

**SITE DATA**

PARCEL ID	4308-000-000-007		
TOTAL AREA	351,772 S.F.	8.08 AC.	100%
IMPERVIOUS AREA	182,784 S.F.	4.20 AC.	52.0%
BUILDING (FOOTPRINT)	32,675 S.F.	0.75 AC.	9.3%
VEHICULAR USE AREA	137,196 S.F.	3.15 AC.	39.0%
SIDEWALK & CONCRETE PAD	12,913 S.F.	0.30 AC.	3.7%
PERVIOUS AREA	168,988 S.F.	3.88 AC.	48.0%
LANDSCAPE	168,988 S.F.	3.88 AC.	48.0%
EXISTING ZONING	MPUD		
EXISTING USE	VACANT		
FUTURE LAND USE DESIGNATION	NCD		

**BUILDING DATA**

GROSS FLOOR AREA	64,000 S.F.	
MAXIMUM HEIGHT	34 FEET	
BUILDING COVERAGE	9.3%	
OPEN SPACE	48.9%	

**BUILDING SETBACK**

	REQUIRED	PROVIDED
FRONT	25 FEET	294.70 FEET
REAR	10 FEET	89.94 FEET
SIDE	10 FEET	102.25 FEET

**PARKING REQUIREMENTS**

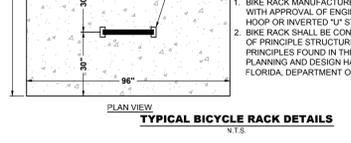
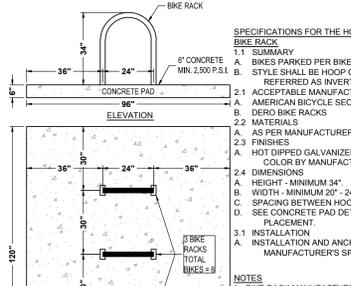
FLORIDA STATUTE 1002.33(18)(A) STATES: "THE LOCAL GOVERNING AUTHORITY SHALL NOT ADOPT OR IMPOSE ANY LOCAL BUILDING REQUIREMENTS OR SITE DEVELOPMENT RESTRICTIONS, SUCH AS PARKING AND SITE-SIZE CRITERIA, THAT ARE ADDRESSED BY AND MORE STRINGENT THAN THOSE FOUND IN THE STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES OF THE FLORIDA BUILDING CODE."

FLORIDA BUILDING CODE PARKING REQUIREMENTS AS FOLLOWS:  
 423.10.2.8 MINIMUM PARKING REQUIREMENTS.  
 423.10.2.8.1 FACULTY AND STAFF. ONE SPACE FOR EACH MEMBER.  
 423.10.2.8.2 VISITORS. ONE SPACE FOR EVERY 100 STUDENTS.

	REQUIRED	PROVIDED
1 SPACE PER EACH MEMBER OF FACULTY AND STAFF	76 SPACES	
1 VISITOR SPACE FOR EVERY 100 STUDENTS (1145 STUDENTS)	12 SPACES	
TOTAL	88 SPACES	152 SPACES
INCLUDES HANDICAP PARKING:	4 SPACES	6 SPACES
0.196 QUEUE SPACE PER STUDENT (1145 STUDENTS)*	225 SPACES	232 SPACES
PER CPSL CODE SEC. 158.221*, 2 SPACES PER CLASSROOM (48 CLASSROOMS)	92 SPACES	152 SPACES

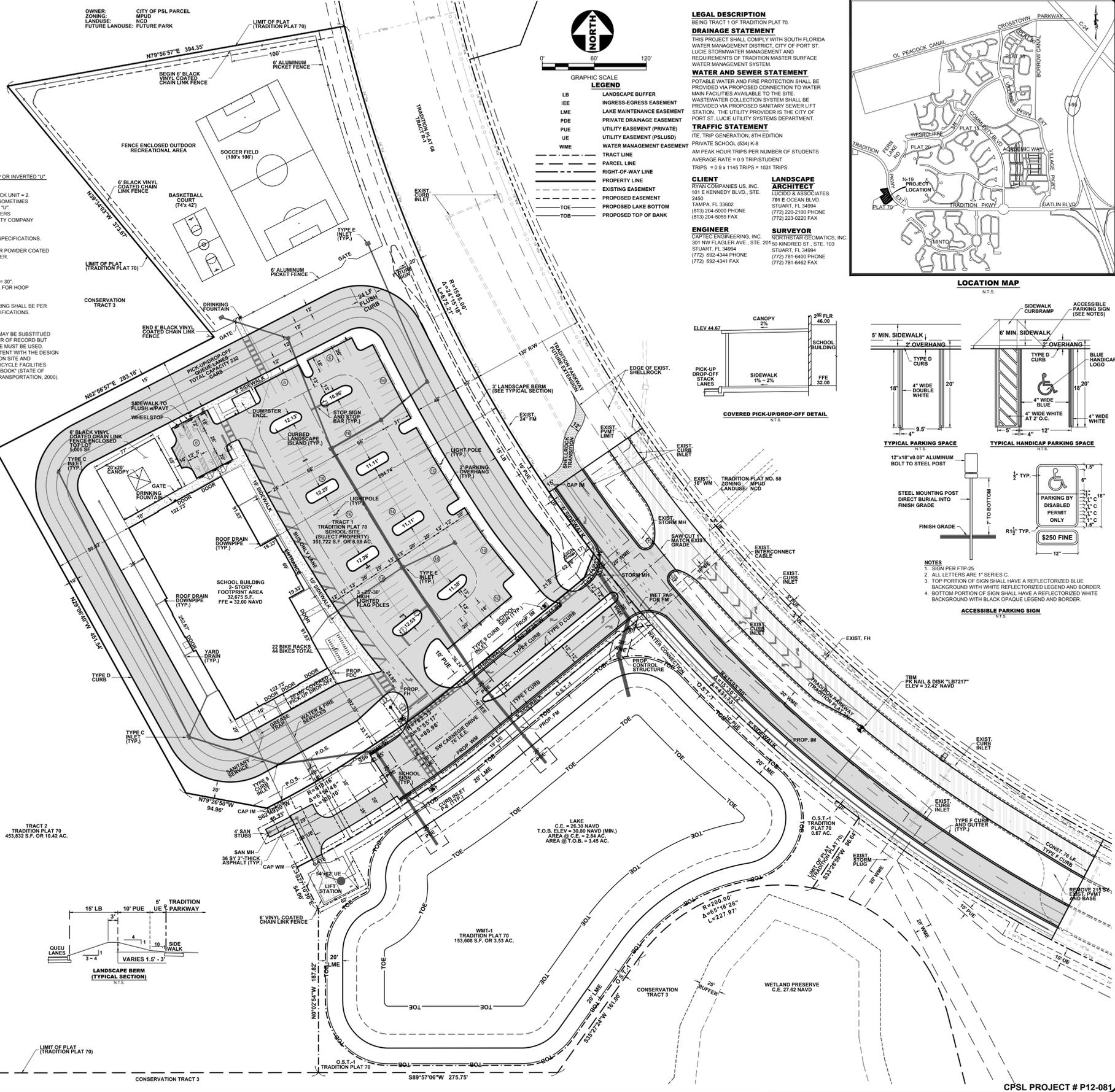
\* PROVIDED PARKING IS EQUIVALENT TO 3.3 SPACES PER CLASSROOM WHICH EXCEEDS CPSL REQUIRED PARKING OF 2 SPACES PER CLASSROOM.  
 \* REQUIRED NUMBER OF QUEUE SPACES DETERMINED BY KING ENGINEERING ASSOCIATES, INC.

- GENERAL NOTES**
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - A SEPARATE SIGN PERMIT IS REQUIRED FOR SITE SIGNAGE.
  - ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
  - ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS.
  - SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
  - NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL MAINTAIN A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" CLEARANCE TO CITY MAINS.
  - SOLID WASTE AND RECYCLING WILL BE HANDLED BY DUMPSTER.
  - THIS PROJECT COMPLIES WITH THE WELL-FIELD PROTECTION ORDINANCE.
  - THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES.



**NOTES**

- BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD BUT HOOP OR INVERTED U' STYLE MUST BE USED.
- BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF PRINCIPLE STRUCTURES ON SITE AND PRINCIPLES FOUND IN THE 'BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK' (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 2000).



**LEGAL DESCRIPTION**  
 BEING TRACT 1 OF TRADITION PLAT 70.

**DRAINAGE STATEMENT**  
 THIS PROJECT SHALL COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CITY OF PORT ST. LUCIE STORMWATER MANAGEMENT AND REQUIREMENTS OF TRADITION MASTER SURFACE WATER MANAGEMENT SYSTEM.

**WATER AND SEWER STATEMENT**  
 POTABLE WATER AND FIRE PROTECTION SHALL BE PROVIDED VIA PROPOSED CONNECTION TO WATER MAIN FACILITIES AVAILABLE TO THE SITE. WASTEWATER COLLECTION SYSTEM SHALL BE PROVIDED VIA PROPOSED SANITARY SEWER LIFT STATION. THE UTILITY PROVIDER IS THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.

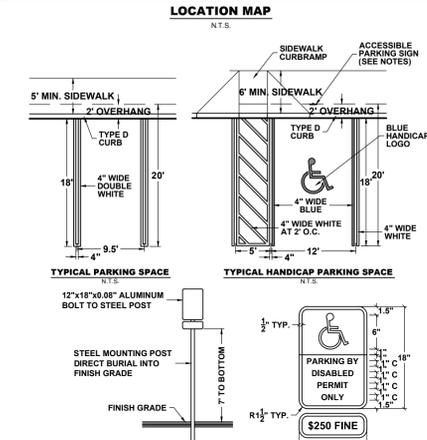
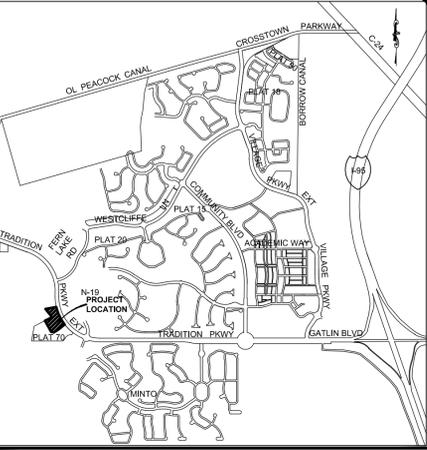
**TRAFFIC STATEMENT**  
 TRIP GENERATION, 5TH EDITION  
 PRIVATE SCHOOL, 604 S.K.  
 AM PEAK HOUR TRIPS PER NUMBER OF STUDENTS  
 AVERAGE RATE = 0.9 TRIPS/STUDENT  
 TRIPS = 0.9 x 1145 TRIPS = 1031 TRIPS

**CLIENT**  
 RYAN COMPANIES US, INC.  
 101 E. KENNEDY BLVD., STE. 2450  
 TAMPA, FL 33602  
 (813) 204-5000 PHONE  
 (813) 204-5059 FAX

**ENGINEER**  
 CAPTEC ENGINEERING, INC.  
 301 NW FLAGLER AVE., STE. 201  
 STUART, FL 34994  
 (772) 892-4344 PHONE  
 (772) 892-4341 FAX

**LANDSCAPE ARCHITECT**  
 LUCIDO & ASSOCIATES  
 701 E OCEAN BLVD.  
 STUART, FL 34994  
 (772) 220-2100 PHONE  
 (772) 223-0220 FAX

**SURVEYOR**  
 NORTSTAR GEOMATICS, INC.  
 50 KIMBERLY ST., STE. 103  
 STUART, FL 34994  
 (772) 781-6400 PHONE  
 (772) 781-6462 FAX



301 NW Flagler Ave  
 Stuart, FL 34994  
 Phone: (772) 892-4344  
 Fax: (772) 892-4341

**CAPTEC**  
 Engineering, Inc.  
 Civil Engineering Professionals

DATE: 6/18/2012  
 DESIGNED BY: JWC  
 CHECKED BY: JWC  
 PROJECT No.: 1438  
 HORZ. SCALE: AS SHOWN  
 VERT. SCALE: N/A  
 CAD FILE: 1438.sit (10/11/12)

**REVISIONS**

NO.	DATE	BY

**SCALE VERIFICATION**

1  
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SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ALL DIMENSIONS SHALL BE ACCORDINGLY.

**RENAISSANCE CHARTER SCHOOL AT TRADITION CITY OF PORT ST. LUCIE, FLORIDA**

**FINAL SITE PLAN**

Rhett R. Keene, P.E.  
 301 N.W. Flagler Ave.  
 Stuart, Florida 34994  
 P.E. No. 65626

P:\1438\1438 - Tradition Charter School\1438 Site Plan.dwg 15:19:2012 2:01:11 PM CAPTEC Engineering, Inc. Checked and Reviewed by: