

GOVERNING STANDARD PLANS AND SPECIFICATIONS

- FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2023-24.
- CITY OF PORT ST. LUCIE ENGINEERING STANDARDS FOR LAND DEVELOPMENT 1ST EDITION - DECEMBER 2020

The Institute of Transportation Trip Generation, 11th Edition
Gerber Collision Interior Alteration

Land Use Category	Unit	Weekday Average Daily Trips	AM Peak Hours: 7am - 8am		PM Peak Hours: 4:30pm - 5:30pm			
			Total	In	Total	In	Out	
Automobile Care Center (942)	1,000 SF GFA	30	8	8	1	8	1	8

PARKING REQUIREMENTS

Vehicle Service and Repair Bays	Quantity	Parking Calculation	Required
8	3 spaces per service bay		24

Total Required:	24
Total Outdoor Parking Provided:	16
Total Accessible Parking:	1
Total Interior Parking (Stalls):	8
Total Parking Provided:	25

NOTE

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).

BUILDING IDENTIFICATION

BUILDING 'A': 60'X165'X22' - 1-STORY STEEL BUILDING = 9,900 SQFT
BUILDING 'B': 20'X110'X10' - 1-STORY STEEL STORAGE BUILDING, 9 BAYS = 2,200 SQFT

LEGAL DESCRIPTION PER ALTA/NSPS LAND TITLE SURVEY PERFORMED ON 01/03/2022

A PORTION OF LOT 11, BLOCK 4, AS SHOWN ON ST. LUCIE WEST PLAT NUMBER 1, AS RECORDED IN PLAT BOOK 26, PAGE 8, 8A THROUGH 8C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTLY CORNER OF SAID LOT 11; THENCE RUN N 85° 43' 33" W ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 280.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.W. ENTERPRISE DRIVE; THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF N.W. ENTERPRISE DRIVE AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, WITH RADIUS OF 3274.79 FEET AND CENTRAL ANGLE OF 02° 36' 38", A DISTANCE OF 161.97 FEET; THENCE RUN SOUTH 83° 06'55" EAST A DISTANCE OF 280.00 FEET TO EASTERLY LINE OF SAID LOT 11; AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, WITH RADIUS OF 3274.79 FEET AND CENTRAL ANGLE OF 02° 36' 38" A DISTANCE OF 148.21 FEET TO THE POINT OF BEGINNING.

HAZARDOUS WASTE STATEMENT

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED 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

NO MITIGATION REQUIRED - NO UPLANDS ON SITE.

ENVIRONMENTAL STATEMENT

THE SITE CONSISTS OF GRASS AND TREES, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS OR WETLANDS IN SITE. NO WILDLIFE OR EVIDENCE OF WILDLIFE, INCLUDING THAT FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN HAS BEEN OBSERVED ON THIS SITE.

DRAINAGE STATEMENT

NO DRAINAGE PATTERNS HAVE BEEN CHANGED ON THE SITE. THE SITE DRAINS TO THE EAST TO AN EXISTING DRAINAGE DITCH THAT RUNS ALONG THE EAST SIDE OF THE PROPERTY.

LOT COVERAGE

EXISTING BUILDING 'A'	9,900 SQFT	23%
EXISTING BUILDING 'B'	2,200 SQFT	5%
CONCRETE APRON	490 SQFT	1%
ASPHALT PAVING	14,083 SQFT	32%
INTERIOR LANDSCAPING	2,087 SQFT	5%
SIDEWALKS	1,215 SQFT	3%
PERIMETER LANDSCAPING	13,975 SQFT	31%
TOTAL	43,550 SQFT	100%

GERBER COLLISION - SITE CALCULATIONS

Parcel Identification Number: 3323-500-0031-000-2

Total Property	43,550 sf	1.00 ac
Zoning District:	WI - Warehouse Industrial	
Setbacks:	25'-0" Front Yard	
	10'-0" Side Yard	
	25'-0" Rear Yard	
Maximum Building Height:	35'-0"	
Minimum Greenspace Requirement:	20%	8,710 sf
Use:	Permitted Use - Repair and maintenance of vehicles	

Existing Site:

Existing Buildings	12,078 sf	0.28 ac
Existing Pavement	15,696 sf	0.36 ac
Total Existing Impervious	27,774 sf	0.64 ac
Remainder Greenspace	15,776 sf	0.36 ac

Proposed Site:

New Buildings	0 sf	0.00 ac
New Pavement	132 sf	0.00 ac
Total New & Existing Impervious	27,906 sf	0.64 ac
Remainder Greenspace	15,644 sf	0.36 ac

Total Addition of Impervious Area 132 sf

SITE LINE LEGEND

---	PROPERTY LINE
----	SETBACK LINE
----	EASEMENT LINE
----	EXISTING INTERMEDIATE CONTOUR
----	EXISTING INDEX CONTOUR
----	NEW INTERMEDIATE CONTOUR
----	NEW INDEX CONTOUR
---	PAVEMENT
---	FENCE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
G	GAS
P	ELECTRICAL POWER
PU	UNDERGROUND ELECTRICAL POWER
FOU	UNDERGROUND FIBER OPTIC
T	TELEPHONE
TU	UNDERGROUND TELEPHONE
---	CABLE
---	EDGE OF TREES OR SHRUBS
---	EDGE OF WATER

NOTE: ALL LINE TYPES MAY NOT BE USED IN THIS SET.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

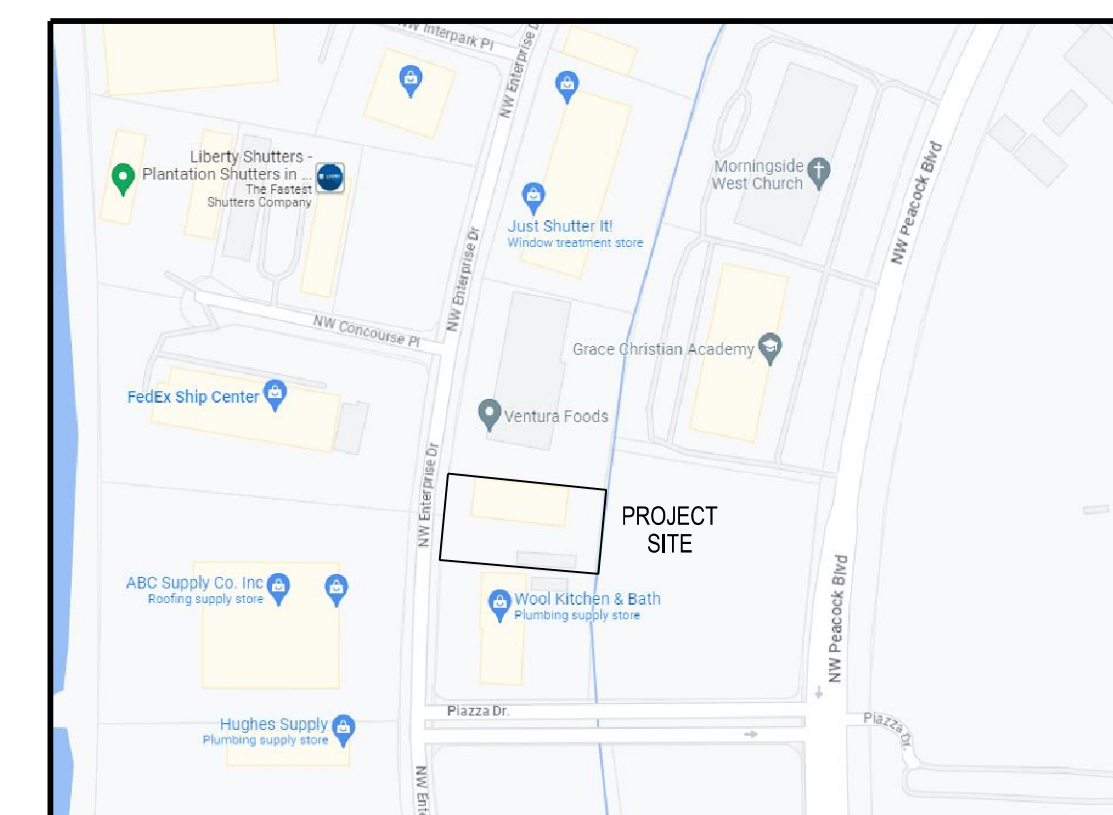
Check positive response codes before you dig!

SITE GENERAL NOTES

- TRUE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
- FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
- ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS NOTED OTHERWISE.
- GERBER COLLISION BUSINESS OPERATIONS SHALL INVOLVE AND UTILIZE A SECURED AREA FOR TEMPORARY STORAGE OF DAMAGED VEHICLES. THE DAMAGED VEHICLES ARE STORED AND REMAIN PARKED UNTIL INSURANCE CLAIMS ARE SETTLED AND REPAIR PARTS ARE AVAILABLE.
- GERBER COLLISION BUSINESS OPERATIONS SHALL INVOLVE AND UTILIZE (2) WASTE MANAGEMENT DUMPSTERS: RECYCLING AND GENERAL TRASH. FINAL LOCATION(S) AND SIZE(S) TO BE DETERMINED BY GERBER AND WASTE MANAGEMENT COMPANY.
- EXISTING PROJECT UTILITIES: SEWER AND WATER BY ST. LUCIE WEST. ELECTRICAL BY F.P.L.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY GRADING OR LAND DISTURBANCE ACTIVITIES. ALL DEVICES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.

KEYNOTES

- NEW PAINT STRIPE PARKING STALL LINES, TYP. SEE DETAIL ON SHEET C101.
- NEW BARRIER-FREE PARKING STALL SYMBOL. SEE DETAIL ON SHEET C801.
- REMOVE EXISTING SIGN AND PROVIDE ONE NEW BARRIER-FREE PARKING STALL SIGNAGE. SEE DETAIL ON SHEET C101.
- NEW PAINTED DAMAGED VEHICLE PARKING STALL LINES.
- NEW 6'-0" HIGH VINYL FENCE AROUND PERIMETER OF DAMAGED VEHICLE STORAGE AREA WITH 2'-0" HIGH SLURRY ACCESS GATE. SEE DETAIL C101.
- NEW TRASH ENCLOSURE FOR WASTE MANAGEMENT DUMPSTER(S). SEE DETAIL 01/C801. REMOVE EXISTING PAVEMENT IN AREA AND REPLACE WITH CONCRETE DUMPSTER PAD.
- EXISTING DUMPSTER LOCATION. DUMPSTER TO BE RELOCATED ON SITE.
- NEW PAINT STRIPING TO INDICATE EXISTING FIRE LANE.
- EXISTING BUILDING SIGN.
- EXISTING LIGHT POLE #1. SEE DETAIL 17/C801.
- NEW "NO PARKING FIRE LANE" SIGNS.
- EXISTING SANITARY SEWER CLEANOUT.
- NEW STOP SIGN. SEE DETAIL 02/C801.
- EXISTING CONCRETE DRAINAGE FLUME.
- EXISTING LIGHT POLE #2. SEE DETAIL 15/C801.
- NEW BITUMINOUS PAVEMENT, ASPHALTIC CONCRETE TYPE AND THICKNESS TO MATCH EXISTING PAVEMENT AND MEET FDOT STANDARD SPECIFICATIONS YEAR 2023-24. SEE DETAIL 01/C801.
- NEW WHEEL STOP, TYP.
- NEW 30" HIGH, 6" DIA. CONCRETE FILLED PIPE BOLLARD. REMOVABLE BOLLARD COVERS BY OWNER. SEE DETAIL 21/C801.
- NEW ADA SIDEWALK CURB RAMP WITH DETECTABLE WARNING FIELD. SEE DETAIL ON SHEET C801.
- NEW MECHANICAL UNIT. SEE SHEET M101.
- NEW CONCRETE PAVEMENT. SEE DETAIL 04/C801.
- EXISTING 6" TYPE D CONCRETE CURB/SIDEWALK.
- NEW 24" WHITE PAINTED STOP BAR.
- NEW PAINT STRIPING TO INDICATE NO PARKING AREA.
- NEW SILT FENCE ACCORDING TO FDOT PLANS AND SPECIFICATIONS AND CITY OF PORT ST. LUCIE STANDARD FOR LAND DEVELOPMENT.
- EXISTING FIRE HYDRANT.
- NEW INLET PROTECTION ACCORDING TO FDOT PLANS AND SPECIFICATIONS AND CITY OF PORT ST. LUCIE STANDARD FOR LAND DEVELOPMENT.
- DRAINAGE ARROW, TYP.



555 S River St.
Janesville, WI 53548
608-756-2326

DEVELOPER:
THE BOYD GROUP, INC.
400 WEST GRAND AVE.
ELMHURST, IL 60126
331-209-6264

LANDOWNER:
MDC COAST 26, LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
800-375-6700

PROJECT NAME:
**GERBER COLLISION
INTERIOR COLLISION**
475 NW ENTERPRISE DRIVE
PORT ST. LUCIE, FL 34986



ISSUANCES / REVISIONS

NO.	DESCRIPTION:	DATE:
1	CITY SITE PLAN SUBMITTAL	06/19/2024

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PROJECT NUMBER
74741

APPROVED BY
JAD

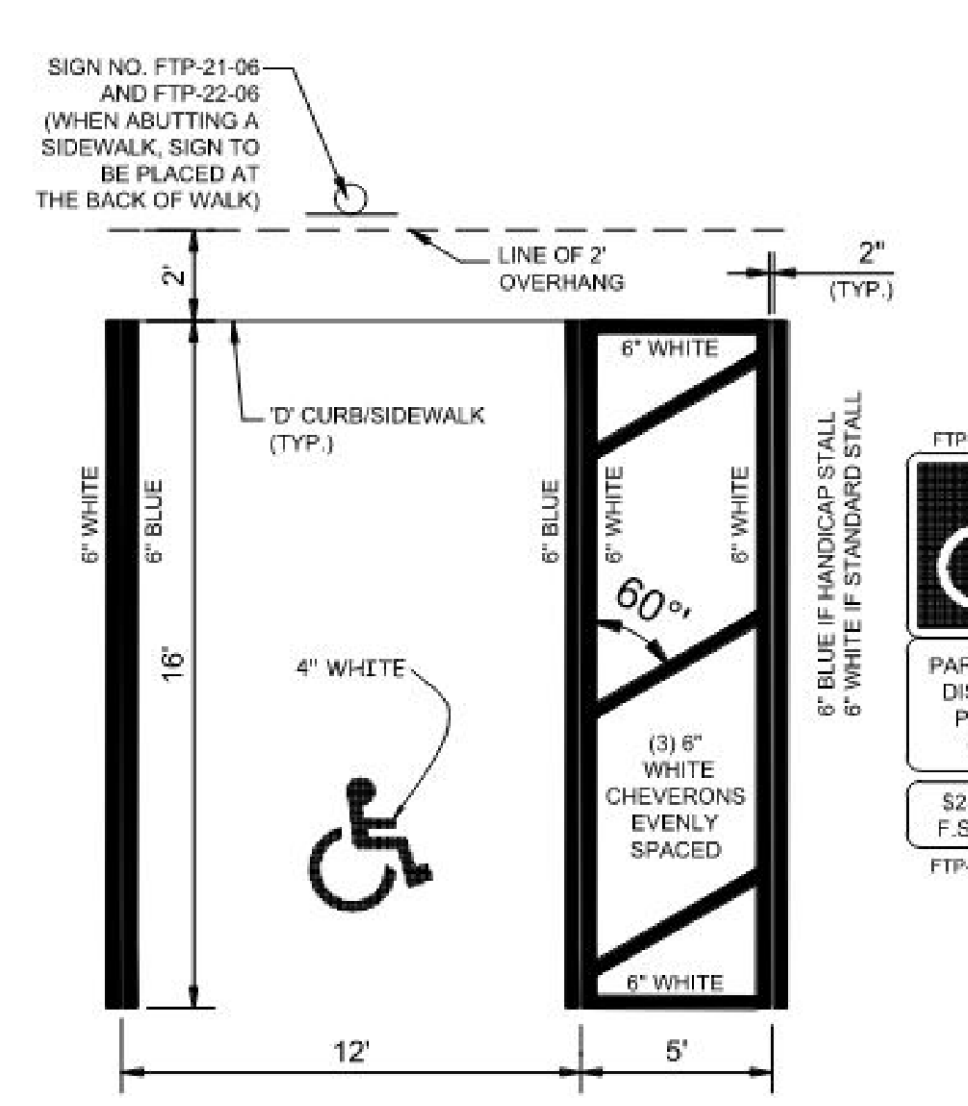
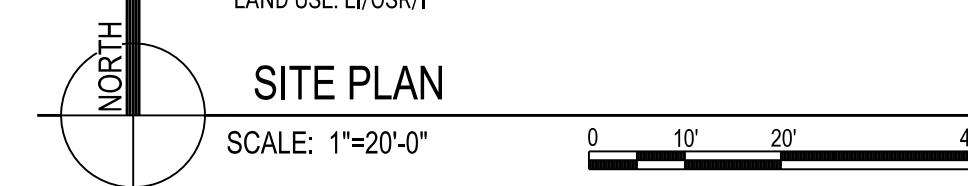
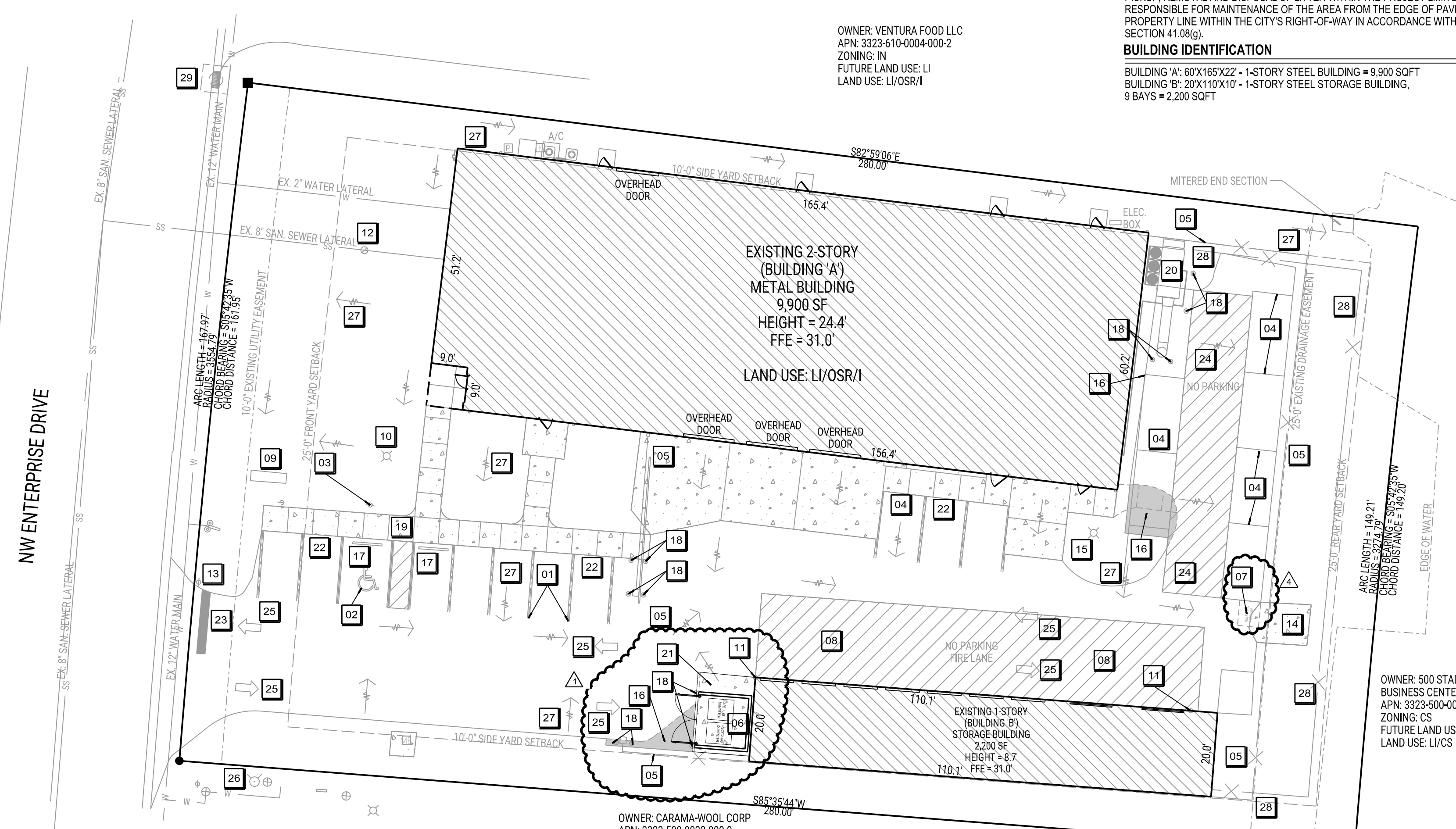
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SKS

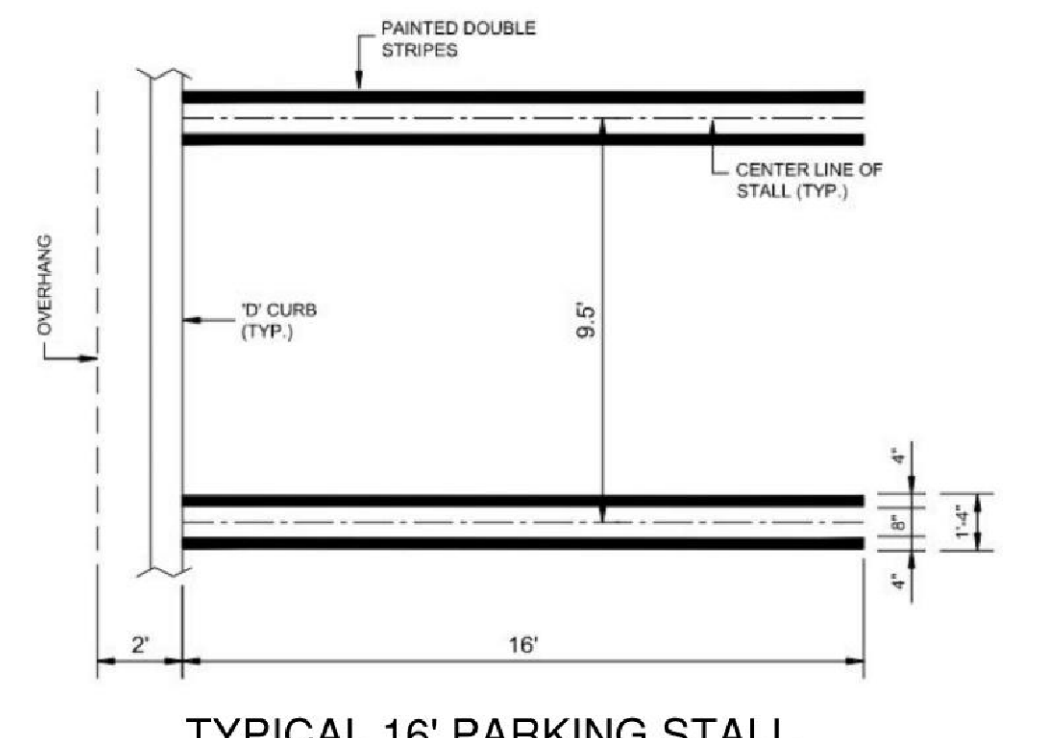
SITE PLAN AND CONSTRUCTION PLANS

C101

P88-128-A1



- HANDICAP SPACE DETAIL**
N.T.S.
- 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 15180 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.



TYPICAL 16' PARKING STALL

SCALE: 1"=20'-0"
PLOTTED BY: SSchlepper
ORIGINAL SIZE: 24" x 36"