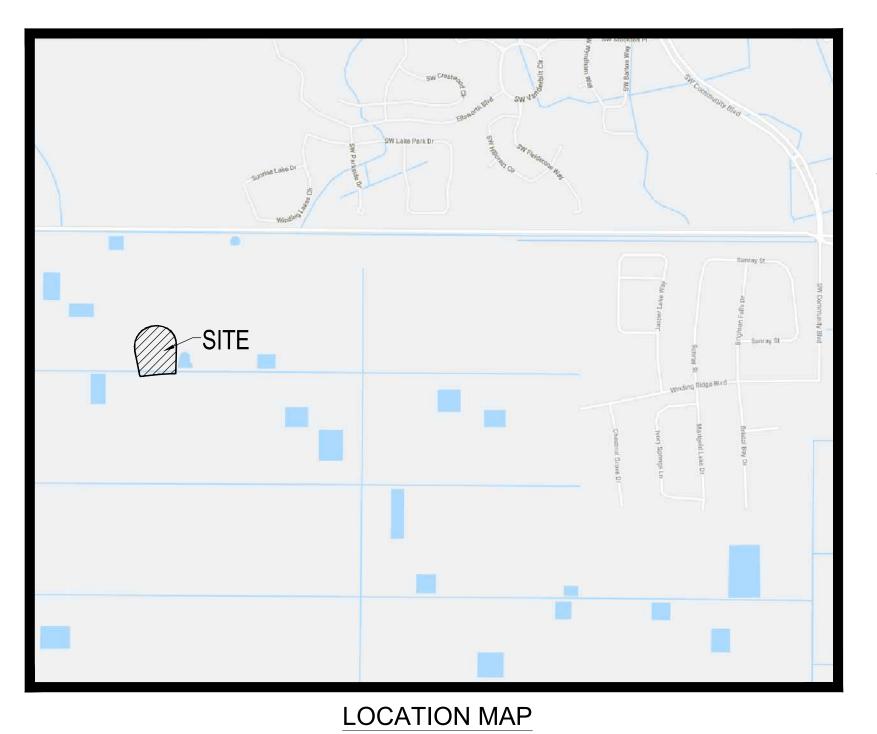
# RIVERLAND VALENCIA GROVE CLUBHOUSE

# SITE PLAN

SECTION 17, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA







VICINITY \ AERIAL MAP N.T.S.

### PLAN FOR RIVERLAND ASSOCIATES III LLLP

## **ENGINEER & SURVEYOR**



ENGINEERING & SURVEYING, LLC.

590 NW PEACOCK BLVD, SUITE #8 PORT ST. LUCIE, FL 34986 PHONE: (772) 879-0477

# INDEX OF DRAWINGS

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

NOTE: PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

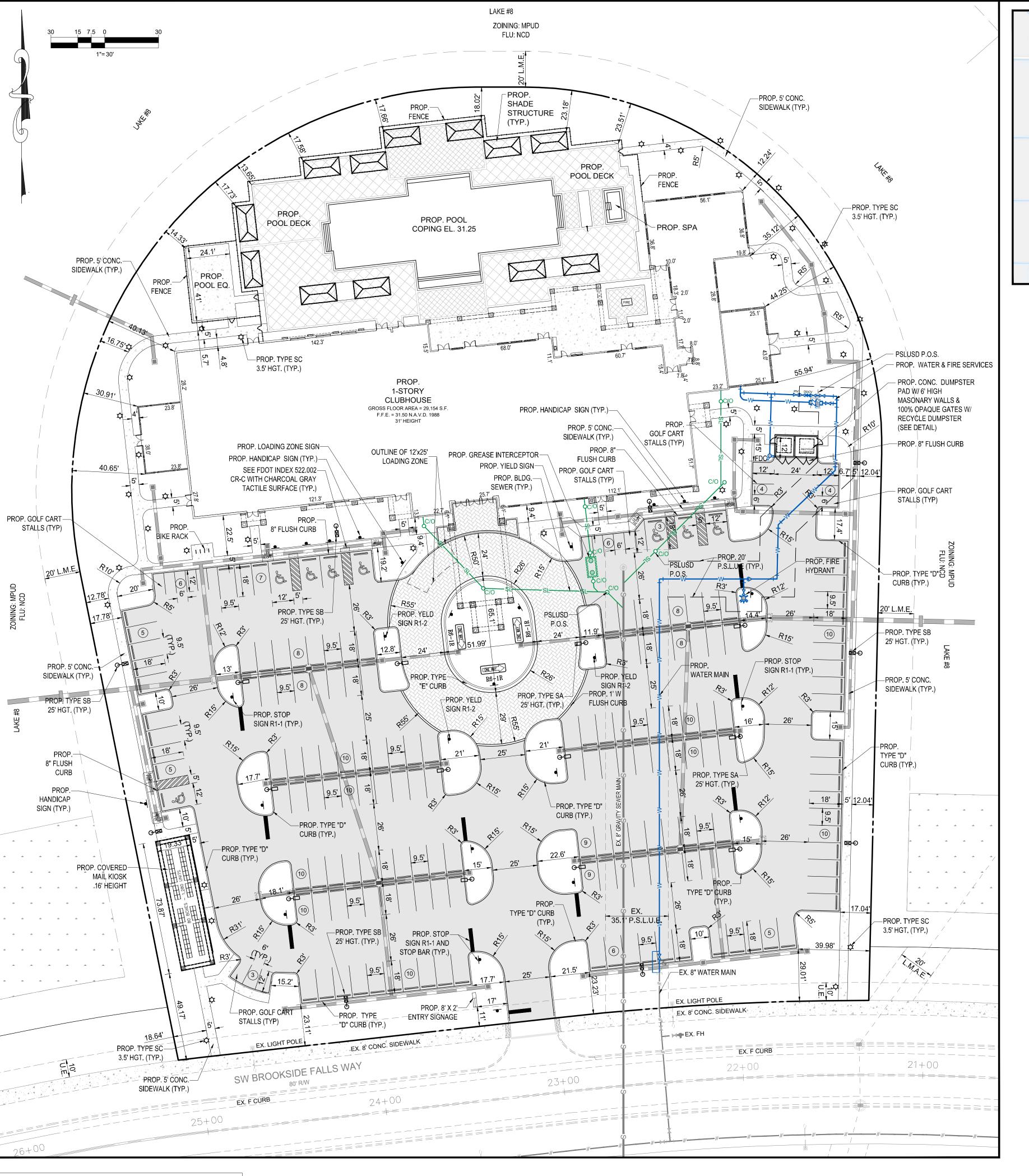
> KNOW WHAT'S BELOW ALWAYS CALL 811 • BEFORE YOU DIG CITY OF PSL PROJECT NO. P20-203 PSLSUD FILE NO. 5267E-1

**COVER SHEET** 

01

FLORIDA LICENSE No. 68212

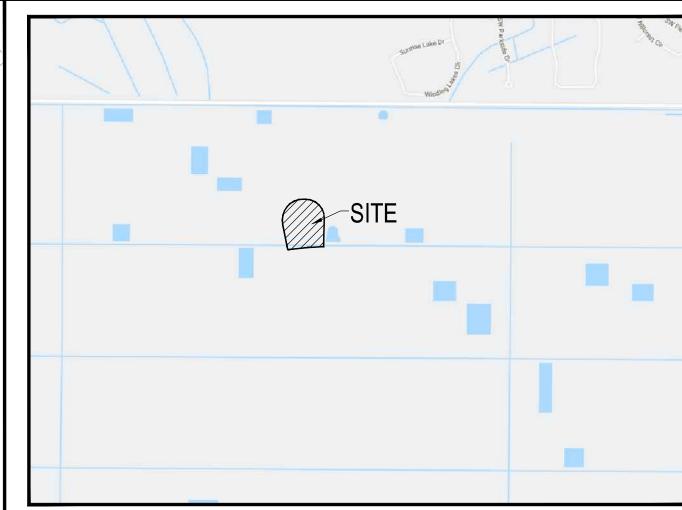
ENGINEER'S PROJECT NO. 20-1020



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).



LOCATION MAP

LEGEND						
Ğ	HANDICAP STALL		PROPOSED ASPHALT PAVEMENT			
7	NUMBER OF PARKING SPACES		PROPOSED PAVERS			
wm	EXISTING WATER MAIN		PROPOSED CONCRETE SIDEWALK			
s	EXISTING GRAVITY SEWER MAIN	000000000000000000000000000000000000000	PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY			
	EXISTING EDGE OF PAVEMENT	L.B.	LANDSCAPE BUFFER			
C/O O	PROPOSED CLEAN OUT	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT			
0-□	PROPOSED LIGHT FIXTURE TYPE SA 25' HEIGHT	L.M.E.	LAKE MAINTENANCE EASEMENT			
0-⊠	PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT	P.S.L.U.E.	CITY OF PORT ST. LUCIE UTILITY EASEMENT			
ф	PROPOSED LIGHT FIXTURE TYPE SC 3.5' HEIGHT	U.E.	UTILITY EASEMENT			
		D.E.	DRAINAGE EASEMENT			

#### **LEGAL DESCRIPTION:**

RIVERLAND PARCEL C - PLAT FOUR, TRACT "R1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86 PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

#### DEVELOPER:

4317-802-0008-000-3

RIVERLAND ASSOCIATES III LLLP 1600 SAWGRASS CORPORATE PARKWAY SUITE 400

SUNRISE, FL 33323

PARCEL IDENTIFICATION NUMBERS:

#### PROPERTY CLASSIFICATIONS:

MPUD - MASTER PLANNED UNIT DEVELOPMENT NCD - NEW COMMUNITY DEVELOPMENT

#### MIN. BUILDING SETBACKS:

25 FEET REAR: 25 FEET SIDE: 10 FEET

#### **BUILDING DATA:**

SPACES PROVIDED

PROPOSED BLDG = 29,154 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

= 194 SPACES

(8 H.C., 163 REGULAR,

590 NW PEACOCK BLVD, SUITE #8

PORT ST. LUCIE, FL 34986 PHONE: (772) 879-0477 FBPE C.O.A. # 32222

COMMENT:

REVISIONS:

23 GOLF CART) DRAINAGE STATEMENT: THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO LAKE # 8 LOCATED AT THE NORTH, EAST AND WEST OF PROJECT. THE MASTER STORMWATER MANAGEMENT SYSTEM PROVIDES ALL WATER

#### QUALITY PRETREATMENT AND ATTENUATION.

**UTILITY PROVIDERS:** POTABLE WATER = PSLUSD WASTEWATER = PSLUSD = EXISTING LAKES

#### IRRIGATION

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

#### **UPLAND PRESERVE REQUIREMENTS:**

PROJECT AREA: 207,681 S.F. (4.768 AC)

EXISTING UPLANDS: 0 S.F. (0.000 AC) MITIGATION REQUIRED: NO MITIGATION REQUIRED - NO UPLANDS ON

#### 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

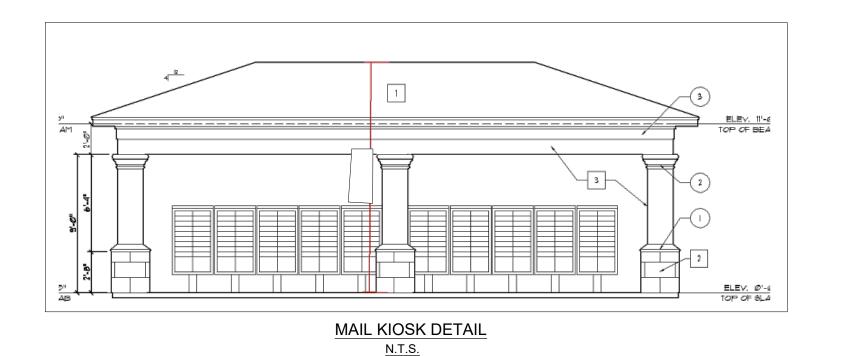
REQUIRED: 5% X 207,681 S.F. = 10,384 S.F. PROVIDED:

= 19,924 S.F. (POOL AND POOL DECK)

;	SITE DATA:			
-	TOTAL PROJECT AREA	207,681 S.F.	4.768 AC	100.0
Ī	MPERVIOUS AREA			
ı	PROP. BLDG	29,154 S.F.	0.669 AC	14.0
ı	PROP. PAVEMENT/WALKS	100,299 S.F.	2.303 AC	48.2
ı	PROP. POOL	5,691S.F.	0.131 AC	2.7
F	PROP. DECK	14,233 S.F.	0.327 AC	6.8
-	TOTAL IMPERVIOUS	149,377 S.F.	3.430 AC	71.9
	TOTAL DEDVIOLIS	58 304 S E	1 339 AC	28.0

#### **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.





KNOW WHAT'S BELO' ALWAYS CALL 81 BEFORE YOU DIC

CITY OF PSL PROJECT NO. P20-203 PSLSUD FILE NO. 5267E-1

SHEET NUMBER:

M. RANDALL RODGERS, P

FLORIDA LICENSE No. 68212

11/17/20

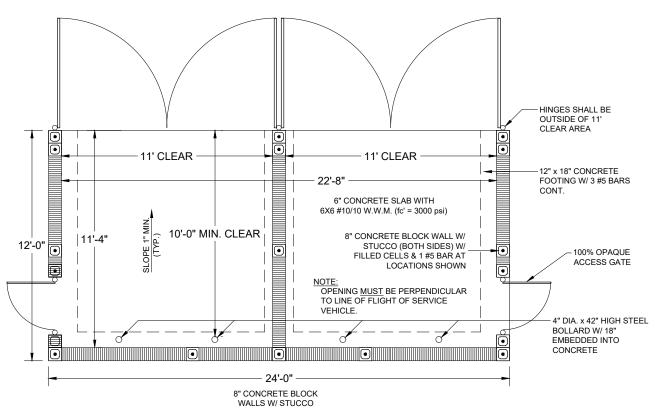
20-1020 - SITE PLAN

SITE PLAN

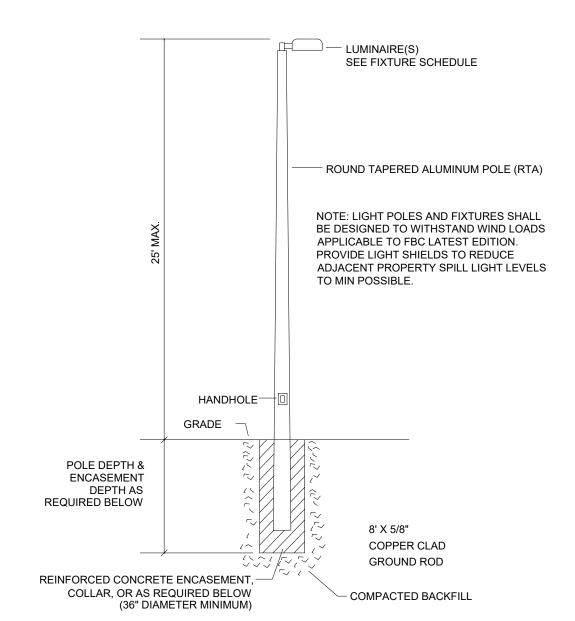
PROJECT No.: DRAWN BY:

CHECKED BY:

SHEET TITLE:

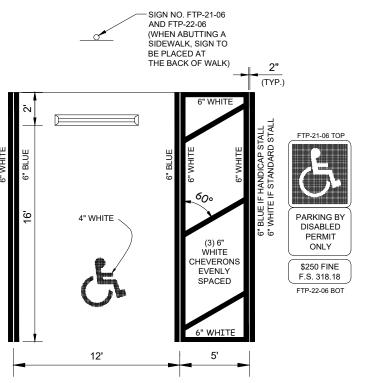


24' x 12' DUMPSTER DETAIL N.T.S.



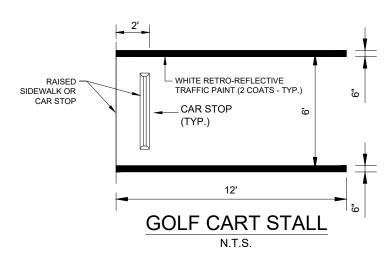
NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS, IF REQUIRED, TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE 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.

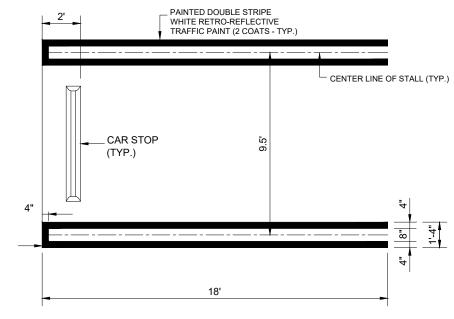
POLE MOUNTING DETAIL



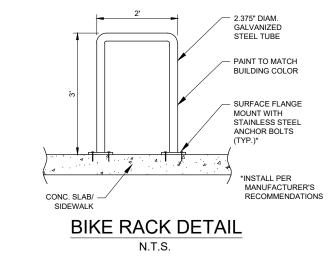
- NOTES:
  1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX
- #17346, SHEET 12 OF 14.
  2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
  3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
- 4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06
- 5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
- 6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
- 7. 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

HANDICAP SPACE DETAIL N.T.S.





TYPICAL 18' PARKING STALL



Luminaire Schedule									
Project: VALENCIA GROVE - PARKING LOT_REV 2 10/09/2020									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts
0□	12	SA	SINGLE	Lithonia Lighting	RSX2 LED P1 40K R5 MH: POLE MOUNT A.F.G.	11283	0.903	72.06	72.06
	9	SB	SINGLE	Lithonia Lighting	RSX2 LED P5 40K R3 HS MH: POLE MOUNT A.F.G.	21107	0.903	213.4843	213.4843
ф	41	SC	SINGLE	Lithonia Lighting	DSXB LED 16C 350 40K SYM MH: 42" BOLLARD	1674	0.855	20	20

Calculation Summary							
Project: VALENCIA GROVE - PARKING LOT_REV 2 10/09/2020							
Label	СаІсТуре	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.59	6.9	1.0	2.59	6.90
WALWAYS	Illuminance	Fc	3.71	11.1	1.0	3.71	11.10

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CITY OF PSL PROJECT NO. P20-203 PSLSUD FILE NO. 5267E-1

SHEET TITLE:

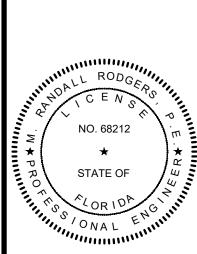
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PHONE: (772) 879-0477
FBPE C.O.A. # 32222

COMMENT:

REVISIONS:

~



M. RANDALL RODGERS, P. FLORIDA LICENSE No. 68212 11/17/20

DRAWN BY: CHECKED BY: DATE: 11/17/2020 CAD20D1:020 - SITE PLAN DETAILS

> SITE PLAN **DETAILS**

SHEET NUMBER: