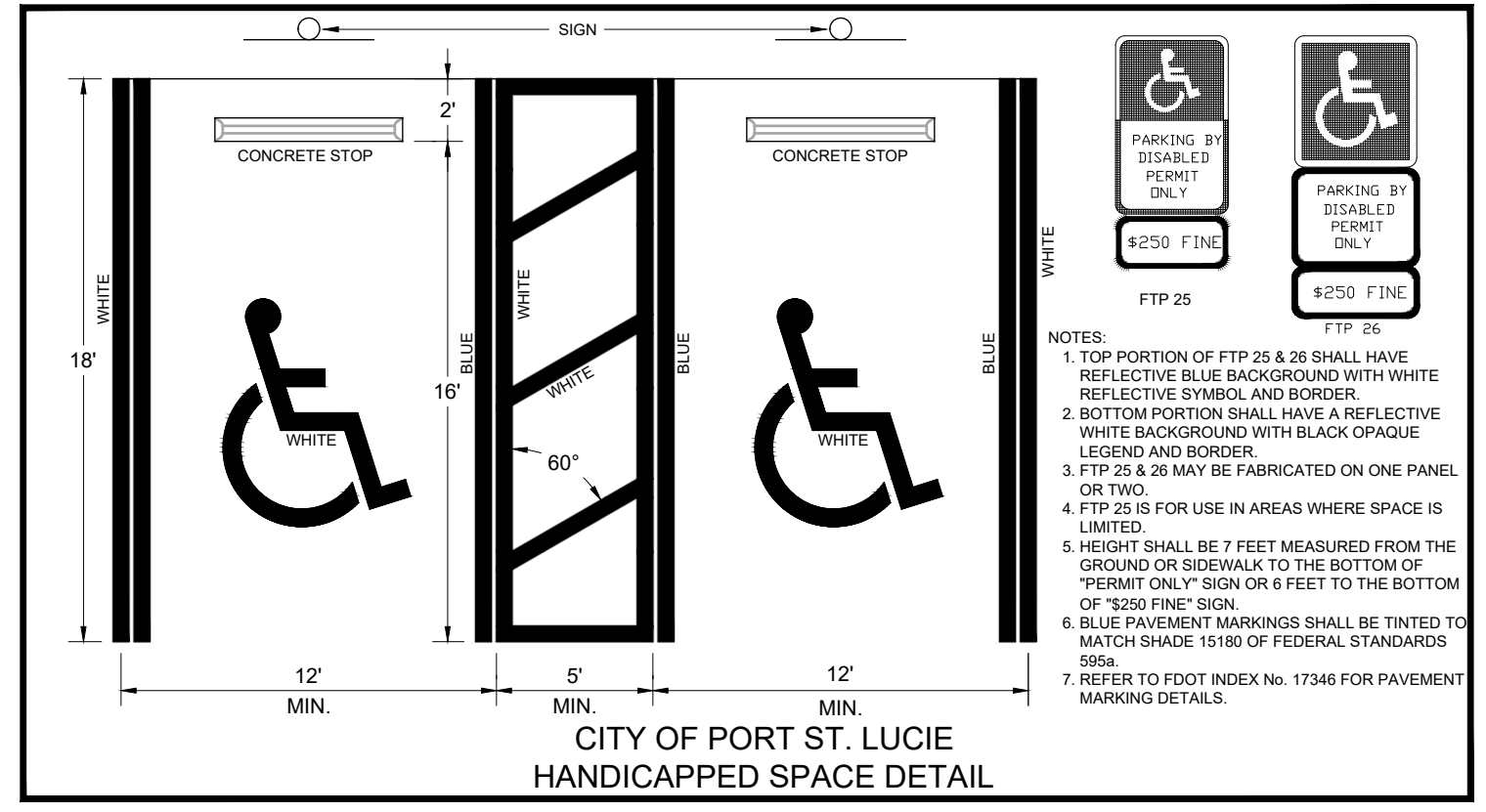
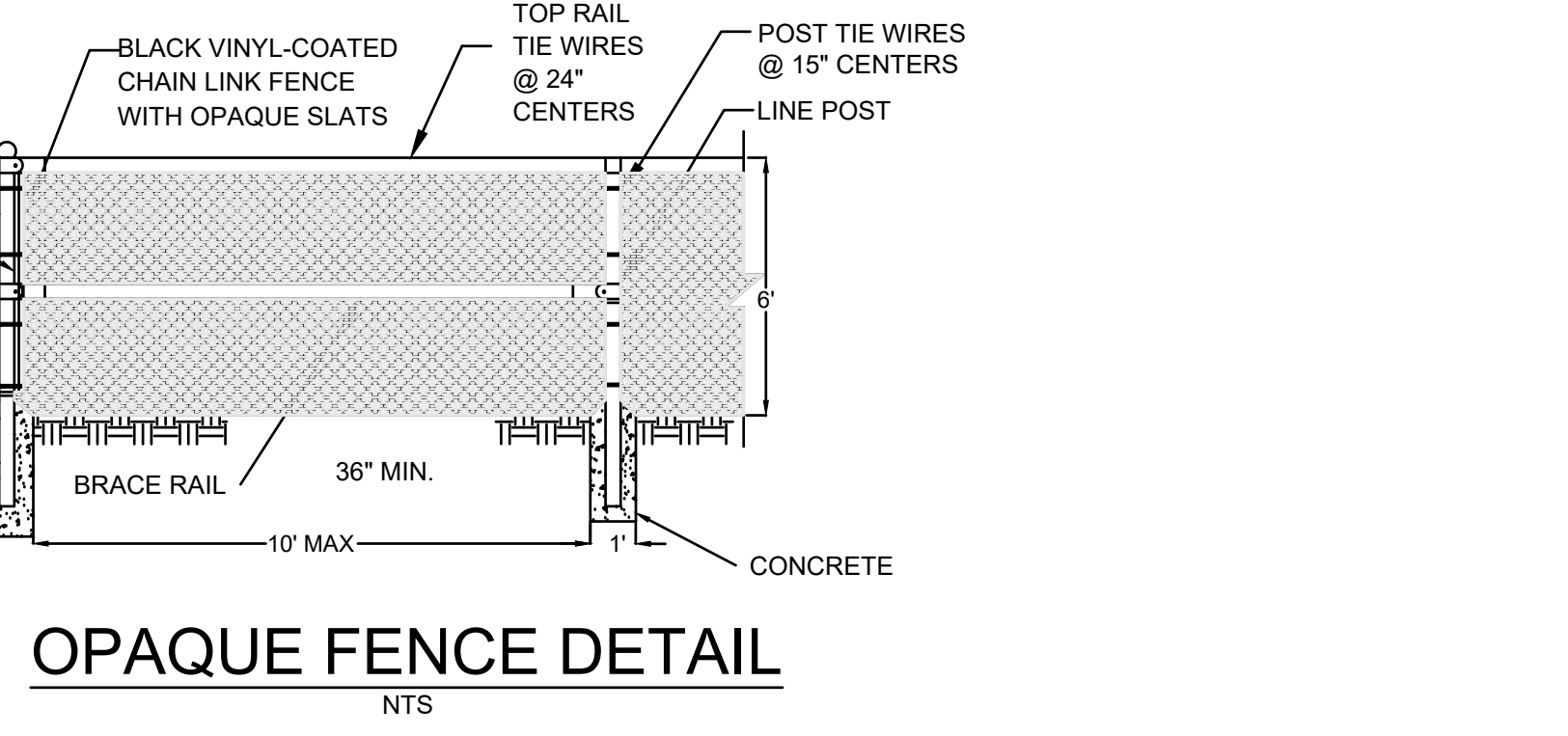
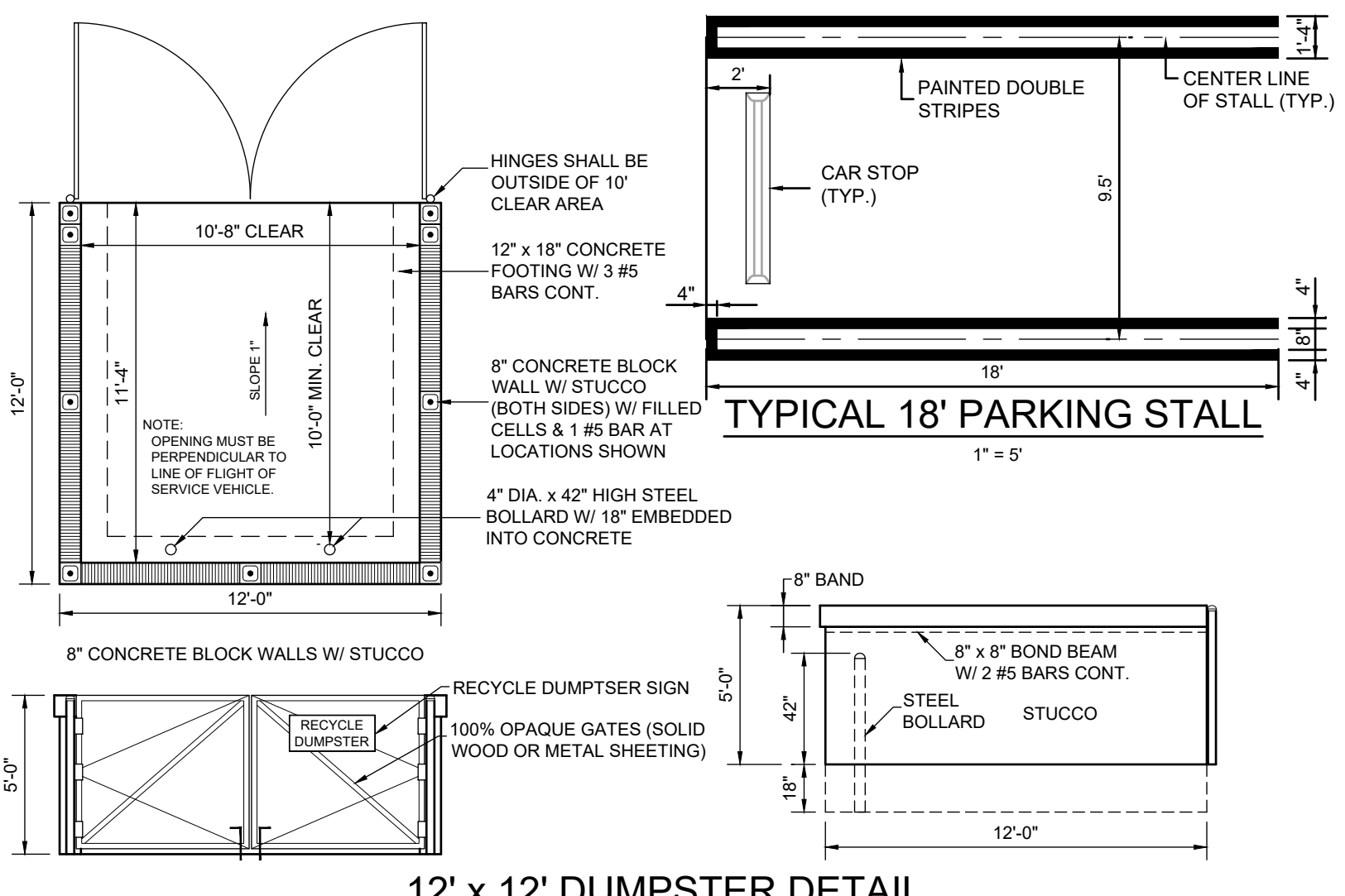
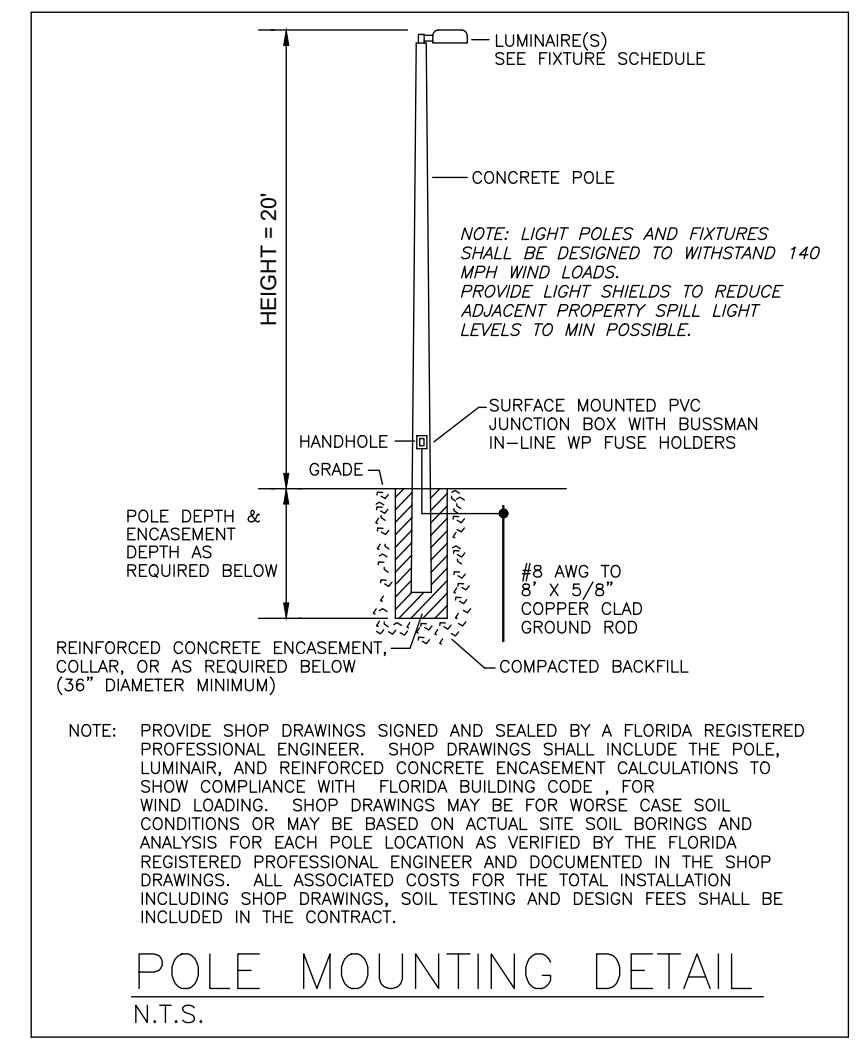


**811**  
 It's fast.  
 It's free.  
 Know what's below.  
 Call before you dig.  
 www.call811.com

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.



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.  
**TYPICAL BIKE RACK DETAIL**  
 N.T.S.



**ENGINEERS & SURVEYORS**  
 PORT SAINT LUCIE OFFICE  
 10250 SW VILLAGE PARKWAY  
 SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 ☎ 772-340-4990  
 ☎ 772-462-2455  
 www.edc-inc.com  
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 89935  
 L.B. CERTIFICATE OF AUTHORIZATION 80988

DESIGNED BY RWF	DRAWN BY RWF	CHECKED BY RWF	FILE NAME 21-143 (05-25-2021).dwg
DATE 22 FEBRUARY 2021	LAYOUT SITE PLAN (2)	SCALE 1" = 30'	VERSION COMMENTS

DATE	REVISION COMMENTS
02/22/2021	SITE PLAN AMENDMENT SUBMITTED TO CHANGE GATE LOCATION
02/22/2021	SITE PLAN APPROVED 02-22-2021

**FONDURA SELF-STORAGE WAREHOUSES**  
**MAJOR SITE PLAN AMENDMENT DETAILS**  
 PORT ST. LUCIE  
 FLORIDA

R.J. KENNEDY, P.E. (DATE)  
 #56218  
  
 10250 SW VILLAGE PARKWAY, SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 ☎ 772-462-2455

PSL PROJECT NO.  
 P18-006-A2  
 PSLUSD FILE NO.  
 11-739-00

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