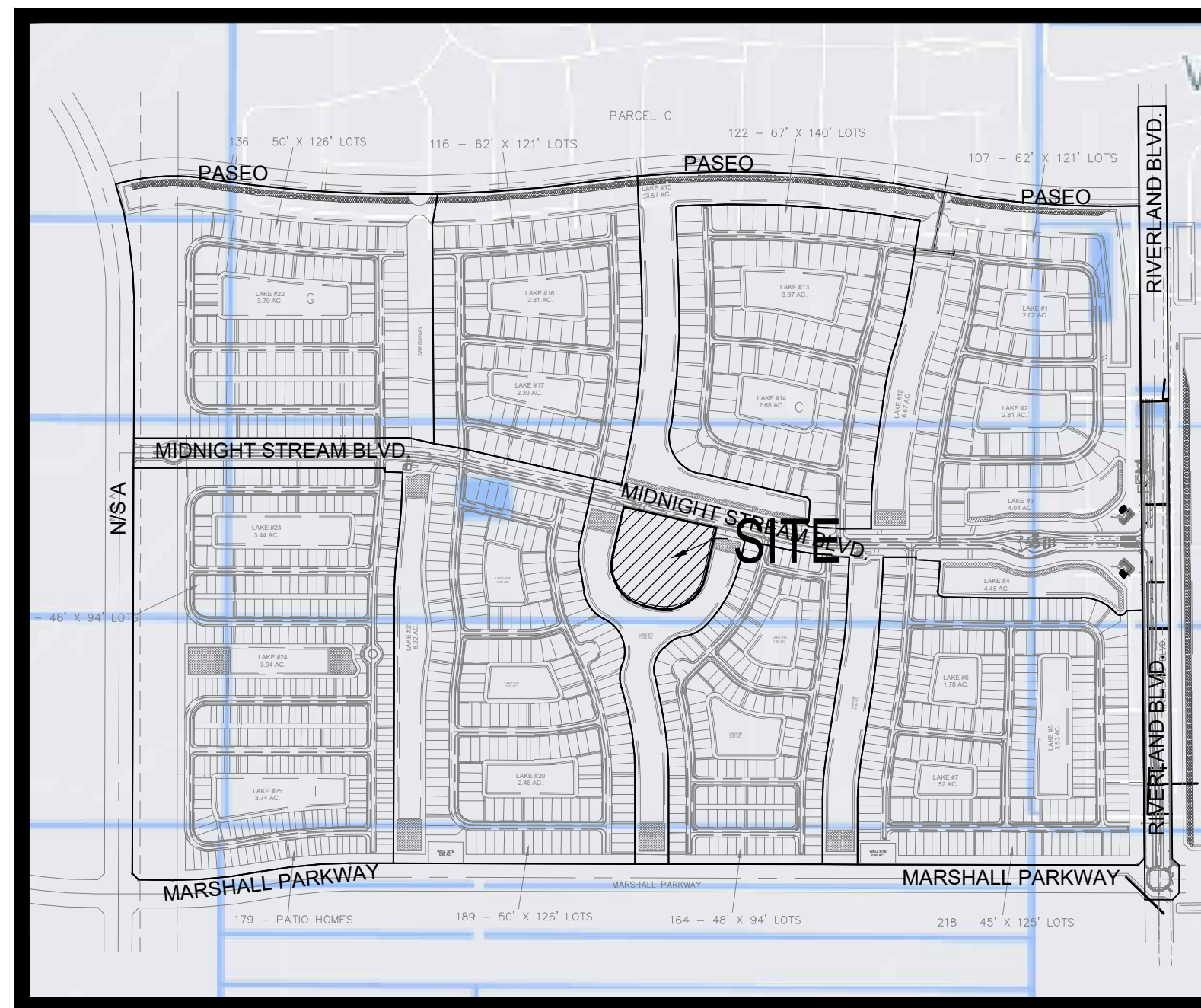


VALENCIA PARC CLUBHOUSE AT RIVERLAND PARCEL D

SITE PLAN

SECTION 20, TOWNSHIP 37 S, RANGE 39 E
CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

PLAN FOR
RIVERLAND ASSOCIATES IV LLLP

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 23-1024

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	SITE PLAN
02	SITE PLAN DETAILS

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

GOVERNING DESIGN STANDARDS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2023-24 STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
<http://www.fdot.gov/design/standardplans>

APPLICABLE IRS:
GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, 2023-24 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
<http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks>

GOVERNING SPECIFICATIONS:
CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS FOR LAND DEVELOPMENT (MOST CURRENT EDITION), AS AMENDED BY CONTRACT DOCUMENTS.

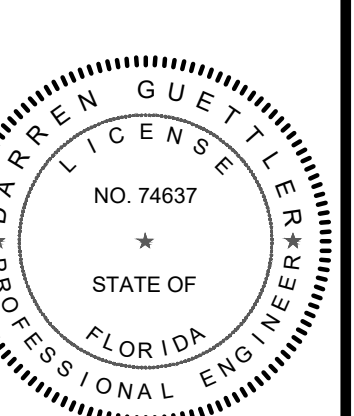


ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRM C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	SPRC COMMENTS RESPONSE
SG	02-05-24	

PROJECT:
VALENCIA PARC CLUBHOUSE
AT RIVERLAND PARCEL D
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES IV
LLLP



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/16/24

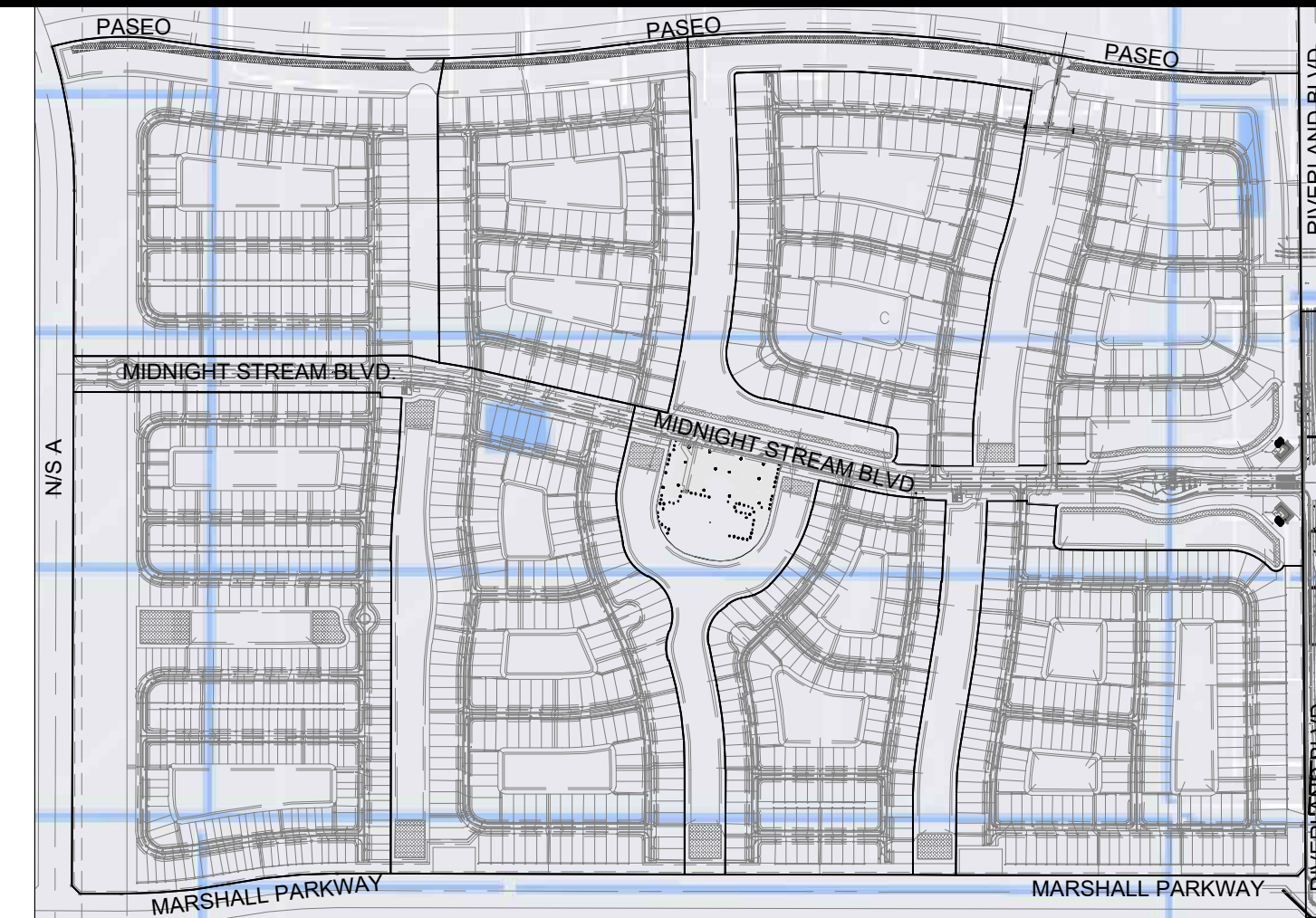
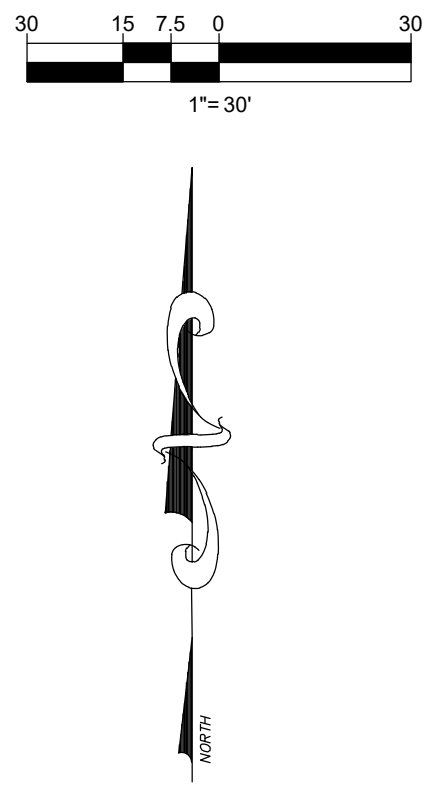
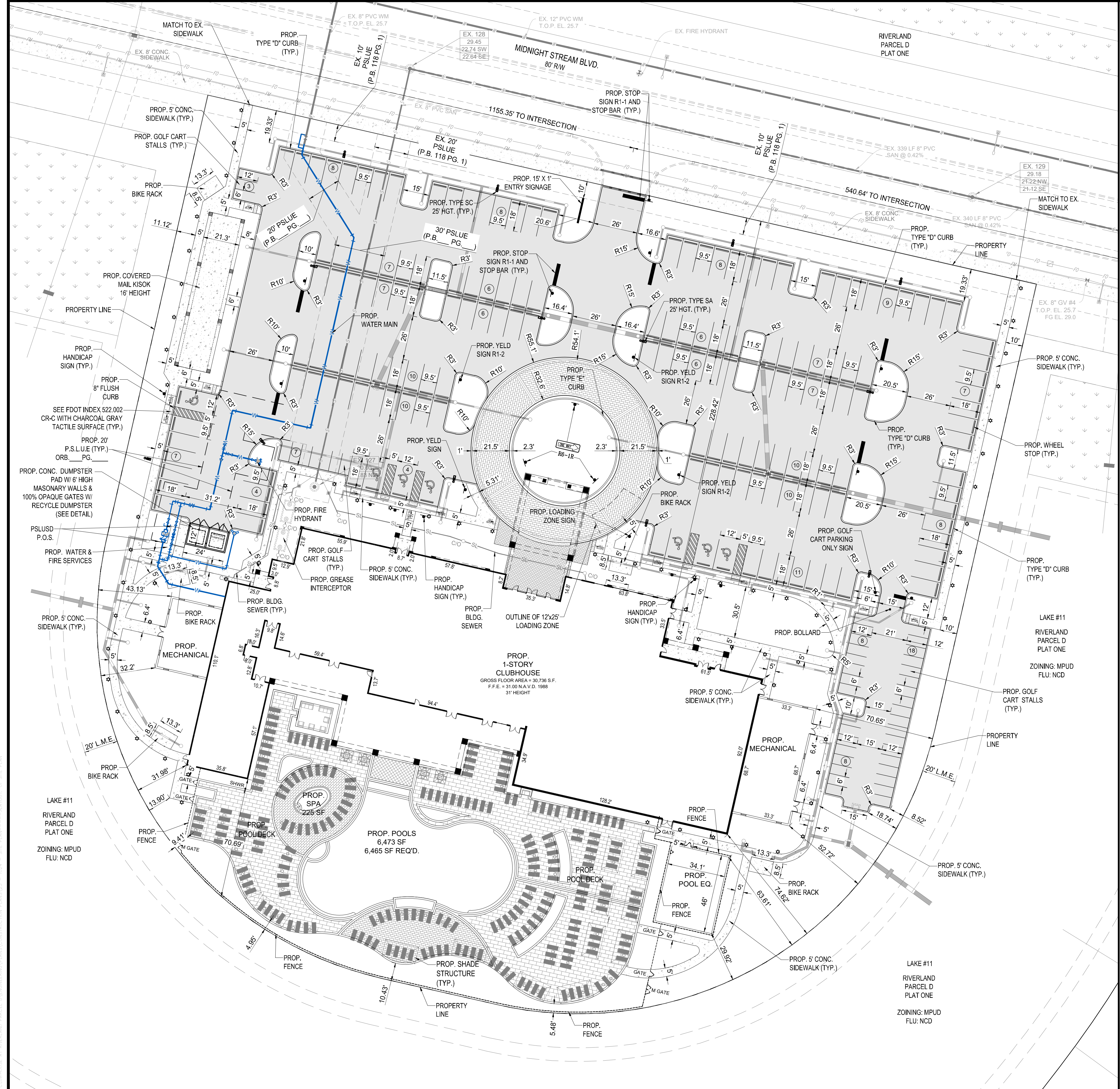
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DRAWN BY: SOIC
CHECKED BY: DG
DATE: 10/04/2023
CAD ID: 23-1024-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV.



CITY OF PSL PROJECT NO. P23-229
PSLUSD FILE NO. 5268A-1



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
ALL OF TRACT "R", RIVERLAND PARCEL D - PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 1, OF THE PUBLIC RECORDS, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, CONTAINING 5.100 ACRES, MORE OR LESS.

DEVELOPER:
RIVERLAND ASSOCIATES IV LLLP
1600 SAWGRASS CORPORATE PARKWAY SUITE 400
SUNRISE, FL 33323

PARCEL IDENTIFICATION NUMBERS:
4320-505-0131-000-2

PROPERTY CLASSIFICATIONS:
ZONING: MPUD - MASTER PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT

MIN. BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET

BUILDING DATA:
PROPOSED BLDG = 30,736 S.F.
PROPOSED BUILDING HEIGHT (1-STORY) = 31 FEET

PARKING CALCULATIONS:
N/A - ONLY THE RESIDENTS WITHIN THE COMMUNITY WILL BE PERMITTED TO USE THE RECREATIONAL FACILITIES. GOLF CART PARKING AND VEHICULAR PARKING IS BASED ON THE FACILITIES PROVIDED.
SPACES REQUIRED = N/A
SPACES PROVIDED = 210 SPACES (7 H.C., 159 REGULAR, 44 GOLF CART)

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO LAKE #11 SURROUNDING TRACT R. LOCATED AT THE SOUTH, EAST AND WEST OF PROJECT. THE MASTER STORMWATER MANAGEMENT SYSTEM PROVIDES ALL WATER QUALITY PRETREATMENT AND ATTENUATION.

UTILITY PROVIDERS:
POTABLE WATER = PLSUSD
WASTEWATER = PLSUSD
IRRIGATION = EXISTING LAKES

TRAFFIC STATEMENT:
N/A - ONLY THE RESIDENTS WITHIN THE COMMUNITY WILL BE PERMITTED TO USE THE RECREATIONAL FACILITY.

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.

UNPLANT PRESERVE REQUIREMENTS:

PROJECT AREA: 222,160 S.F. (5.100 AC)
EXISTING UPLANDS: 0 S.F. (0.000 AC)
MITIGATION REQUIRED: NO MITIGATION REQUIRED - NO UPLANDS ONSITE

PROJECT NOTES:
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY

USEABLE OPEN SPACE:
5% OF SITE AREA IS REQUIRED TO BE PROVIDED AS USEABLE OPEN SPACE

REQUIRED: 5% X 222,160 S.F. = 11,108 S.F.
PROVIDED: = 27,579 S.F. (POOL AND DECK)

SITE DATA:

	222,160 S.F.	5.100 AC	100.00%
TOTAL PROJECT AREA			
IMPERVIOUS AREA			
PROP. BLDG	30,736 S.F.	0.706 AC	13.84%
PROP. PAVEMENT/WALKS	104,779 S.F.	2.405 AC	47.16%
PROP. POOL	6,448 S.F.	0.148 AC	2.90%
PROP. DECK	21,131 S.F.	0.485 AC	9.51%
TOTAL IMPERVIOUS	163,094 S.F.	3.744 AC	73.41%
TOTAL PERVIOUS	59,075 S.F.	1.356 AC	26.59%

ENVIRONMENTAL STATEMENT:
THIS SITE WAS INCLUDED IN THE OVERALL RIVERLAND ENVIRONMENTAL SITE ASSESSMENT AND THIS AREA OF THE DEVELOPMENT IS PART OF THE MASTER GRADING PLAN THAT WAS APPROVED BY THE CITY AND IS CURRENTLY IN OPERATION.

LEGEND

	HANDICAP STALL		PROPOSED ASPHALT PAVEMENT
	NUMBER OF PARKING SPACES		PROPOSED PAVERS
	EXISTING WATER MAIN		PROPOSED CONCRETE SIDEWALK
	EXISTING GRAVITY SEWER MAIN		PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY
	EXISTING EDGE OF PAVEMENT		LANDSCAPE BUFFER
	PROPOSED CLEAN OUT		LAKE MAINTENANCE ACCESS EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SA 25' HEIGHT		LAKE MAINTENANCE EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SC 25' HEIGHT		CITY OF PORT ST. LUCIE UTILITY EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SD 3.5' HEIGHT		UTILITY EASEMENT
	BACTERIOLOGICAL WATER SAMPLE POINT		DRAINAGE EASEMENT

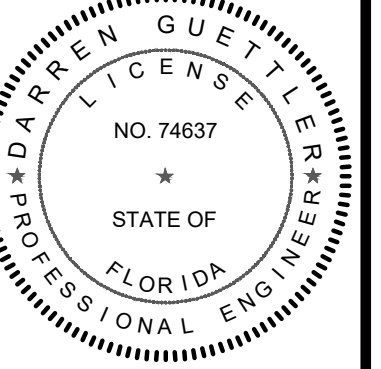


REVISIONS:

BY:	DATE:	COMMENT:
SG	02-05-24	SPRG COMMENTS RESPONSE

PROJECT:
VALENCIA PARC CLUBHOUSE AT RIVERLAND PARCEL D
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES IV LLLP



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/16/24

PROJECT No.: 23-1024
DRAWN BY: SOIC
CHECKED BY: DG
DATE: 10/04/2023
CAD ID.: 23 - 1024 - SITE PLAN

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

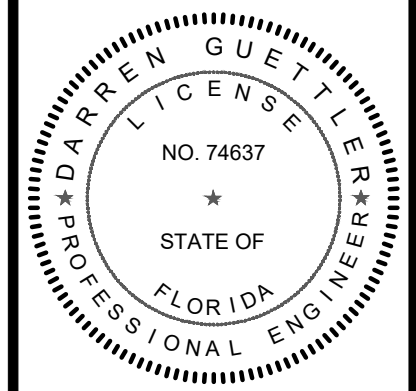


CITY OF PSL PROJECT NO. P23-229
PSLUSD FILE NO. 5268A-1

REVISIONS:		COMMENT:
BY:	DATE:	
SG	02-05-24	SPRC COMMENTS RESPONSE

PROJECT:
**VALENCIA PARC CLUBHOUSE
AT RIVERLAND PARCEL D**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES IV
LLP**

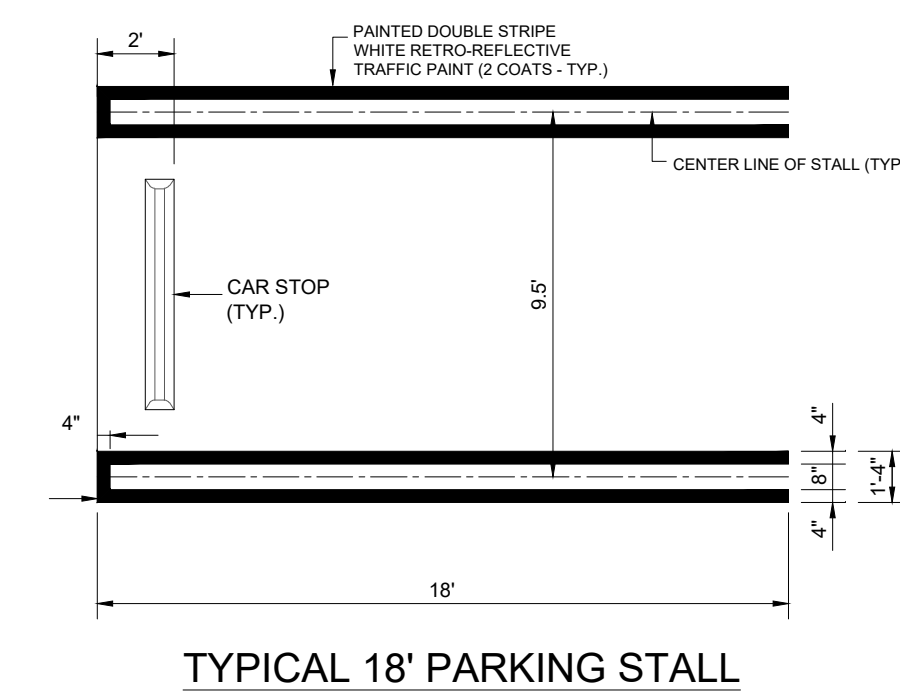
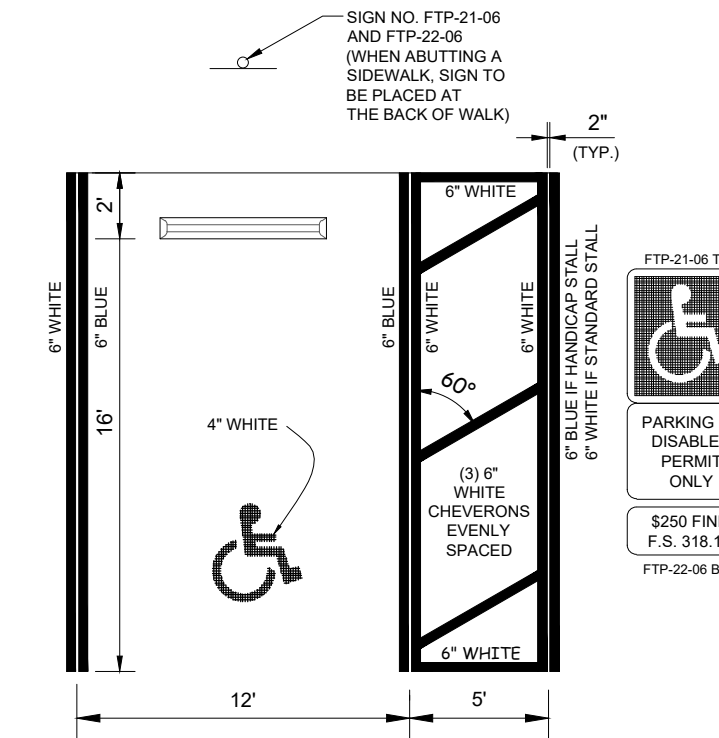
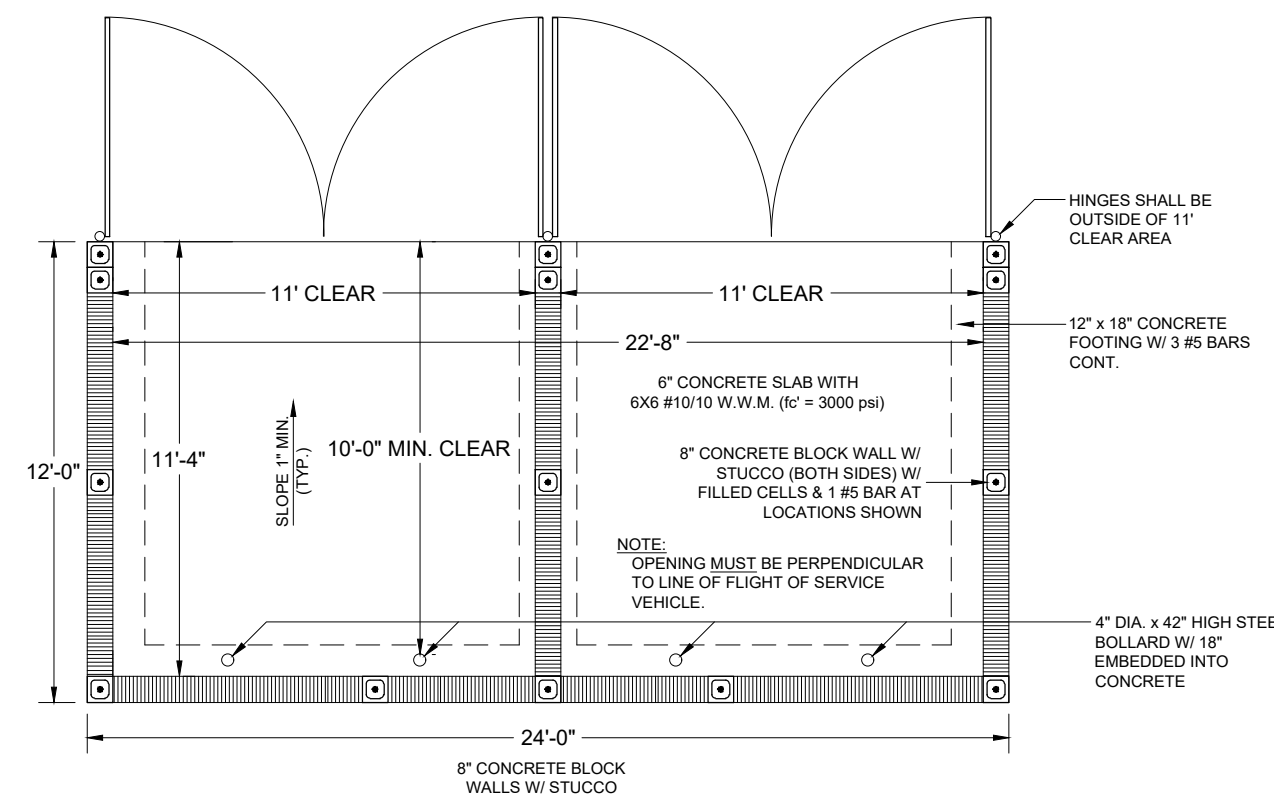
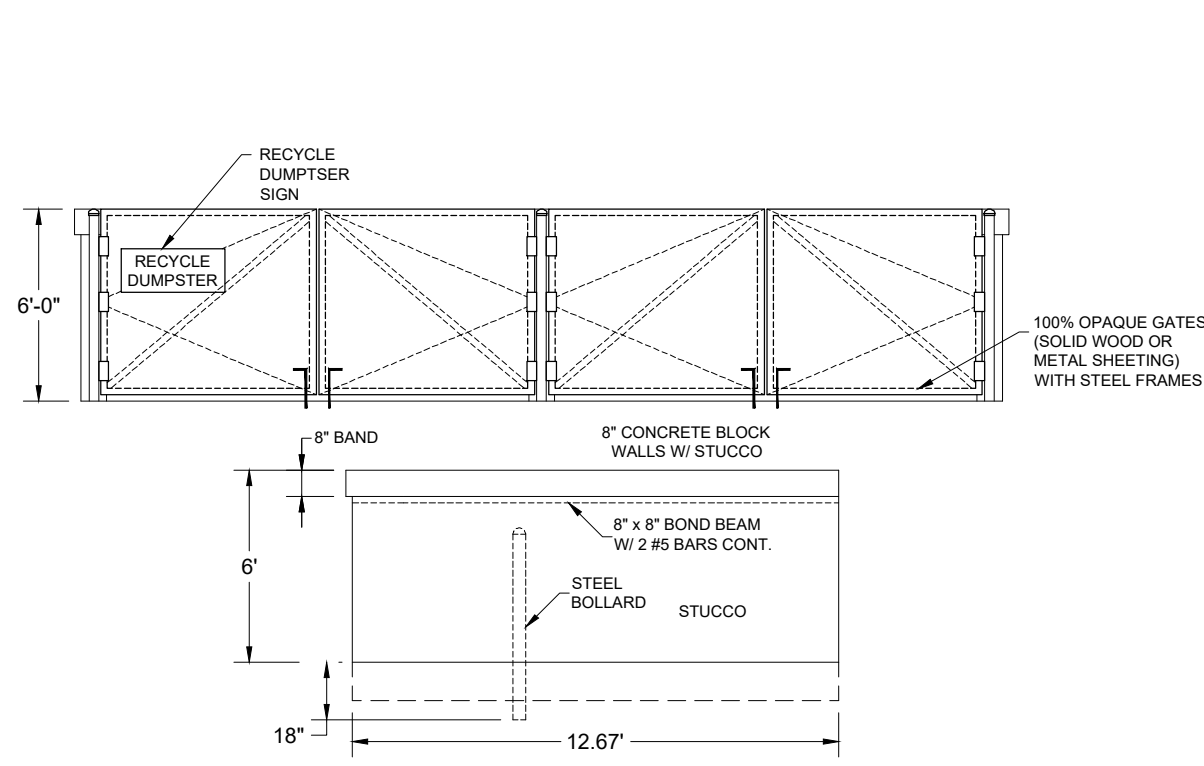


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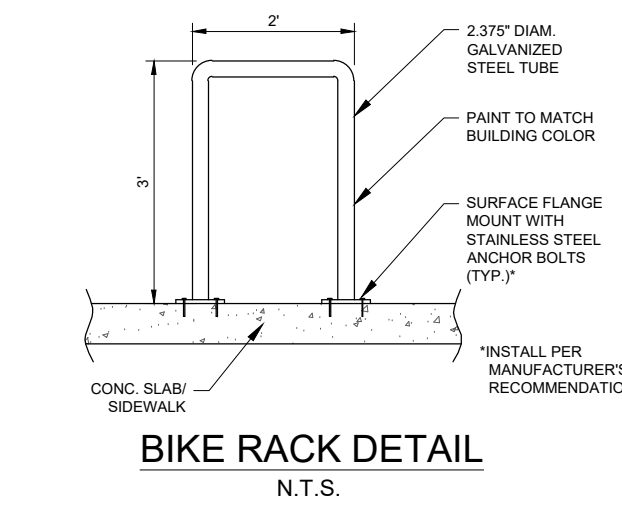
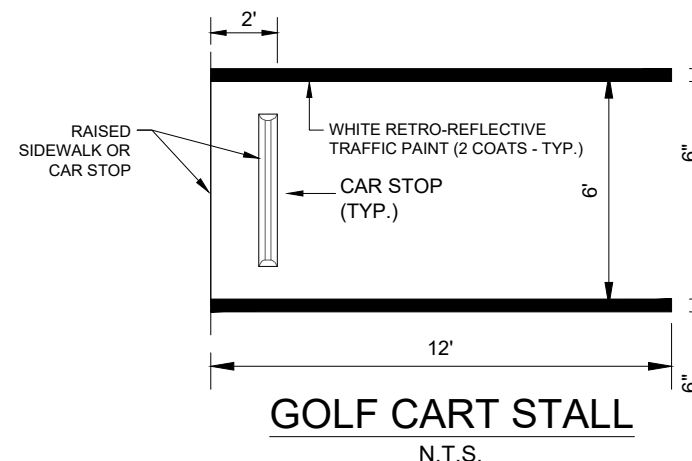
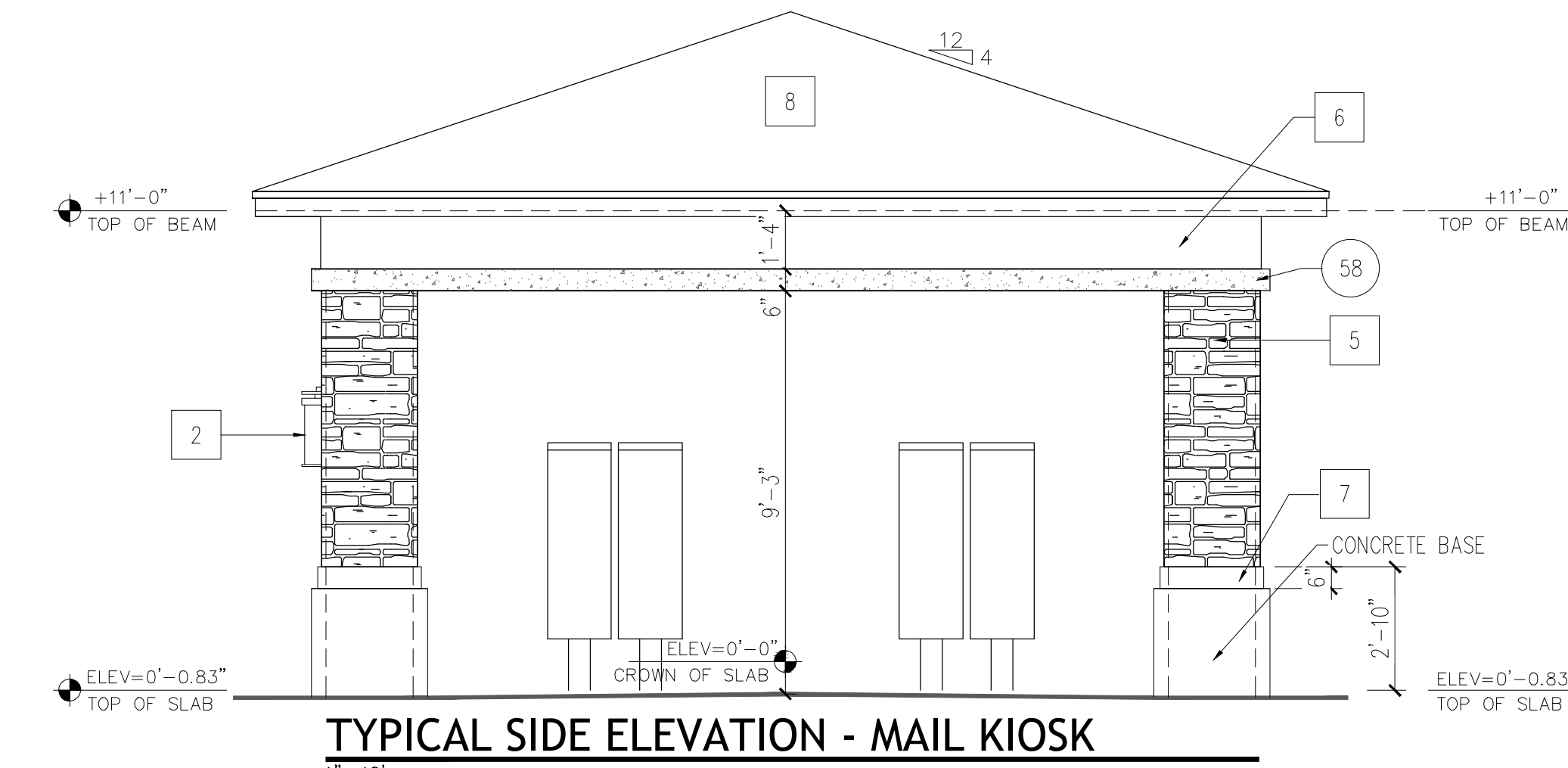
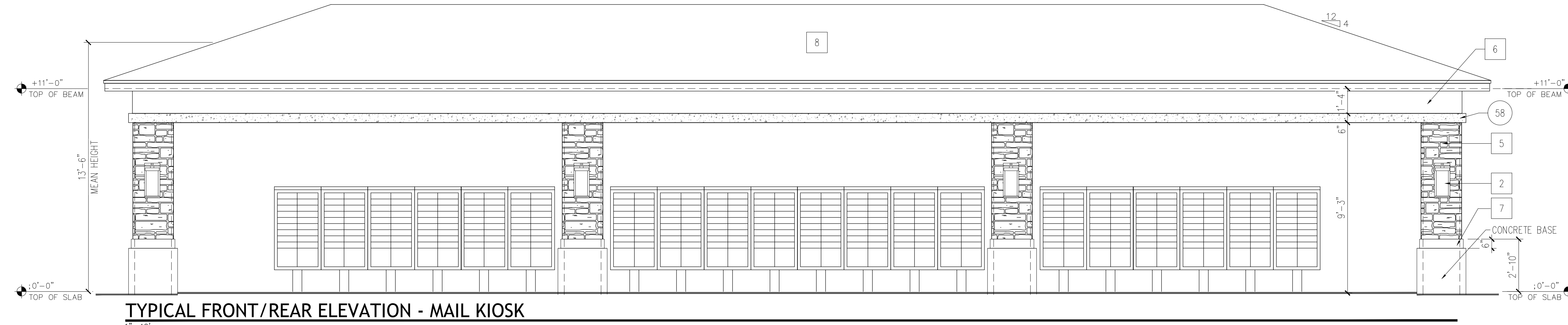
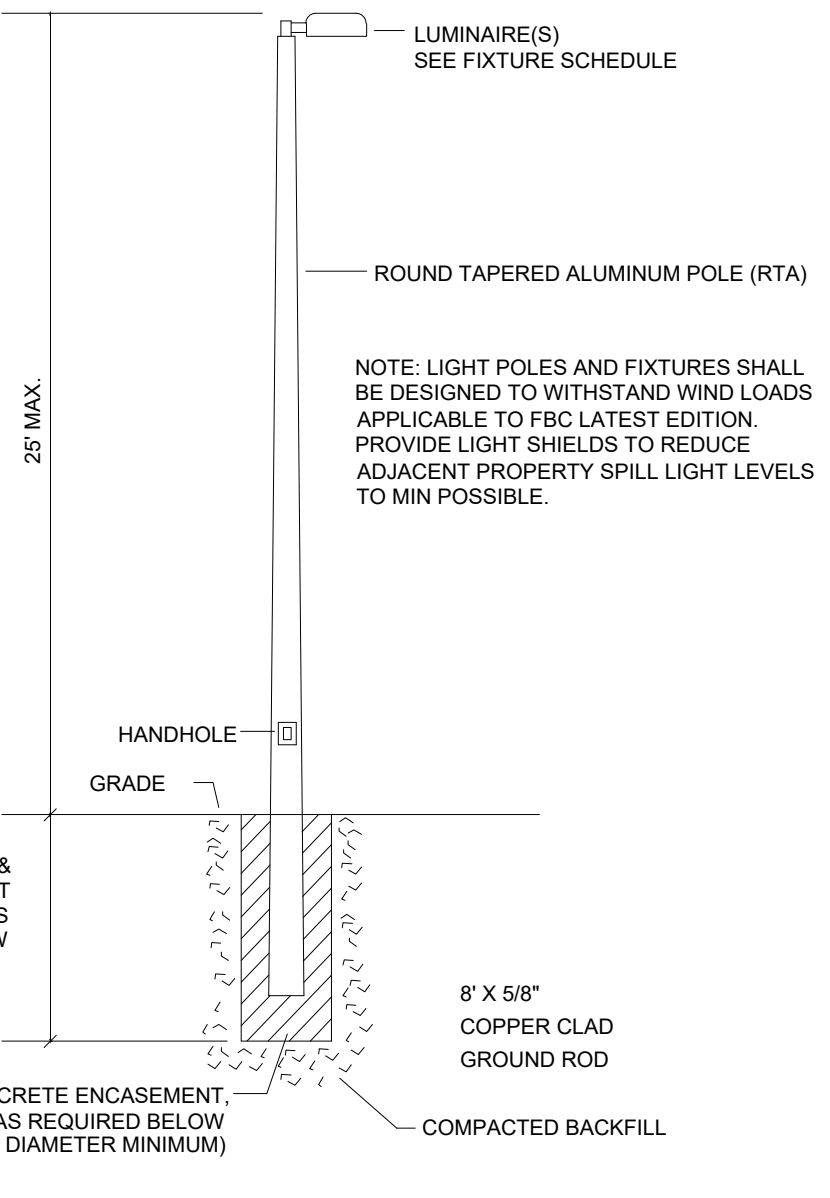
PROJECT NO.: 23-1024
DRAWN BY: SOG
CHECKED BY: DG
DATE: 10/04/2023
CABS 1024 - SITE PLAN DETAILS

SHEET TITLE:
**SITE PLAN
DETAILS**

SHEET NUMBER:
02



- 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 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.
 - 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.



NOTE:
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).

