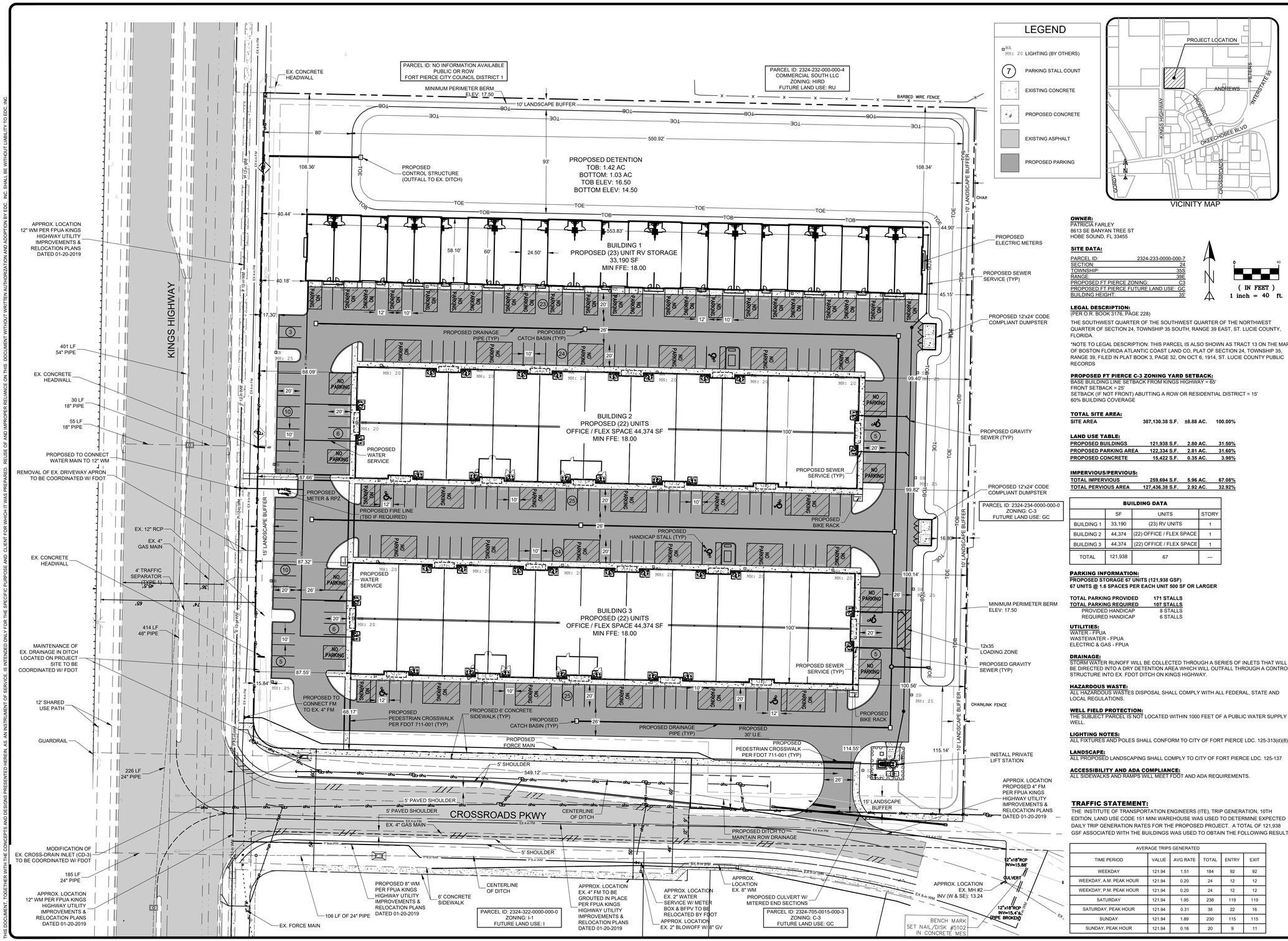

LEGEND

- LIGHTING (BY OTHERS)
- PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED PARKING

VICINITY MAP

OWNER:
PATRICIA FARLEY
8613 SE BANYAN TREE ST
HOBE SOUND, FL 33455

SITE DATA:

PARCEL ID:	2324-233-0000-000-7
SECTION:	24
TOWNSHIP:	35S
RANGE:	39E
PROPOSED FT PIERCE ZONING:	C3
PROPOSED FT PIERCE FUTURE LAND USE:	GC
BUILDING HEIGHT:	35'

(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION:
(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

PROPOSED FT PIERCE C-3 ZONING YARD SETBACK:
BASE BUILDING LINE SETBACK FROM KINGS HIGHWAY = 65'
FRONT SETBACK = 25'
SETBACK (IF NOT FRONT) ABUTTING A ROW OR RESIDENTIAL DISTRICT = 15'
60% BUILDING COVERAGE

TOTAL SITE AREA:

SITE AREA	387,130.38 S.F.	±8.88 AC.	100.00%

LAND USE TABLE:

PROPOSED BUILDINGS	121,938 S.F.	2.80 AC.	31.50%
PROPOSED PARKING AREA	122,334 S.F.	2.81 AC.	31.60%
PROPOSED CONCRETE	15,422 S.F.	0.35 AC.	3.98%

IMPERVIOUS/PERVIOUS:

TOTAL IMPERVIOUS	259,694 S.F.	5.96 AC.	67.08%
TOTAL PERVIOUS AREA	127,436.38 S.F.	2.92 AC.	32.92%

BUILDING DATA

	SF	UNITS	STORY
BUILDING 1	33,190	(23) RV UNITS	1
BUILDING 2	44,374	(22) OFFICE / FLEX SPACE	1
BUILDING 3	44,374	(22) OFFICE / FLEX SPACE	1
TOTAL	121,938	67	---

PARKING INFORMATION:
PROPOSED STORAGE 67 UNITS (121,938 GSF)
67 UNITS @ 1.6 SPACES PER EACH UNIT 500 SF OR LARGER

TOTAL PARKING PROVIDED	171 STALLS
TOTAL PARKING REQUIRED	107 STALLS
PROVIDED HANDICAP	8 STALLS
REQUIRED HANDICAP	6 STALLS

UTILITIES:
WATER - FPUA
WASTEWATER - FPUA
ELECTRIC & GAS - FPUA

DRAINAGE:
STORM WATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS THAT WILL BE DIRECTED INTO A DRY DETENTION AREA WHICH WILL OUTFALL THROUGH A CONTROL STRUCTURE INTO EX. FDOT DITCH ON KINGS HIGHWAY.

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

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL FIXTURES AND POLES SHALL CONFORM TO CITY OF FORT PIERCE LDC. 125-313(d)(8)

LANDSCAPE:
ALL PROPOSED LANDSCAPING SHALL COMPLY TO CITY OF FORT PIERCE LDC. 125-137

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODE 151 MINI WAREHOUSE WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 121,938 GSF ASSOCIATED WITH THE BUILDINGS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED

TIME PERIOD	VALUE	AVG RATE	TOTAL	ENTRY	EXIT
WEEKDAY	121.94	1.51	184	92	92
WEEKDAY, A.M. PEAK HOUR	121.94	0.20	24	12	12
WEEKDAY, P.M. PEAK HOUR	121.94	0.20	24	12	12
SATURDAY	121.94	1.95	238	119	119
SATURDAY, PEAK HOUR	121.94	0.31	38	22	16
SUNDAY	121.94	1.89	230	115	115
SUNDAY, PEAK HOUR	121.94	0.16	20	9	11

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 20-222 site plan r4.dwg
LAYOUT: Site Plan
SCALE: AS SHOWN
DATE: 07/FEB/21

REVISION COMMENTS
DATE

WALSH - KINGS HIGHWAY PROPERTY

MAJOR SITE PLAN

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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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.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWG\20-222 Site Plan R4.dwg, Site Plan, 7/27/2021 8:32:52 AM, Jessica, EDC, Inc.

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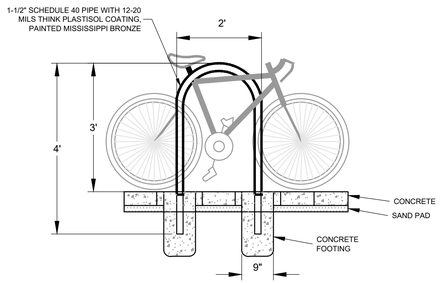
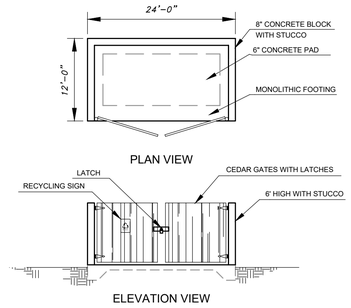
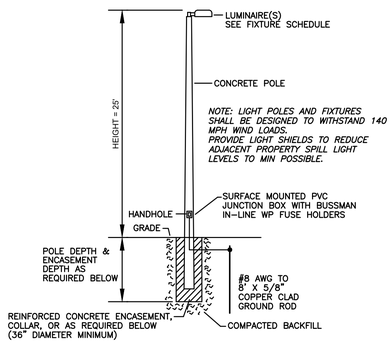
Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWGs\20-222 Site Plan R4.dwg, Site Plan (2), 7/27/2021 8:32:56 AM, Jessica, EDC, Inc.



BIKE RACK DETAIL



DUMPSTER DETAIL



NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

POLE MOUNTING DETAIL

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

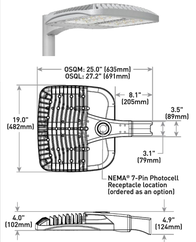
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

[1] See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
28.9 lbs. (13.1kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **W5H** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**B** 86W **K** 130W **Z** 93W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V * Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 15-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **DY/DA/DS/DL/D2/D3/D1** **Field Adjustable Output** - Must select DY, DA, DS, DL, D2, D3, or D1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

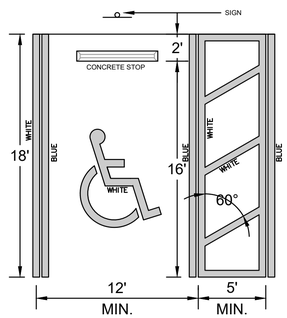
* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

GENESIS LIGHTING

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
⊣●	1	SA	SINGLE	0.900	Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Pole Mount
⊣●	8	SB	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount
⊣●	31	WA	SINGLE	0.900	Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Wall Mount
⊣●	2	WB	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount



HANDICAPPED SPACE DETAIL

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.

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
20-222 site plan r4.dwg — FILENAME
Site Plan (2) — LAYOUT
AS SHOWN — SCALE
07/EEB21 — DATE

REVISION COMMENTS
DATE

WALSH - KINGS HIGHWAY PROPERTY
MAJOR SITE PLAN
FLORIDA
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