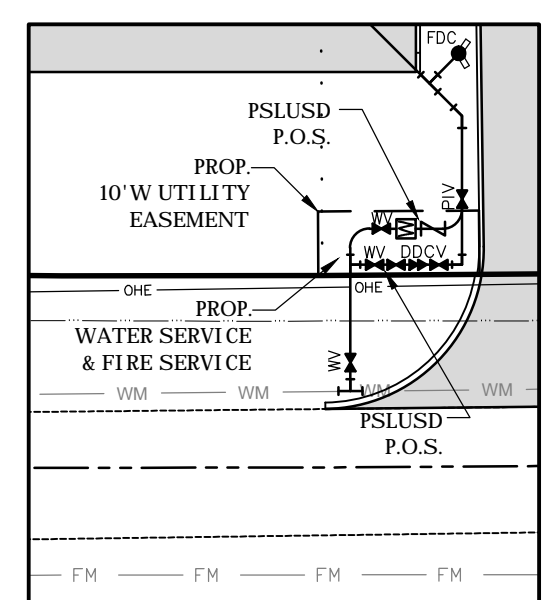


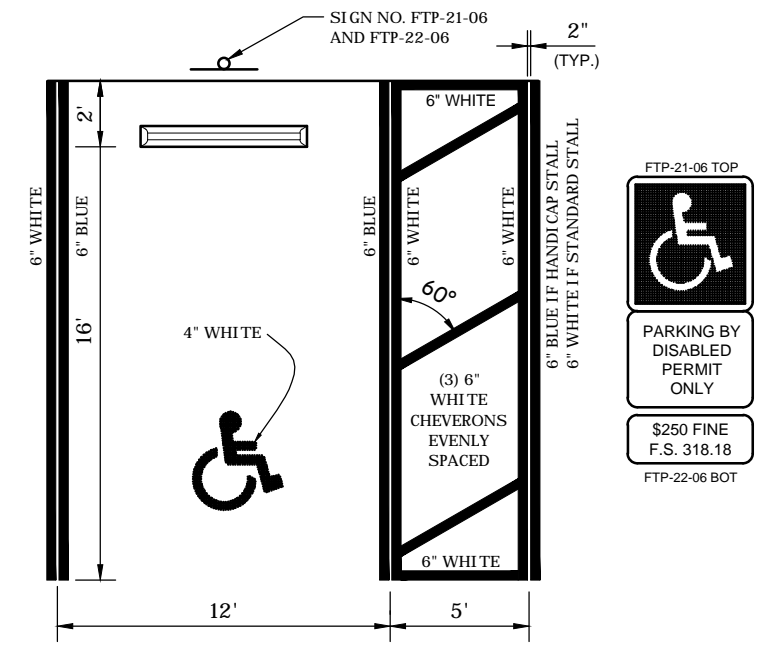
24' x 12' DUMPSTER DETAIL
1" = 5'



DETAIL 'A'
SCALE: 1" = 30'

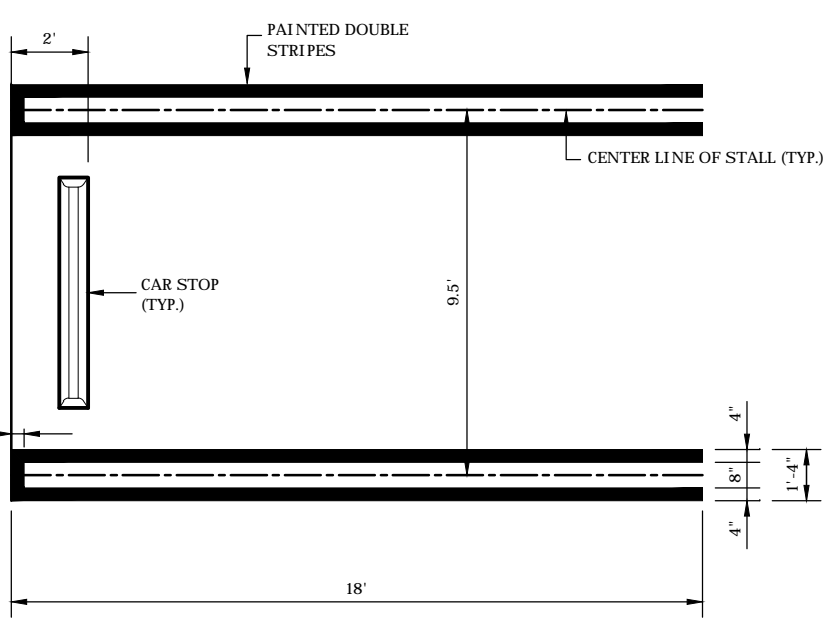
LEGEND

	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	BLOCK NUMBER
	NUMBER OF PARKING SPACES
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING LOW PRESSURE MAIN
	EXISTING EDGE OF PAVEMENT
	PROPOSED CLEAN OUT
	PROP. LIGHTING WALL PACK W/ 15' MOUNTING HEIGHT

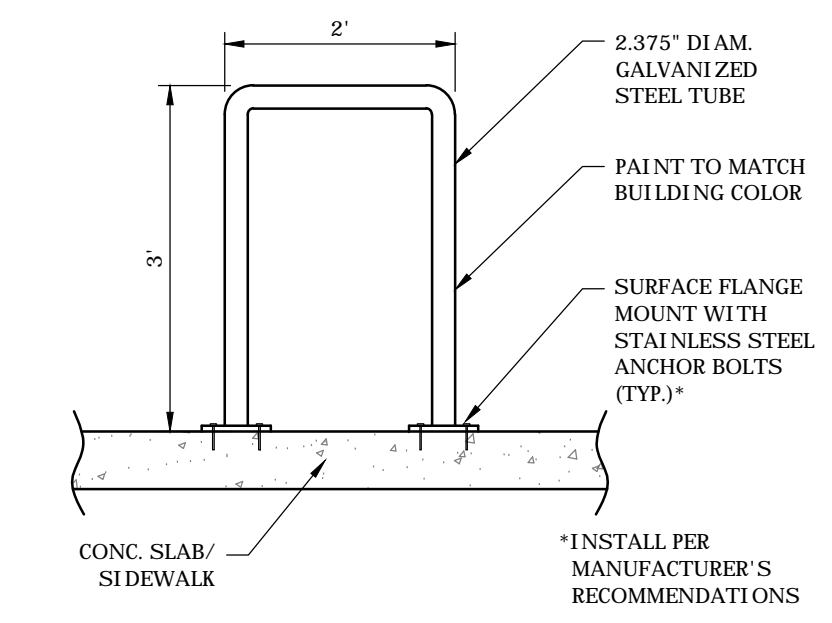


- NOTES:**
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 1580 OF FEDERAL STANDARDS 595A.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

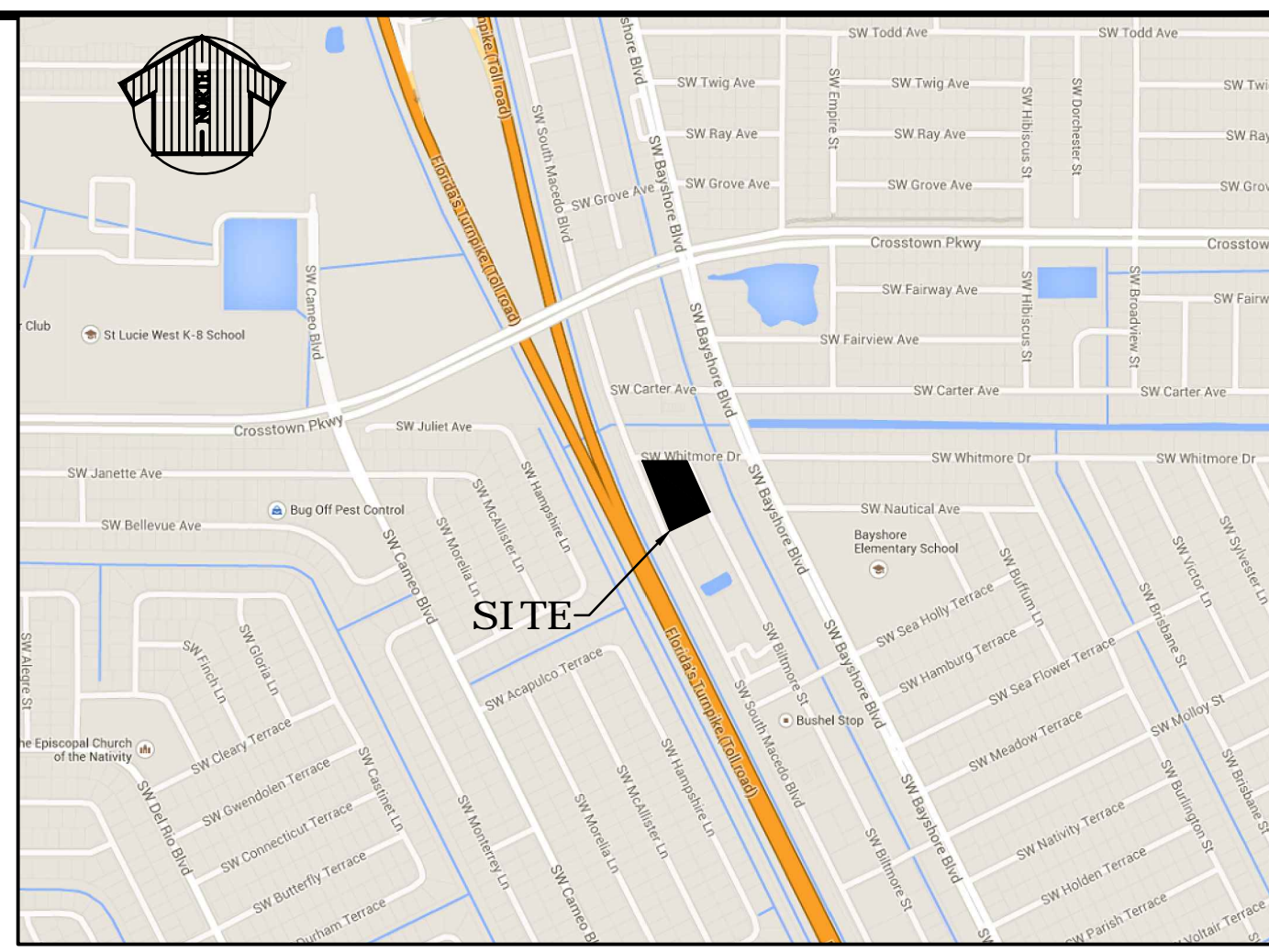
HANDICAP SPACE DETAIL
N.T.S.



TYPICAL 18' PARKING STALL
1" = 5'



BIKE RACK DETAIL
N.T.S.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 33, 34, 35, 36, AND 37, BLOCK 622, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 4A THROUGH 4M, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 99,804 SQUARE FEET (2.29+ ACRES) MORE OR LESS.
PARCEL ID NUMBERS 3420-560-2231-000-2 AND 3420-560-2230-000-5

DEVELOPER:

EXPERT SHUTTERS SERVICES, INC.
1626 SW BILTMORE STREET
PORT ST. LUCIE, FL 34984
PH: 772-871-1915

PROPERTY CLASSIFICATIONS:

ZONING: CS - SERVICE COMMERCIAL
FUTURE LAND USE: LI - LIGHT INDUSTRIAL

MINIMUM BUILDING SETBACKS:

FRONT: 25 FEET
REAR: 20 FEET
SIDE: 10 FEET

USEABLE OPEN SPACE:

0.5% OF SITE AREA IS REQUIRED TO BE PROVIDED AS USEABLE OPEN SPACE IN ACCORDANCE WITH THE CITYWIDE DESIGN STANDARDS.

PROP. BUILDING DATA:

1st FLOOR OFFICE = 2,700 S.F.
2nd FLOOR OFFICE = 2,300 S.F.
WAREHOUSE = 19,800 S.F.
FUTURE WAREHOUSE EXPANSION = 2,500 S.F.
GROSS FLOOR AREA = 27,300 S.F.

REQUIRE: 0.5% x 99,804 S.F. = 499 S.F.
PROVIDED: 22' x 23' = 506 S.F.

BUILDING HEIGHT - TWO STORY = 35 FEET

PARKING CALCULATIONS:

OFFICE AREA:
1 SPACE / 200 S.F. GROSS FLOOR AREA = 25 SPACES
5,000 S.F. / 200 S.F. = 25 SPACES

WAREHOUSE AREA:
2 SPACES / 1,000 S.F. FOR 1st 10,000 S.F.
1 SPACE / 2,000 S.F. FOR AREA OVER 10,000 S.F.

1st 10,000 S.F.: 10,000 S.F. * 2 SPACES / 1,000 S.F. = 20 SPACES

AREA ABOVE 10,000 S.F.: 12,300 S.F. * 1 SPACE / 2,000 S.F. = 6 SPACES

SPACES REQUIRED = 51 SPACES (3 HANDICAP, 48 REGULAR)
SPACES PROVIDED = 64 SPACES (3 HANDICAP, 61 REGULAR)

LOADING ZONE REQUIRED = 2 (12' x 25')
LOADING ZONE PROVIDED = 2 (12' x 25')

DRAINAGE STATEMENT:

THE PROJECT IS SERVED BY SITE GRADING, INLETS, AND CULVERTS THAT DIRECT STORMWATER TO THE DIRT DETENTION AREAS. DISCHARGE WILL BE TO THE MACEDO BOULEVARD SWALE. SFVMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 7th EDITION CATEGORY: GENERAL LIGHT INDUSTRIAL (110)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	6.97 / 1,000 S.F.	27,300 S.F.	= 190
P.M. PEAK HOUR TRIPS:	1.08 / 1,000 S.F.	27,300 S.F.	= 29

HAZARDOUS WASTE STATEMENT:

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.

UTILITY PROVIDERS:

POTABLE WATER = PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
WASTEWATER = PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
IRRIGATION = WELL

UPLAND PRESERVE REQUIREMENTS:

PROJECT AREA: 99,804 S.F. (2.291 AC)
EXISTING UPLANDS: 0 S.F. (0.000 AC)
MITIGATION REQUIRED: NO MITIGATION REQUIRED
NO UPLANDS ON SITE

SITE DATA:

TOTAL PROJECT AREA	2,291 AC	100.00%	
IMPERVIOUS AREA			
PROP. BUILDING FOOTPRINT	22,500 S.F.	0.517 AC	22.54%
FUTURE BUILDING EXPANSION	2,500 S.F.	0.057 AC	2.50%
PROP. PAVEMENT / WALKS	40,792 S.F.	0.936 AC	40.87%
TOTAL IMPERVIOUS	65,792 S.F.	1.510 AC	65.92%
TOTAL PERVIOUS (OPEN)	34,012 S.F.	0.781 AC	34.08%

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
(772) 879-0477 - (772) 871-8659 - FAX
CERTIFICATE OF AUTHORIZATION # 4942

SEAL
ENGINEER'S APPROVAL
DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	01-14-15	PER SPEC		

SITE PLAN

EXPERT SHUTTERS
CITY OF PORT ST. LUCIE, FLORIDA

SCALE: 1" = 30'
DATE: 01-14-15
DRAWN BY: RR
CHECKED BY: RR
CADD FILE: 14-0848P.DWG

SHEET NO.: **1**
OF: **1**

JOB No.: 14-084
ENG

