

DRAINAGE STATEMENT

NOTE: SEE OFF-SITE ROADWAY PLANS FOR ADDITIONAL DETAILS

PROPOSED ROAD WIDENING FOR TURN LANE IMPROVEMENTS

PROPOSED LEFT TURN LANE

PROPOSED SIGNALIZED INTERSECTION

PROPOSED MONUMENT SIGN (TYP.)

MATCH LINE TURN LANE NORTH

MATCH LINE TURN LANE SOUTH

PROPOSED PUBLIC ADA ACCESSIBILITY ROUTE

PROPOSED RIGHT TURN LANE

1" = 100'

TRAFFIC STATEMENT

THE PROPOSED DEVELOPMENT IS ANTICIPATED TO GENERATE A TOTAL OF 475 TRIPS DURING THE AM PEAK PERIOD AND 757 TRIPS DURING THE PM PEAK PERIOD. THE TOTAL DAILY TRIPS ARE 14,233 TRIPS. THE TOTAL TRIPS GENERATED WERE ADJUSTED TO ACCOUNT FOR INTERNAL CAPTURE AND PASS BY TRIPS.

THE SIGNAL WARRANT ANALYSIS RESULTS SHOW THAT A TRAFFIC SIGNAL IS WARRANTED FOR THE 2018 OPENING YEAR. CONSEQUENTLY, THE INSTALLATION OF A TRAFFIC SIGNAL AT THE PROPOSED INTERSECTION OF PORT ST. LUCIE BLVD AND AURELIA AVENUE IS RECOMMENDED AS PART OF PROPOSED IMPROVEMENTS. THE SIGNAL WILL POTENTIALLY ENHANCE SAFETY AT THE EXISTING INTERSECTION WHICH CURRENTLY EXPERIENCES SIGNIFICANT DELAY FOR THE EASTBOUND LEFT TURN DURING THE AM PEAK PERIOD.

THE OPERATIONAL ANALYSIS RESULTS SHOW THAT ALL THE INTERSECTION APPROACHES WILL OPERATE ADEQUATELY AT LOS OR BETTER DURING PEAK PERIODS FOR THE 2018 OPENING YEAR WITH THE EXCEPTION OF THE SOUTHBOUND APPROACH AT THE DRIVEWAY ACCESS ALONG DARWIN BLVD WHICH OPERATES AT LOS DURING THE PEAK PERIOD.

THE ARTERIAL SEGMENTS WILL ALSO OPERATE AT LOS OR BETTER WITH THE EXCEPTION OF THE NORTHBOUND SEGMENT BETWEEN TUNIS AVENUE AND DARWIN BLVD WHICH WILL OPERATE AT LOS DURING THE PEAK PERIOD. THE INSTALLATION OF A TRAFFIC SIGNAL AND DRIVEWAY ACCESS ALONG DARWIN BLVD WHICH OPERATES AT LOS DURING THE PEAK PERIOD HAS BEEN PREVIOUSLY IDENTIFIED FOR WIDENING DURING THE RECENTLY COMPLETED PDR STUDY.

LEGAL DESCRIPTION

LOT 5, DARWIN PLAZA, AS RECORDED IN PLAT BOOK 38, PAGES 31-31A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ACCESS NOTES

- ACCESS FOR PARCELS 1, 2, 3 & 4 WILL ONLY BE PERMITTED FROM PARCEL 4. NO ADDITIONAL DRIVEWAYS OFF OF PORT ST. LUCIE BLVD WILL BE ACCEPTED FOR PARCELS 1, 2 AND 3.
- FUTURE ANALYSIS OF DRIVEWAYS AND INTERSECTIONS WILL BE REQUIRED WITH THE DEVELOPMENT OF LOTS 5.
- MUTCD SPECIFICATIONS WILL BE ADHERED TO ON YALE STREET.

NATIVE UPLAND PRESERVE NOTES

TOTAL ON-SITE NATIVE UPLAND PRESERVE AREA IS 18.2 AC.

TOTAL REQUIRED NATIVE UPLAND PRESERVE IS 25% OF THE TOTAL - 4.55 AC.

TOTAL PROPOSED NATIVE UPLAND PRESERVE - 4.55 AC.

*ALL EXOTIC PLANT SPECIES MUST BE REMOVED FROM THE PRESERVE AREA.

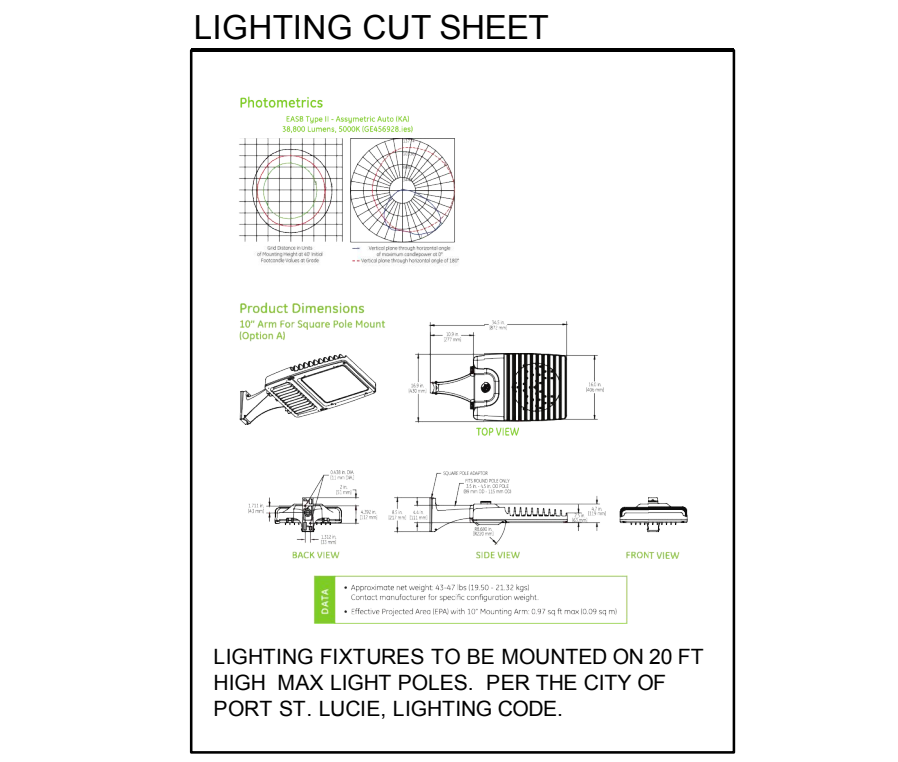
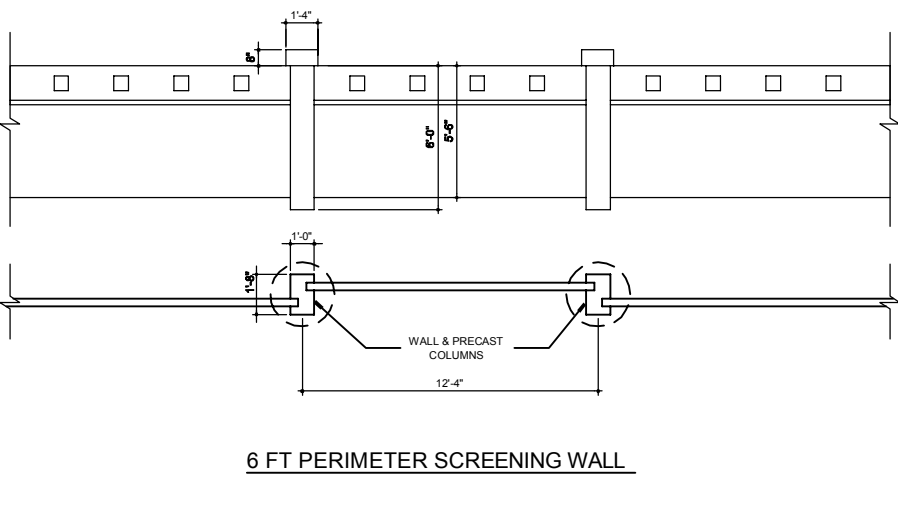
*PRESERVE AREA BOUNDARIES HAVE BEEN PROVIDED FOR QUANTITY REASON ONLY. AS THE EXACT LOCATION AND ORIENTATION ARE NOT DEFINED AT THIS TIME. EXACT LOCATION AND ORIENTATION WILL BE DETERMINED WHEN PARCEL 5 IS BEING PERMITTED FOR DEVELOPMENT.

OFFSITE IMPROVEMENT NOTES

- CONSTRUCT EXCLUSIVE NORTHBOUND RIGHT TURN LANE AT PORT ST. LUCIE BLVD AND AURELIA AVENUE INTERSECTION. TOTAL STORAGE LENGTH = 200 FT INCLUDING 50 FT TAPER.
- CONSTRUCT EXCLUSIVE SOUTHBOUND LEFT TURN LANE AT PORT ST. LUCIE BLVD AND AURELIA AVENUE INTERSECTION. TOTAL STORAGE LENGTH = 250 FT INCLUDING 50 FT TAPER.
- PROVIDE EXCLUSIVE EASTBOUND LEFT TURN LANE AT PORT ST. LUCIE BLVD AND AURELIA AVENUE INTERSECTION. TOTAL STORAGE LENGTH = 200 FT INCLUDING 50 FT TAPER.
- PROVIDE EXCLUSIVE WESTBOUND LEFT TURN LANE AT PORT ST. LUCIE BLVD AND AURELIA AVENUE INTERSECTION. TOTAL STORAGE LENGTH = 200 FT INCLUDING 50 FT TAPER.
- PROVIDE SHARED THRU-RIGHT MOVEMENT FOR EASTBOUND AND WESTBOUND APPROACHES AT PORT ST. LUCIE BLVD AND AURELIA AVENUE INTERSECTION.
- PROVIDE 100 FT TOTAL STORAGE LENGTH INCLUDING 50 FT TAPER FOR THE EXISTING NORTHBOUND LEFT TURN AT PORT ST. LUCIE BLVD AND CAROL AVENUE INTERSECTION.
- REMOVE WESTBOUND LEFT TURN FROM YALE STREET ONTO PORT ST. LUCIE BLVD AND CONSTRUCT A DIRECTIONAL MEDIUM OPENING FOR SOUTHBOUND TO EASTBOUND LEFT TURN.
- CONSTRUCT EXCLUSIVE NORTHBOUND RIGHT TURN LANE AT THE PORT ST. LUCIE BLVD AND YALE STREET INTERSECTION. TOTAL STORAGE LENGTH = 200 FT INCLUDING 50 FT TAPER.
- CONSTRUCT EXCLUSIVE NORTHBOUND RIGHT TURN LANE AT THE RIGHT-IN-RIGHT-OUT DRIVEWAY ALONG PORT ST. LUCIE BLVD, WEST NORTH OF THE YALE STREET INTERSECTION. TOTAL STORAGE LENGTH = 200 FT INCLUDING 50 FT TAPER. RESTRICT THE EXISTING 20 FT PARKING TO PROVIDE A SEPARATE LEFT AND THRU-RIGHT SOUTHBOUND MOVEMENTS AT DARWIN BLVD AND YALE STREET INTERSECTION.

MATCHLINE - LEFT TURN LANE

1" = 100'



GENERAL INFORMATION

DEVELOPER: KIMBLEY-HORN AND ASSOCIATES, INC. 1861 W. GRAND PARK #201 SUNSHINE, FL 33551

GROSS SITE AREA: 37,259 AC (1,623,000 SF)

PROJECT AREA: 15.26 AC (664,706 SF) (PARCELS 1, 2, 3, 4)

SITE ZONING: CG (GENERAL COMMERCIAL)

FUTURE LAND USE: CG (COMMERCIAL LIMITED)

ADJACENT ZONING: NORTH: RS-2 (SINGLE FAMILY RESIDENTIAL 2) SOUTH: CG (COMMERCIAL GENERAL) WEST: RS-2 (SINGLE FAMILY RESIDENTIAL 2) EAST: RS-2 (SINGLE FAMILY RESIDENTIAL 2)

ADJACENT FUTURE LAND USE: NORTH: NDR/URJG (PRESIDENTIAL OFFICE, INSTITUTIONAL AND RESIDENTIAL) SOUTH: CG (COMMERCIAL GENERAL) WEST: RESIDENTIAL OFFICE/INSTITUTIONAL EAST: ULRJUG (UTILITY AND RESIDENTIAL)

WALMART/RETAIL BUILDING SETBACKS: FRONT: 25 FT, SIDE NORTH: 10 FT, SIDE SOUTH: 10 FT, BUILDING HEIGHT: 30' MAX.

WALMART FUEL STATION BUILDING SETBACKS: FRONT: 25 FT, SIDE NORTH: 10 FT, REAR: 20 FT, SIDE SOUTH: 10 FT, BUILDING HEIGHT: 17' 6".

SITE DATA

ACRES	SF	PERCENTAGES %
TOTAL PROJECT AREA (PARCELS 1, 2, 3, 4 & 6)	17.00	78,750
DEVELOPED AREA (PARCEL 4)	12.20	531,685
IMPERVIOUS AREA	8.18	355,651
BUILDING COVERAGE	1.56	67,861
PAVEMENT & SIDEWALK COVERAGE	6.60	287,750
PERVIOUS AREA	4.04	176,034
		33%

PARKING DATA

SF	REQUIRED	PROPOSED
TOTAL OFF-STREET PARKING	41,921	209
BUILDING 'A' - 1200 SF	8,400	42
BUILDING 'B' - 1200 SF	8,400	42
BUILDING 'C' - 1200 SF	8,400	42
BUILDING 'D' - 1200 SF	8,400	42
BUILDING 'E' - 1200 SF	8,400	42
OUTDOOR SEATING AREA - 1200 SF	740	4
TOTAL OFF-STREET PARKING	67,661	349
ACCESSIBLE PARKING	8	15

OFF-STREET LOADING SPACES

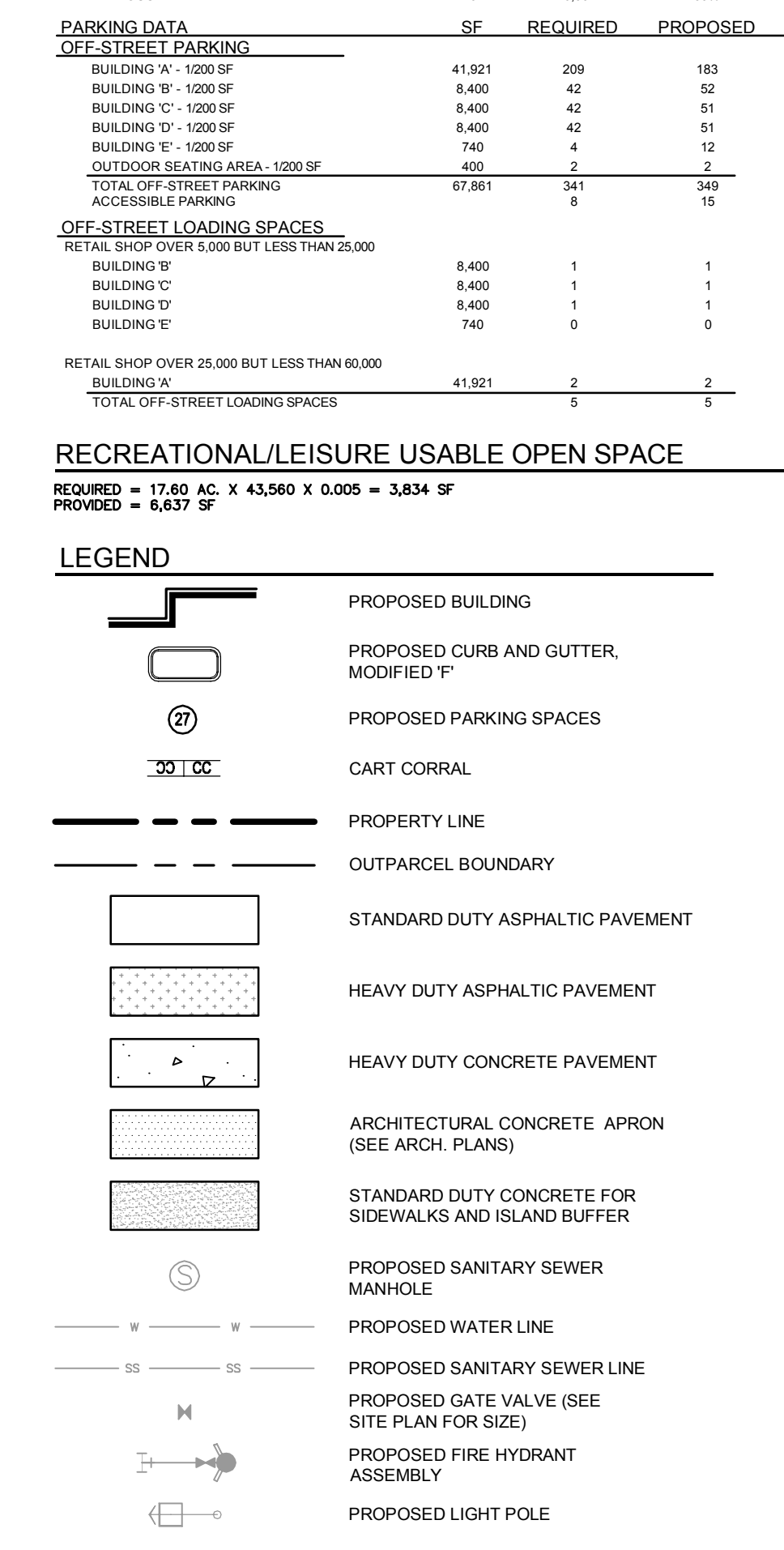
RETAIL SHOP OVER 25,000 SF BUT LESS THAN 25,000	RETAIL SHOP OVER 25,000 SF BUT LESS THAN 60,000	TOTAL OFF-STREET LOADING SPACES
BUILDING 'A'	41,921	2
BUILDING 'B'	8,400	1
BUILDING 'C'	8,400	1
BUILDING 'D'	8,400	1
BUILDING 'E'	740	0
TOTAL OFF-STREET LOADING SPACES		5

RECREATIONAL/LEISURE USABLE OPEN SPACE

REQUIRED = 17.60 AC X 43,560 X 0.005 = 3,834 SF

PROVIDED = 6,637 SF

LEGEND



ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

Kimley-Horn

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DESIGN ENGINEER: GREGORY R. RIPLE, P.E. FLORIDA LICENSE NUMBER: 74563 DATE:

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: GRK

PORT ST. LUCIE PLAZA
PORT ST. LUCIE, FLORIDA
WAL-MART STORES EAST, LP
PORT ST. LUCIE, FLORIDA

DATE: 07/24/15
PROJECT NO: 147311002
SHEET NUMBER: 6220

Sheet: PSL-DARWIN-5704 Layout: 6220 SITE PLAN - OVERALL September 11, 2015 07:47:17am K:\VRG_LOEV\047253 - Mel-Nor\02 - PSL - Darwin\CAD\PlanSheets\6220 - SITE PLAN - 5704.dwg sited By: Durr, Dominic