

**DRAINAGE STATEMENT**  
 THE PROPOSED PROJECT WILL MODIFY THE EXISTING STORM WATER MANAGEMENT SYSTEM TO ACCOMMODATE NEW DEVELOPMENT. PROPOSED INLETS WILL COLLECT ON-SITE RUNOFF WHICH WILL DIRECT IT TO THE PROPOSED STORM DRAINAGE PIPES WHICH WILL CONNECT TO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM S.F.W.M.D. PERMIT NO. # 56-01569-P BASIN BCANAL. MODIFICATION WILL BE DONE IN ACCORDANCE WITH SFWMD AND CITY CRITERIA, EXISTING SFWMD PERMIT WILL BE MODIFIED.

**GENERAL NOTES**  
 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).

Z: MPUD  
 FLU: NCD - MIXED USE AREA SUB-DISTRICT  
 LU: VACANT PARCEL

**TRAFFIC STATEMENT**  
 TRADITION OUT PARCEL SITE LOCATED AT 10704 SW VILLAGE PARKWAY, PORT ST. LUCIE, FLORIDA, 34987 (PARCEL ID: 4310-602-0009-000-5). THE APPLICANT PROPOSES TO CONSTRUCT 8,960 SF OF RETAIL AND A 2,544 SF BANK WITH DRIVE-THROUGH. THE BUILDOUT YEAR IS 2029. THE PROPOSED DEVELOPMENT WILL GENERATE THE FOLLOWING NET NEW EXTERNAL TRIPS: 548 DAILY, 38 AM PEAK HOUR (23 IN/15 OUT), AND 96 PM PEAK HOUR (49 IN/48 OUT) TRIPS. THE PROPOSED DEVELOPMENT WILL GENERATE THE FOLLOWING CUMULATIVE DRIVEWAY TRIPS: 743 DAILY, 106 AM PEAK HOUR (54 IN/52 OUT), AND 172 PM PEAK HOUR (90 IN/82 OUT) TRIPS. THE PROJECT MEETS PORT ST LUCIE'S ADOPTED LEVEL OF SERVICE AND TRAFFIC CONCURRENCY STANDARDS OF PORT ST LUCIE.

**LEGAL DESCRIPTION**  
 TRADITION PLAT NO. 41, PARCEL 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 32, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Z: MPUD  
 FLU: NCD - MIXED USE AREA SUB-DISTRICT  
 LU: COMMERCIAL

**SITE DATA**

EXISTING ZONING: MPUD			
EXISTING LAND USE: NCD			
<b>TOTAL SITE AREA</b>	<b>73,181</b>	<b>1.68</b>	
<b>BUILDING CALCULATIONS</b>	<b>SF</b>	<b>AC</b>	
BANK BUILDING	2,544	0.06	
RETAIL BUILDING	8,960	0.21	
<b>TOTAL</b>	<b>11,504</b>	<b>0.26</b>	
<b>BUILDING SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
BANK BUILDING - FRONT	TBD BY DRC	93.9'	
BANK BUILDING - REAR	TBD BY DRC	63.8'	
BANK BUILDING - SIDE	TBD BY DRC	37.4'	
RETAIL BUILDING - FRONT	TBD BY DRC	15'	
RETAIL BUILDING - REAR	TBD BY DRC	149.8'	
RETAIL BUILDING - SIDE	TBD BY DRC	15.1'	
<b>PERVIOUS/IMPERVIOUS CALCULATIONS</b>	<b>SF</b>	<b>ACRES</b>	<b>PERCENT</b>
PERVIOUS			
OPEN SPACE (ESTIMATED)	23,980.98	0.55	33%
IMPERVIOUS			
SIDEWALKS & DRIVEWAYS	37700.35	0.87	52%
BUILDING COVERAGE	11,499.47	0.26	16%
<b>TOTAL</b>	<b>73,180.80</b>	<b>1.68</b>	<b>100%</b>
<b>PARKING CALCULATIONS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
RETAIL AND OFFICE (4 SPACES PER 1,000 SF)	48	59	
<b>TOTAL PARKING</b>	<b>48</b>	<b>59</b>	
HANDICAPPED PARKING (INCLUDED IN TOTAL)		3	
<b>PERMITTED COMPACT PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
COMPACT PARKING (PERCENT)	30%	31%	
COMPACT PARKING (NUMERIC)	14.4	15	

**PROJECT TEAM**

**OWNER/CLIENT:**  
 IBM SOUTHEAST EMPLOYEE CREDIT UNION  
 C/O ITHINK FINANCIAL CREDIT  
 1000 NW 17TH AVENUE  
 DELRAY BEACH, FL 33445

**LANDSCAPE ARCHITECT/PLANNER:**  
 COTLEUR & HEARING, INC.  
 1934 COMMERCE LANE, SUITE 1  
 JUPITER, FL 33458  
 561.747.6336

**ARCHITECT:**  
 TUTTLE DESIGN LLC  
 3000 HIGH RIDGE ROAD, BAY 4  
 BOYNTON BEACH, FL 33426

**CIVIL ENGINEER:**  
 VELCON ENGINEERING AND SURVEYING  
 1449 COMMERCE CENTER DRIVE  
 PORT ST. LUCIE, FL 34986

**SURVEYOR:**  
 VELCON ENGINEERING AND SURVEYING  
 1449 COMMERCE CENTER DRIVE  
 PORT ST. LUCIE, FL 34986

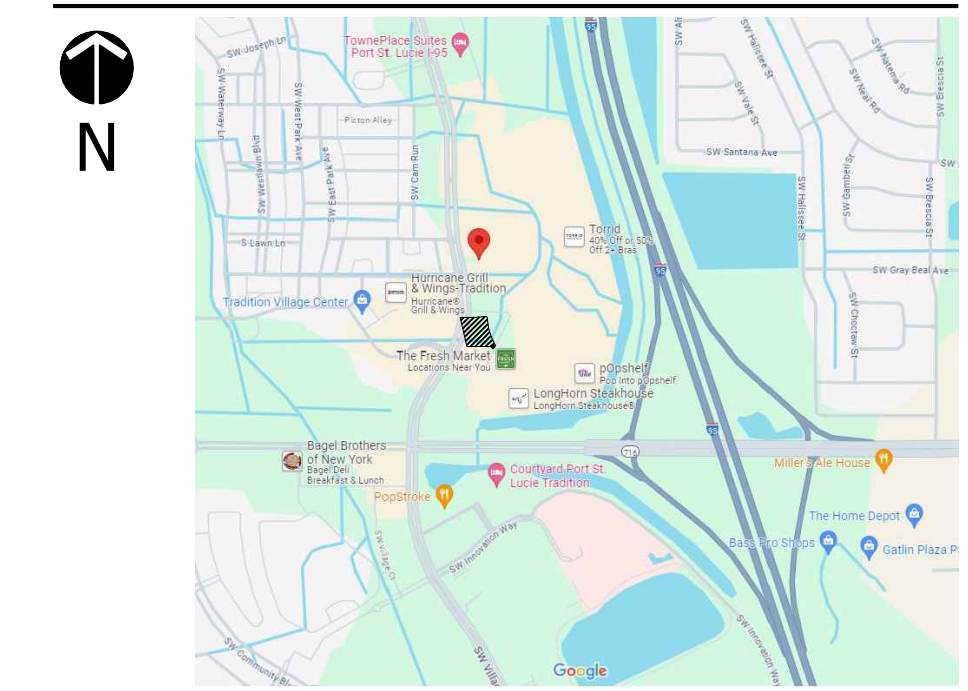
**TRAFFIC CONSULTANT:**  
 MACKENZIE ENGINEERING & PLANNING, INC.  
 1172 SW 30TH STREET  
 PALM CITY, FL 34990

**LIGHTING ENGINEER:**  
 KAMM CONSULTING, INC.  
 1407 WEST NEWPORT CENTER DRIVE  
 DEERFIELD BEACH, FL 33442

**LEGEND**

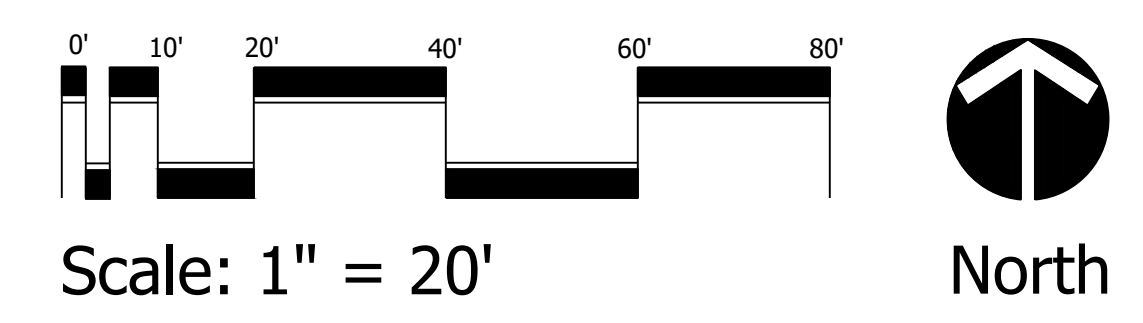
- ADA DISABLED SPACES
- C COMPACT SPACES
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- PARKING LIGHT

**LOCATION MAP**



PSLUSD PROJ# P24-091  
 PSL PROJ# 11-342-48-04

**Site Plan**



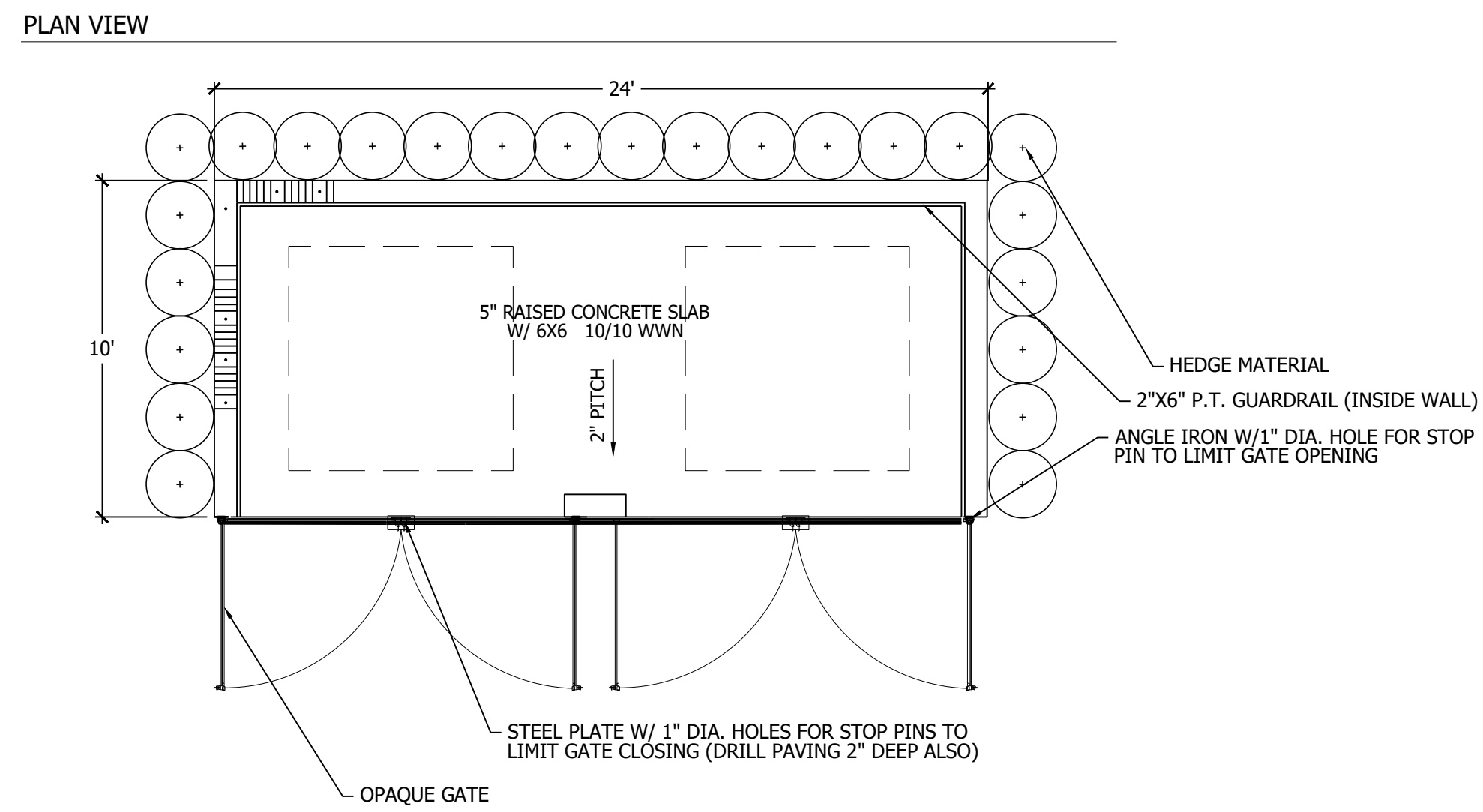
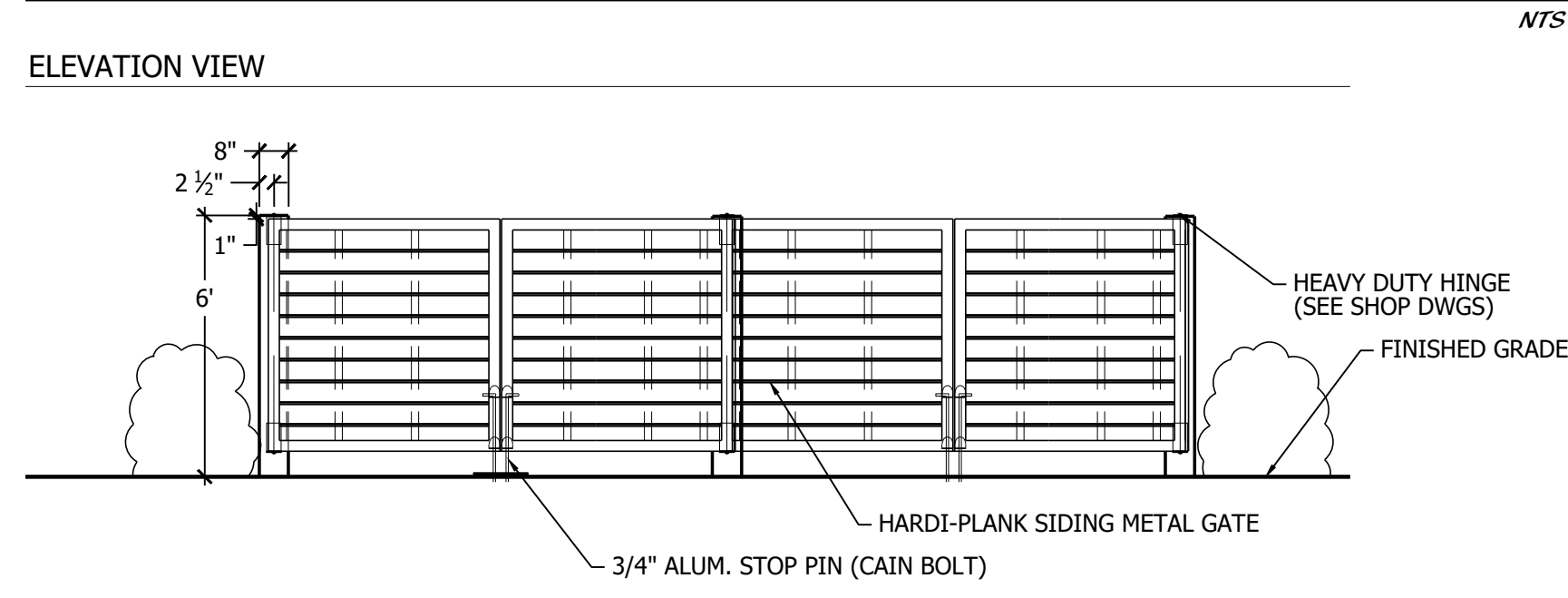
**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-26000535

**iThink Retail Plaza**  
 Tradition- IBM Southeast Employee Credit Union  
 Port St. Lucie, Florida

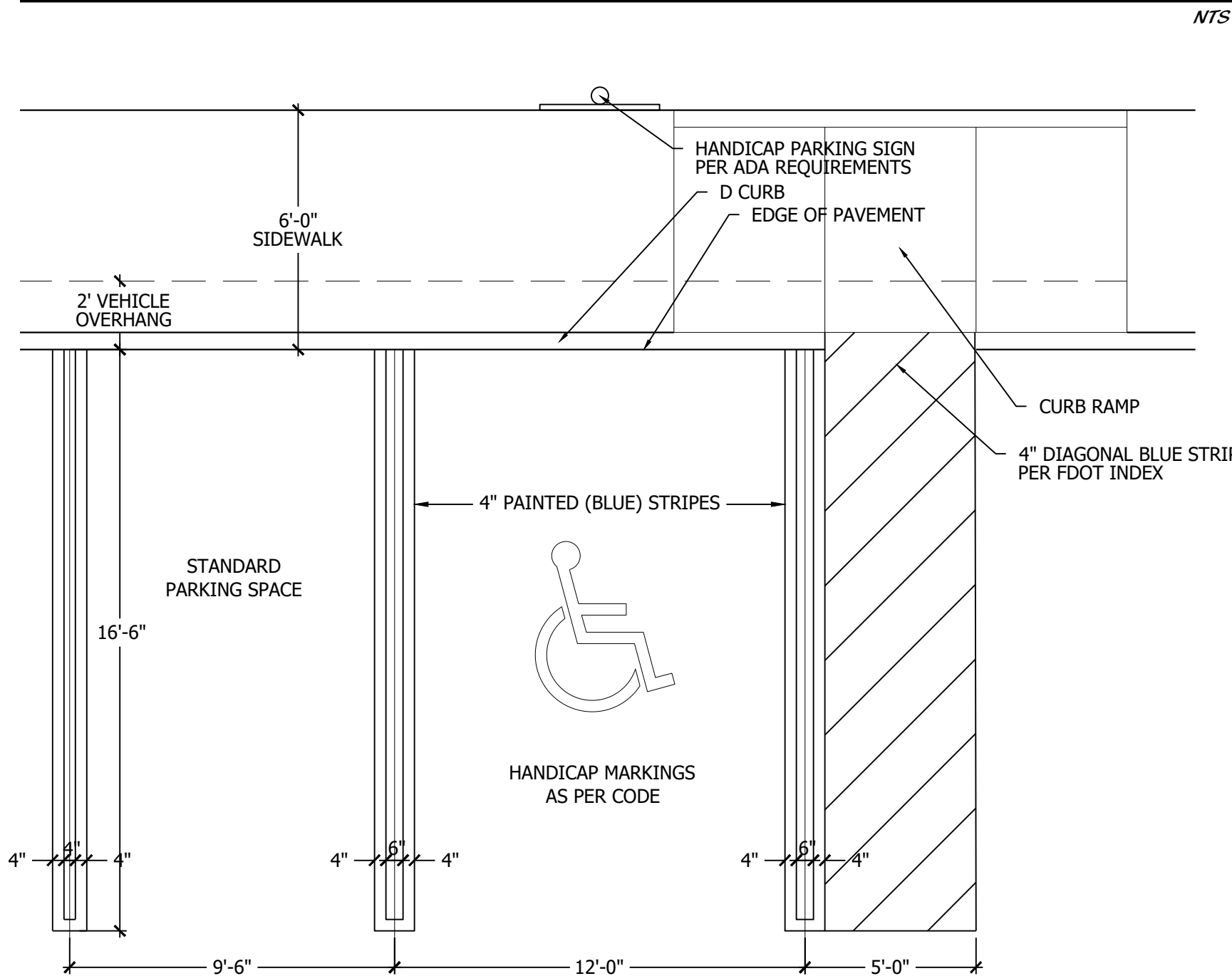
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DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1015
DATE	06-18-24
REVISIONS	07-11-24



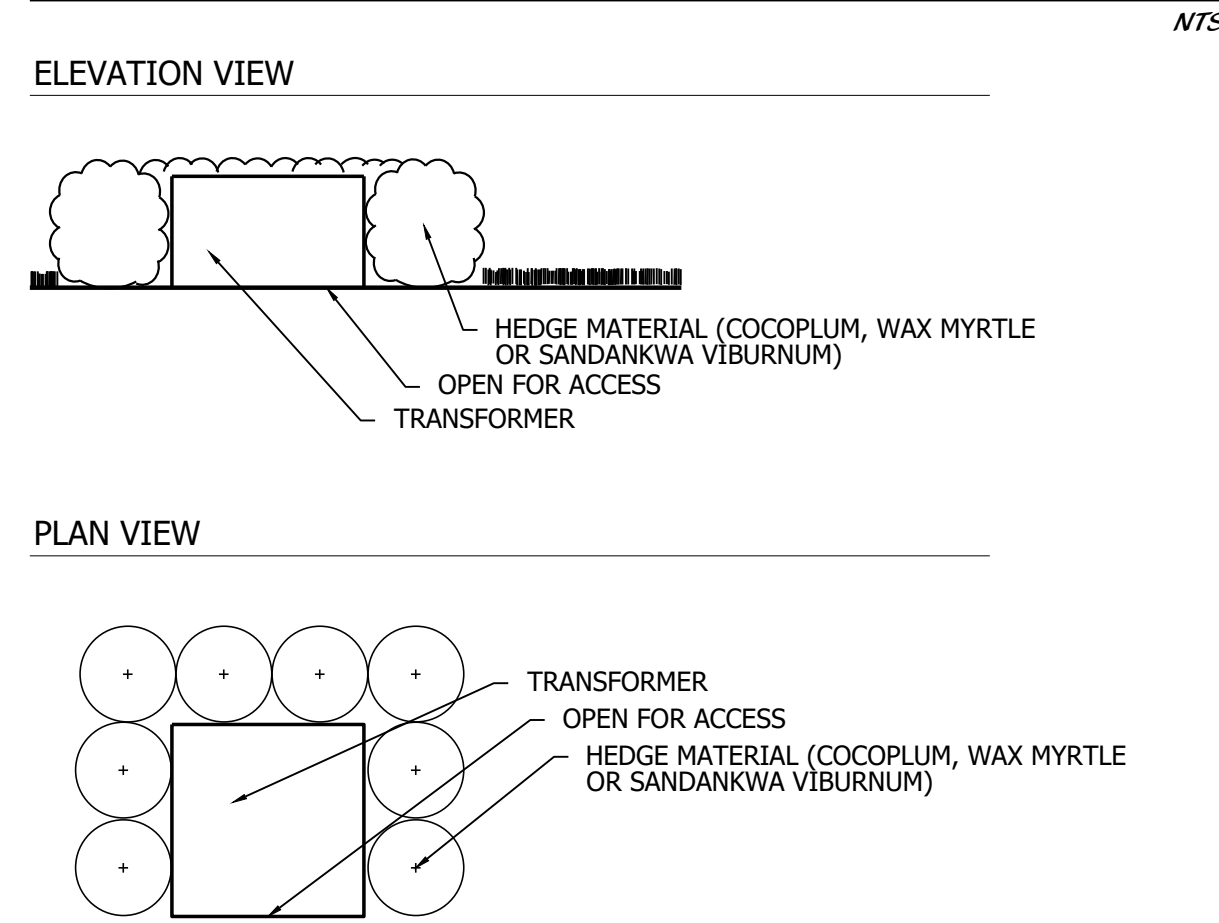
**DUMPSTER DETAIL**



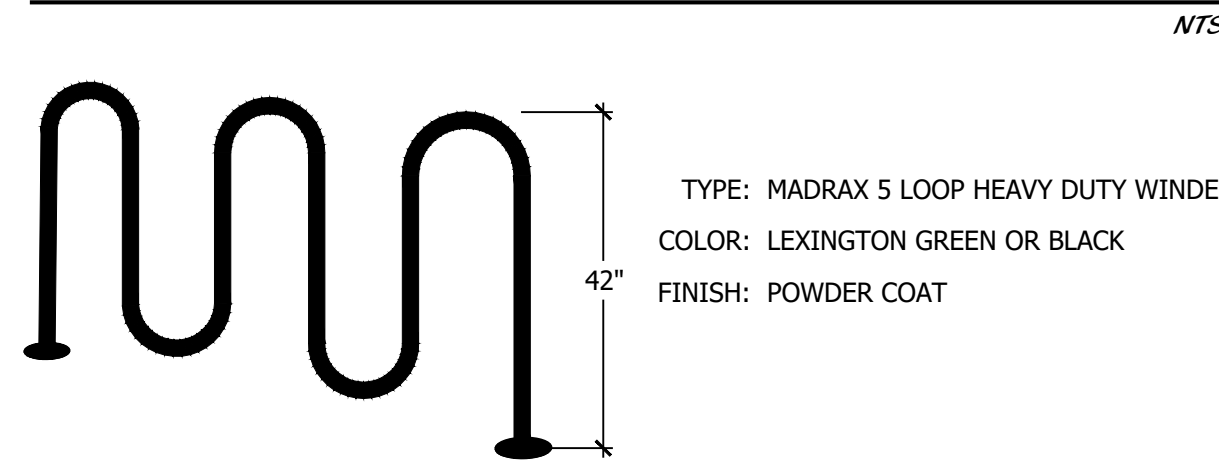
**STANDARD AND HANDICAP PARKING DETAIL**



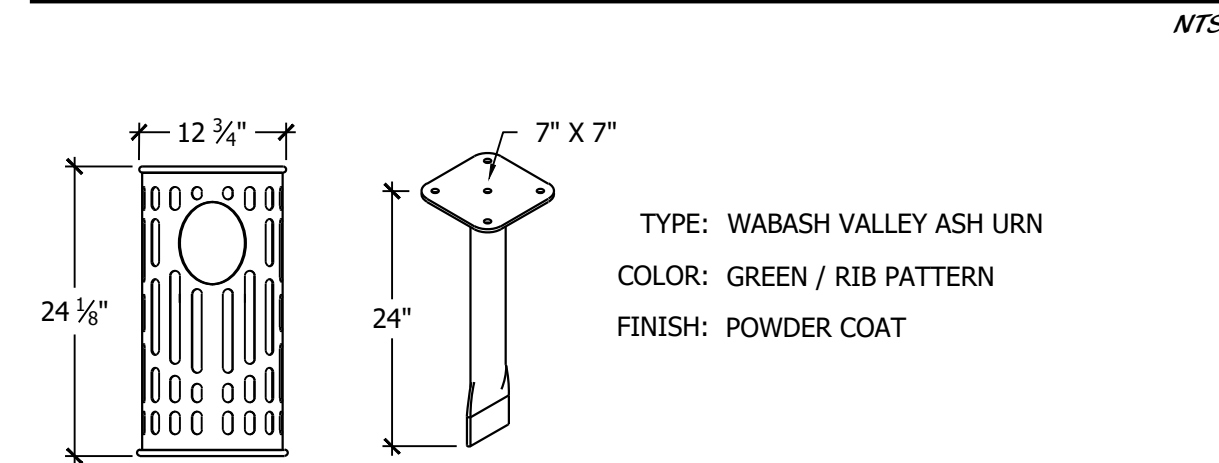
**TRANSFORMER DETAIL**



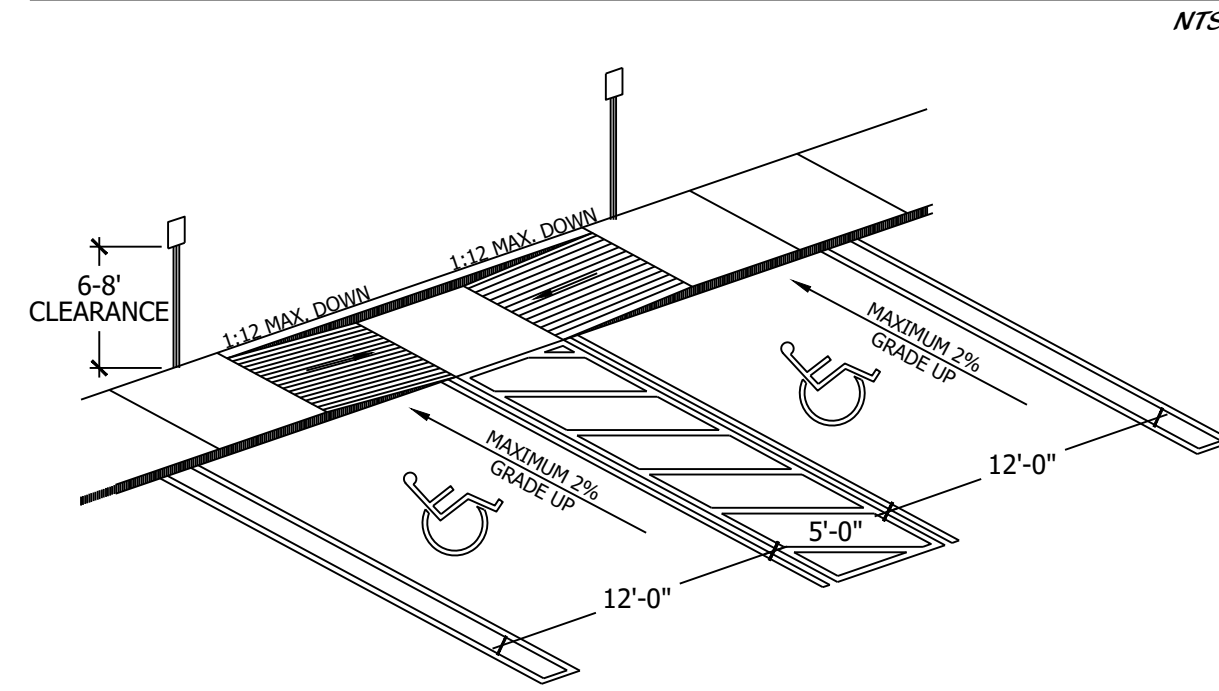
**BIKE RACK DETAIL**



**TRASH CAN DETAIL**



**HANDICAP RAMP DETAIL**

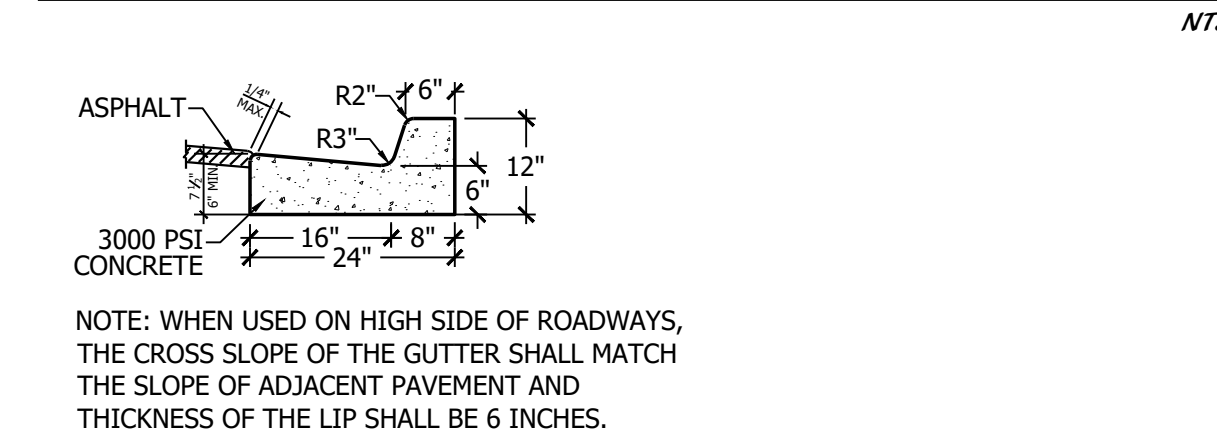


NOTE: IN THIS APPLICATION RAMP CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES  
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMP SEP. TO ENDS OF HC SPACES

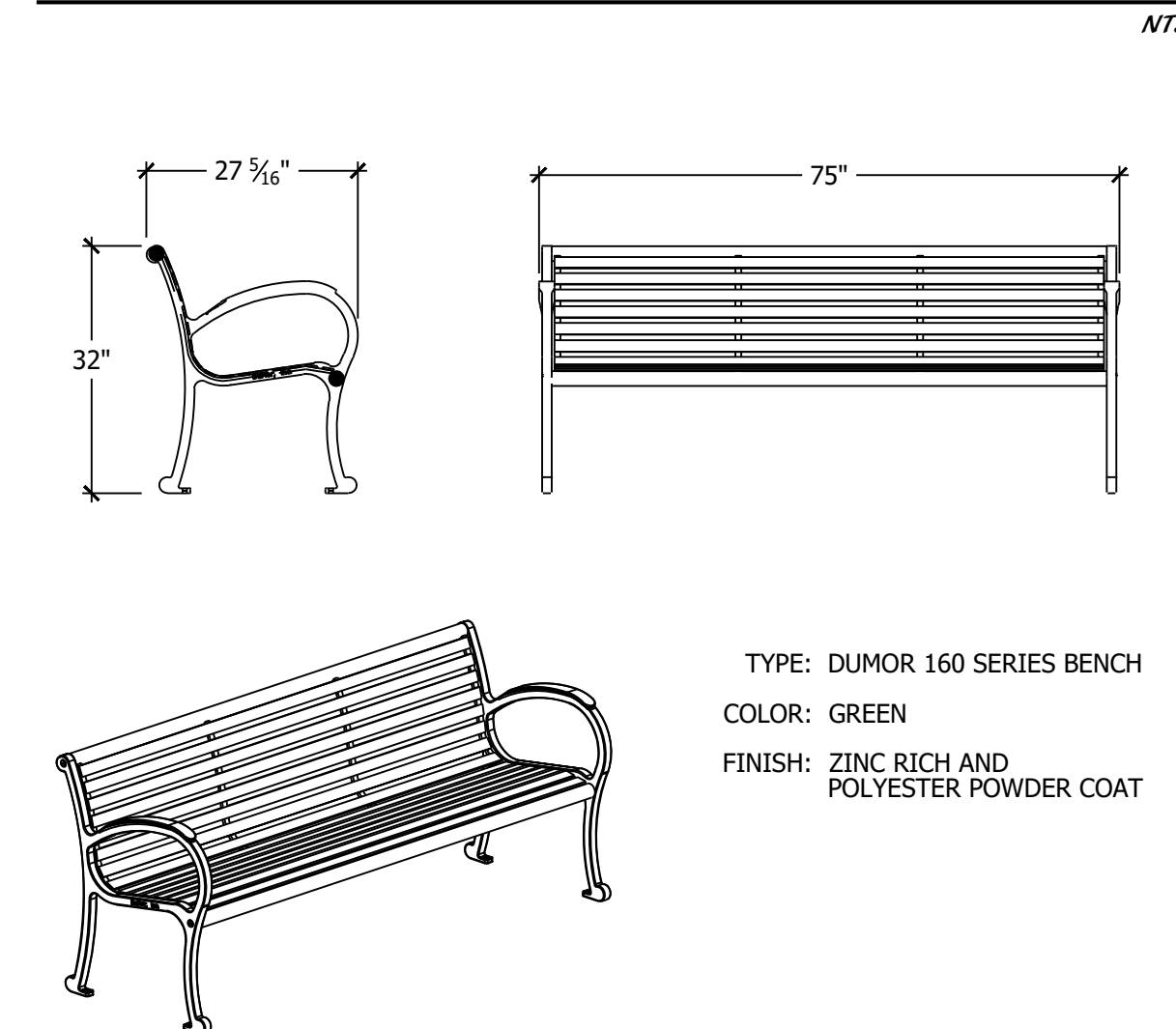
**D CURB DETAIL**



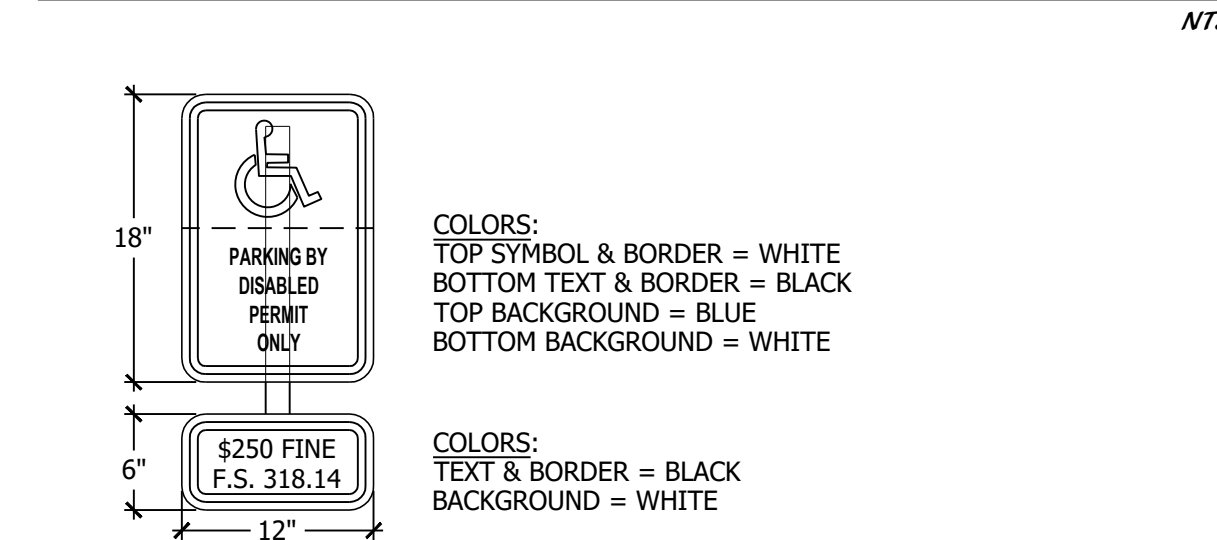
**F CURB DETAIL**



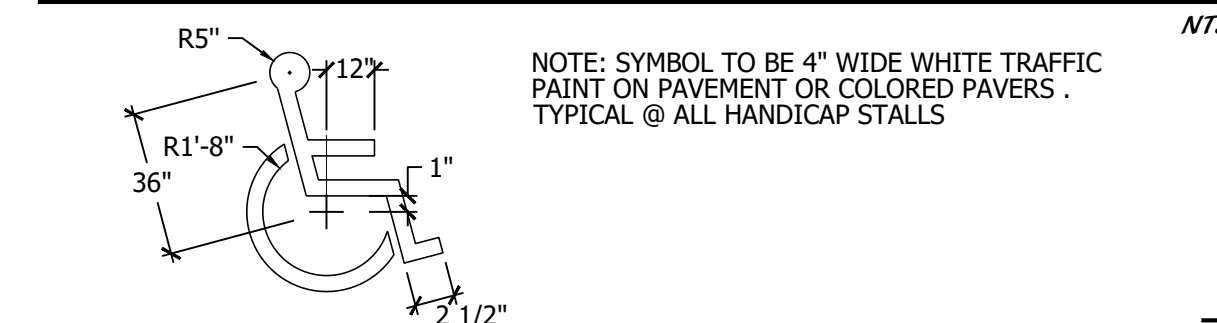
**BENCH DETAIL**



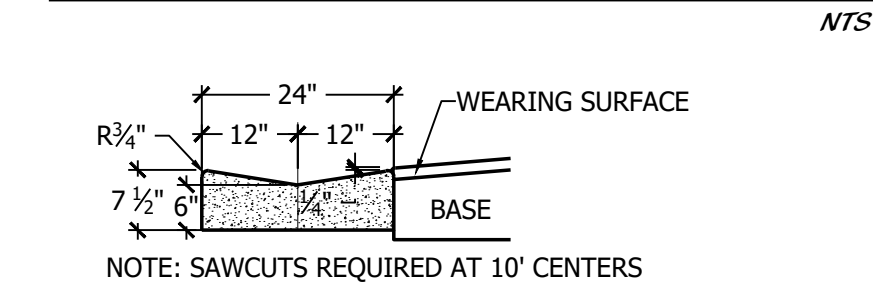
**HANDICAP SIGN DETAIL**



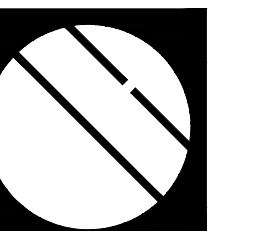
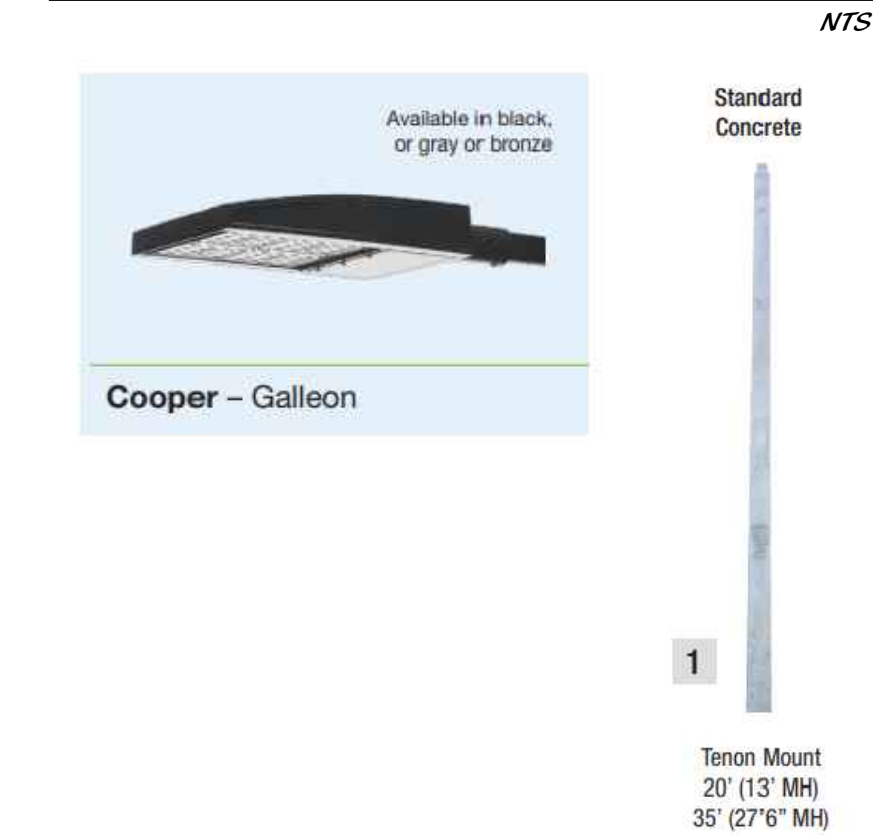
**HANDICAP SYMBOL DETAIL**



**VALLEY CURB DETAIL**



**LIGHT POLE DETAIL**



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APPROVED	DEH
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June 18, 2024 8:38:22 a.m.  
Drawing: 23-1015 SP-DWG