

Project Team:
 Owner/Developer: Mattany Homes
 1500 Gateway Blvd, Suite 212
 Boynton Beach, FL 33426
 561-739-7902
 Engineer: Kimley-Horn
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772-794-4100
 Surveyor: Caulfield & Wheeler, Inc
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 Port St. Lucie, FL 34984
 772-408-1920
 Landscape Architect/Land Planner: Lucido & Associates
 701 E Ocean Blvd
 Stuart, FL 34904
 772-220-2100

Capstone Community

Port St. Lucie, Florida
Site Plan
 August 5, 2020

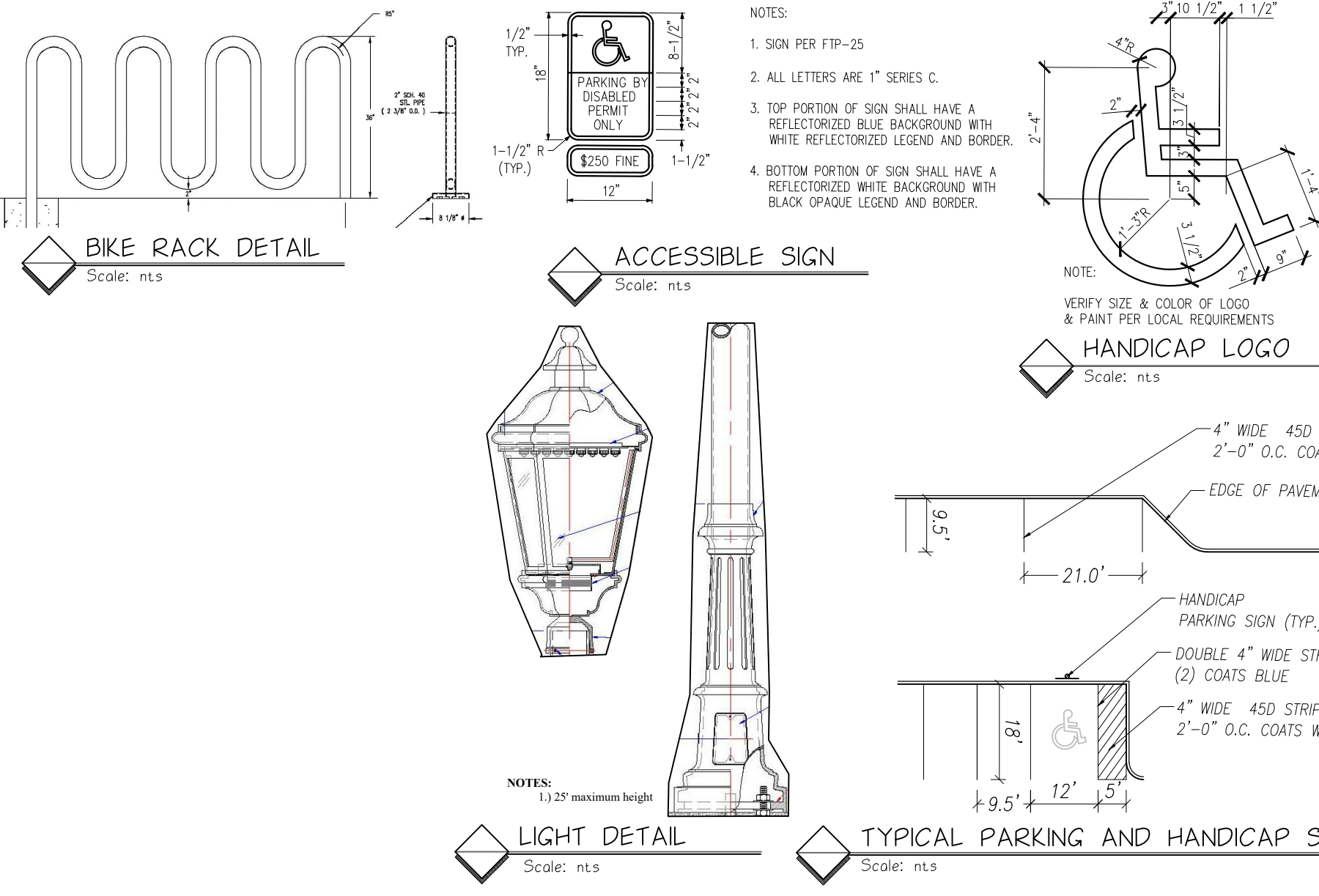
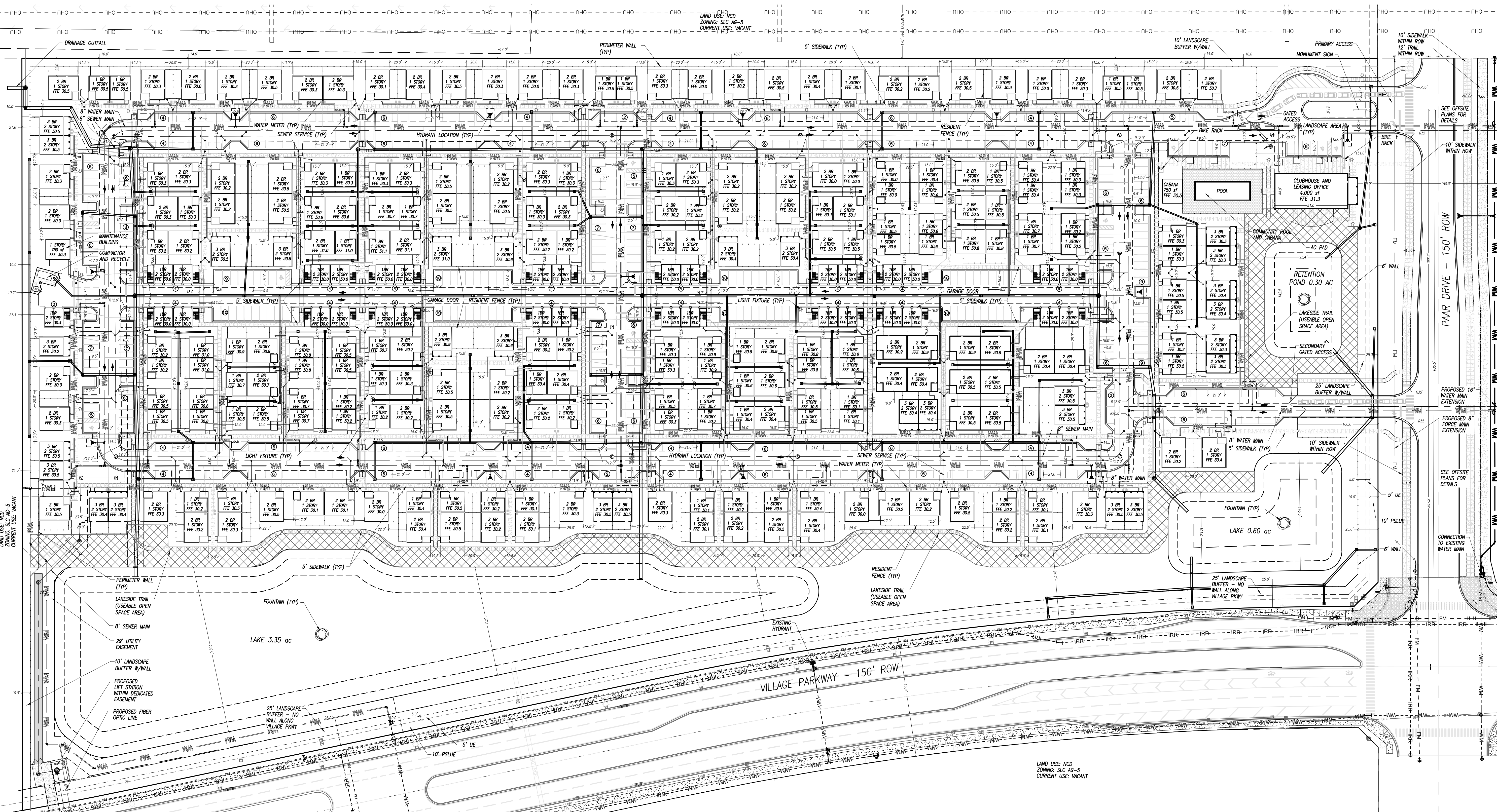
City of Port St. Lucie P# 20-141
 PSLUD No. 5367

Date	By	Description
9.11.20	MY	Response to SPRC comm
2.17.21	MY	Response to SPRC comm
3.10.21	MY	Response to SPRC comm
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Site Data	Value	Percentage
Total Site Area:	1,306,710 sf	(29.99 ac) 100%
Future Land Use Designation:	NCD - New Community Development	
Existing Zoning:	MPUD	
Building Height:	2 Bedroom Cottage (1,050 sf, ht - 12')	35' max
Total Units:	286 DU	
Density:	9.53 DU/ac	
Building Coverage:	6.31 ac (21%)	
Maximum Impervious Area Allowed:	23.99 ac (80%)	
Open Space:	16.41 ac (55%)	

Pervious / Impervious Calculations	Value	Percentage
Impervious Area:	591,852 sf	(13.59 ac) 45%
Building Coverage:	274,736 sf	(6.31 ac) 47%
Pavement:	225,743 sf	(5.18 ac) 38%
Sidewalks/Pedestrian Areas:	91,373 sf	(2.10 ac) 15%
Pervious Area:	714,858 sf	(16.41 ac) 55%
Landscape:	511,581 sf	(11.74 ac) 72%
Ponds/Lakes:	203,277 sf	(4.67 ac) 28%
Usable Open Space Area:		
Trail and Open Space:	60,234 sf	(1.38 ac) 4%

Designer: _____ Sheet: _____
 Manager: _____
 Project Number: LA 20-370
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 Computer File: _____



Traffic Statement:

Land Use	Intensity	Daily Trips	AM Peak Hour Total	PM Peak Hour Total
Proposed Site Traffic				
Single Family Detached	286 DU	2,734	208	156
Single Family Detached	210 DU	+2,711	2,975	6,307

General Notes:

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appearance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements as take from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland permit fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- 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).
- This project is not located in a public water supply wellfield protection zone.

Environmental Statement:

The SFWMD issued multiple permits (56-1544-P, 56-02379-P, and 56-02531-P), most recently in 2006, that authorize impacts to any and all wetlands on the site with mitigation provided for off site.
 The US Army Corps of Engineers issued permit No. SAJ-2006-02046 in 2008. That permit authorizes impacts to any and all wetlands that may occur within the subject parcel with mitigation provided for off site.
 The only occurrence of protected species on the site was transient foraging by little blue herons. The development activity will not affect this species.

Drainage Statement:

As part of the proposed project, a surface water management system will be constructed to provide both water quality and quantity for the development. The system will consist of a series of interconnected wet retention ponds, which ultimately outfall through a proposed control structure and into the existing drainage ditch to the south. The proposed control structure is consistent with conceptual ERP (Permit #56-02531-P). In addition, the proposed land use and grading are consistent with the conceptual ERP therefore, the proposed project will not adversely affect water quality and quantity.

Product Type / Unit Count

1 BR / 1 STORY	1 Bedroom Cottage (700 sf, ht 12')	105 Units
1 BR / 2 STORY	1 Bedroom Cottage / Over Garage (740 sf, ht 21')	33 Units
2 BR / 1 STORY	2 Bedroom Cottage (1,050 sf, ht - 12')	119 Units
3 BR / 2 STORY	3 Bedroom Cottage (1,350 sf, ht - 21')	29 Units
Total Units		286 Units

Building Setback Requirements

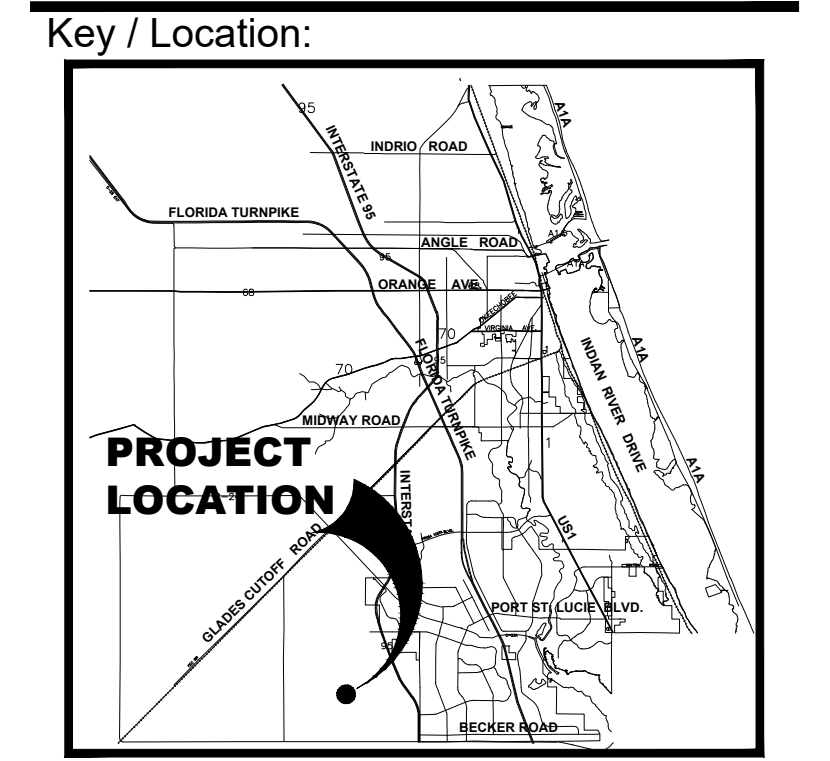
	Required	Provided
Front:	25'	25'
Side:	10'	14'
Side:	10'	94.7'
Rear:	10'	21.3'

Legal Description:

A PORTION OF PARCEL 28 ACCORDING TO SOUTHERN GROVE PLAT NO.3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF PARCEL 28 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE SOUTH 44°59'52" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 00°00'00" EAST, TO THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 14.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4119.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 652.72 FEET; THENCE SOUTH 11°51'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 67°54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3969.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°55'36", A DISTANCE OF 133.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 69.24 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PFL EASEMENT AS RECORDED IN DEED BOOK 234, PAGE 102, AND DEED BOOK 238, PAGE 134, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 00°02'34" EAST, A DISTANCE OF 1683.05 FEET TO THE NORTH LINE OF SAID PARCEL 28; THENCE, ALONG SAID NORTH LINE, SOUTH 89°59'42" EAST, A DISTANCE OF 650.91 FEET TO THE POINT OF BEGINNING. CONTAINING 30.00 ACRES OF LAND, MORE OR LESS.

Parking Requirements

Parking Required - 1.5 sp/unit at 286 units	429 sp
(parking rate per SG-4 MPUD Sec.3.A.1)	
Total Parking Provided:	483 sp (1.6 sp/unit)
(quantity does not exceed allowable maximum of 125% of required spaces)	
Garage Spaces:	66 sp
On-Street Spaces:	417 sp
Perpendicular Spaces (includes 9 ADA)	234 sp
Parallel Spaces	183 sp



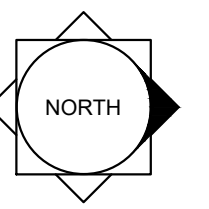
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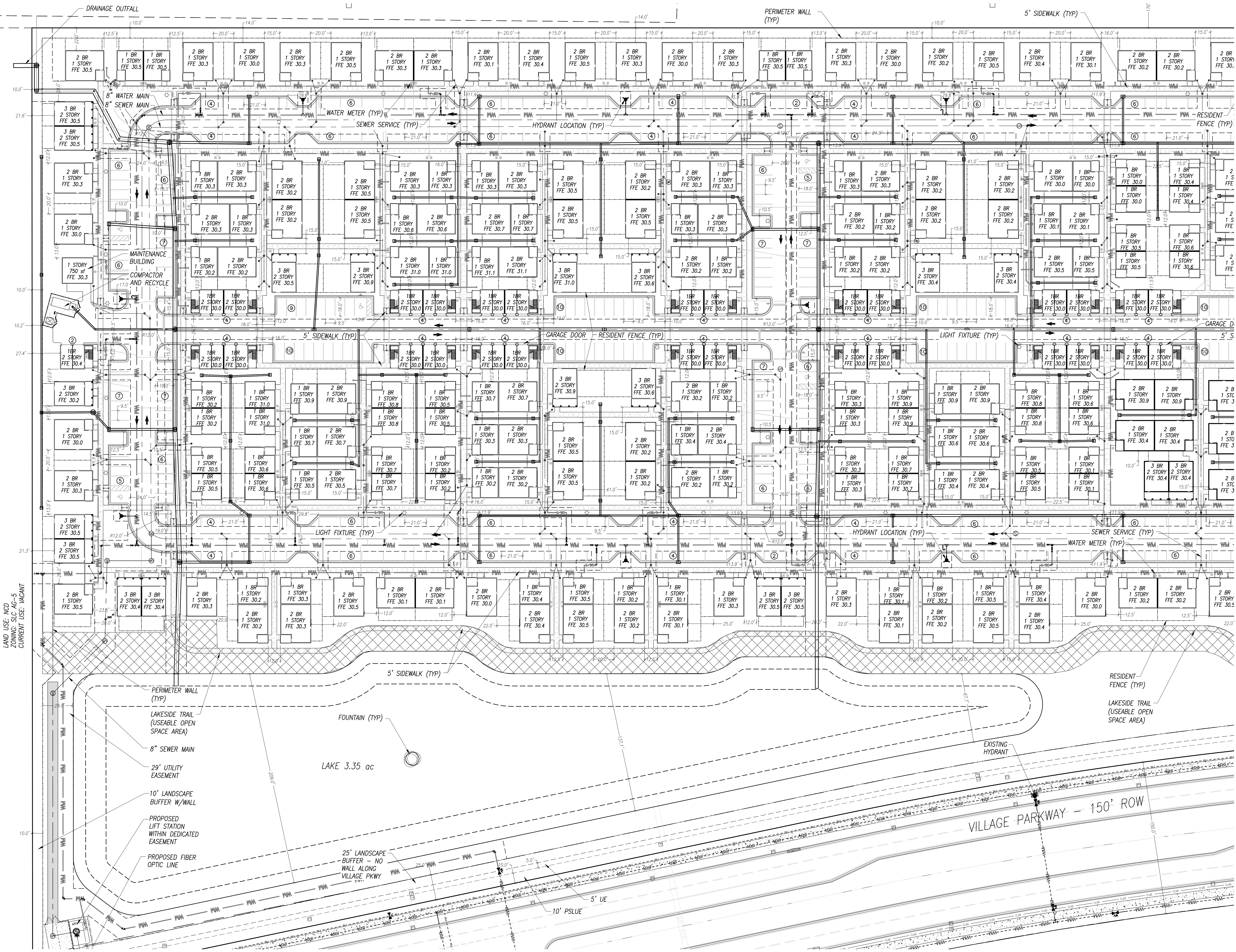
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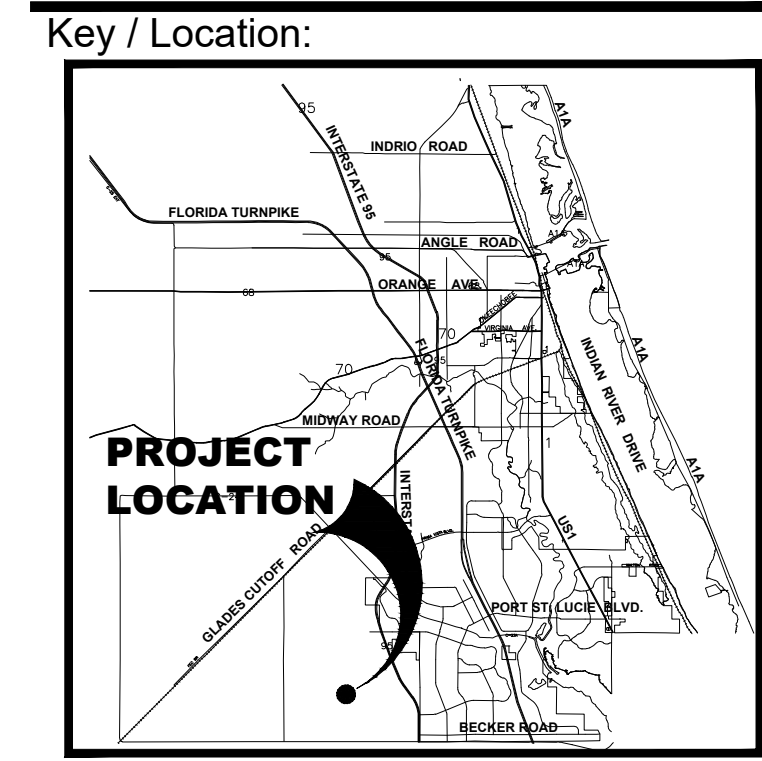
SCALE: 1" = 40'
 0 20' 40' 80'
 REG. # 1018
 Thomas P. Lucido

Designer _____ Sheet _____
 Manager _____
 Project Number LA 20-370
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LAND USE: MCD
 ZONING: SLG AG-5
 CURRENT USE: VACANT



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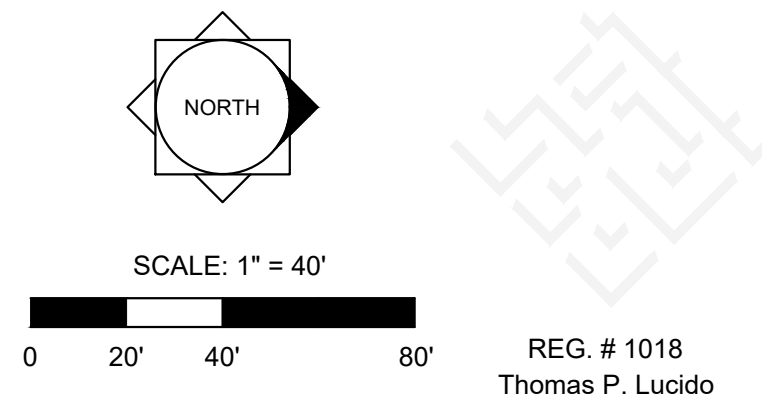
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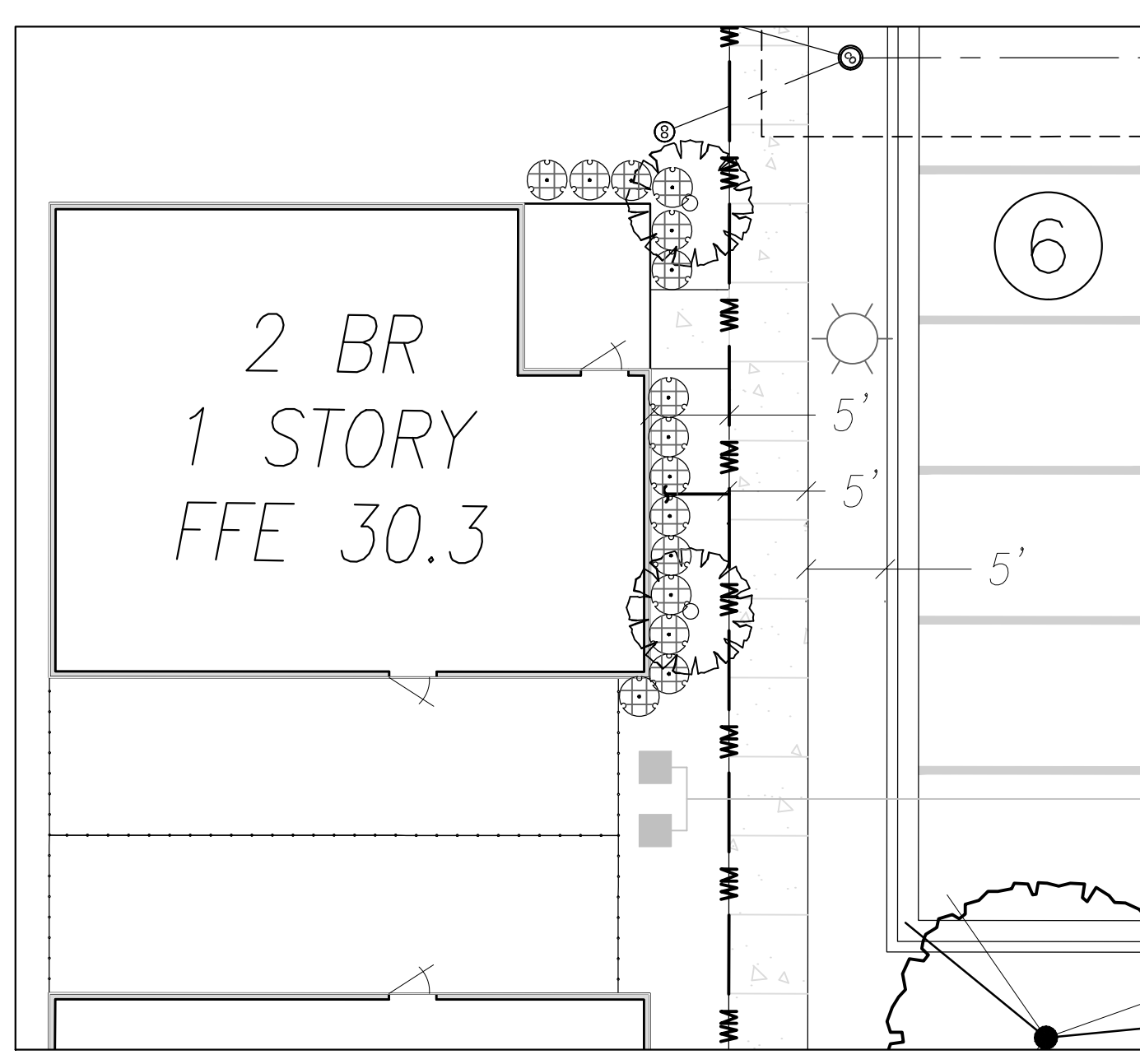
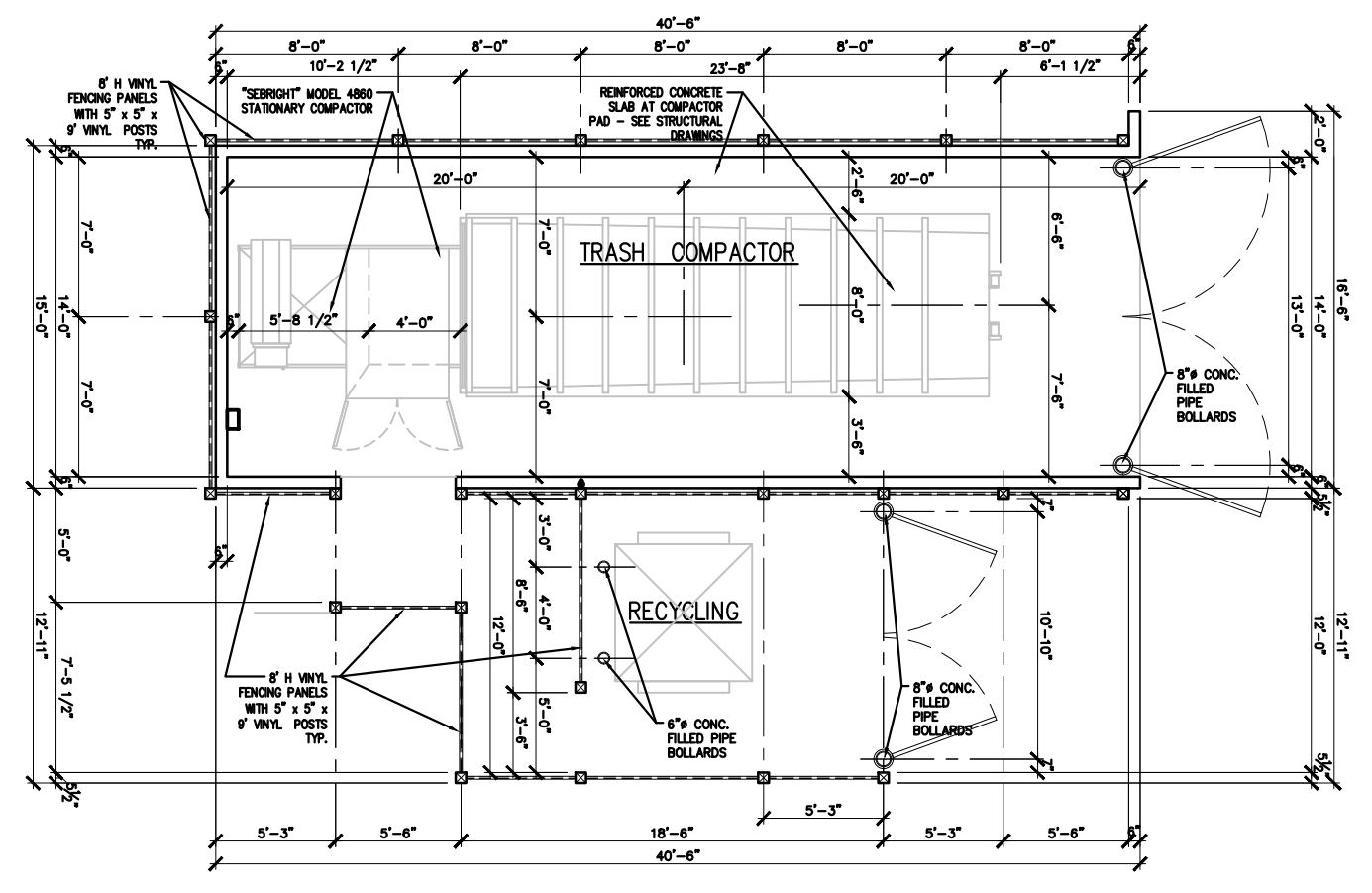
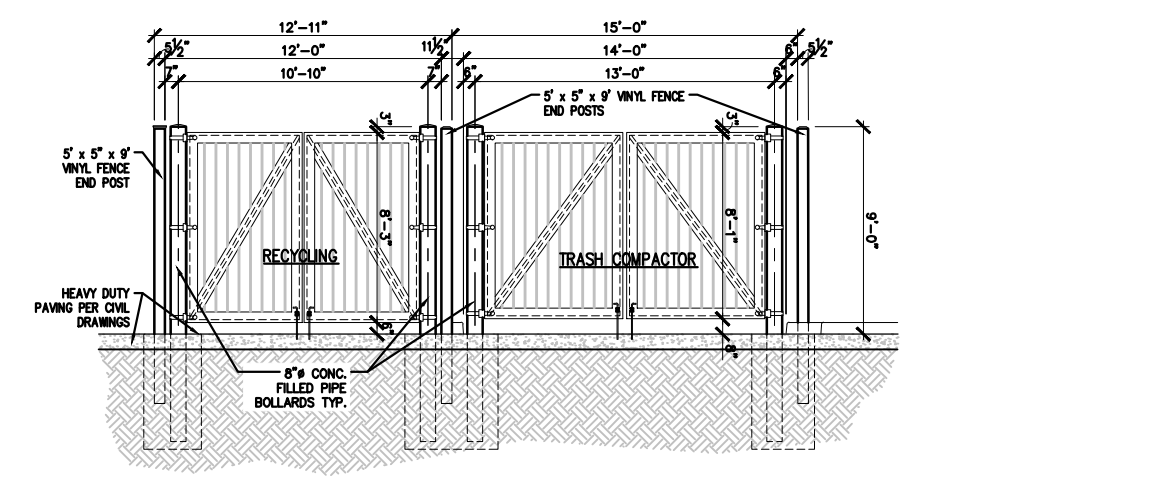
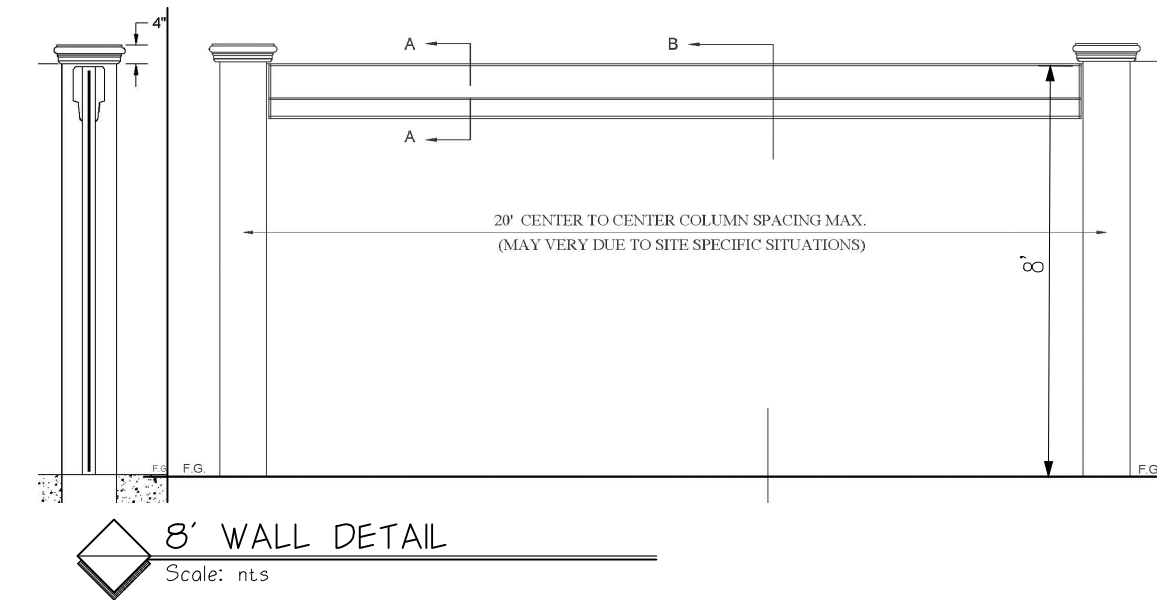
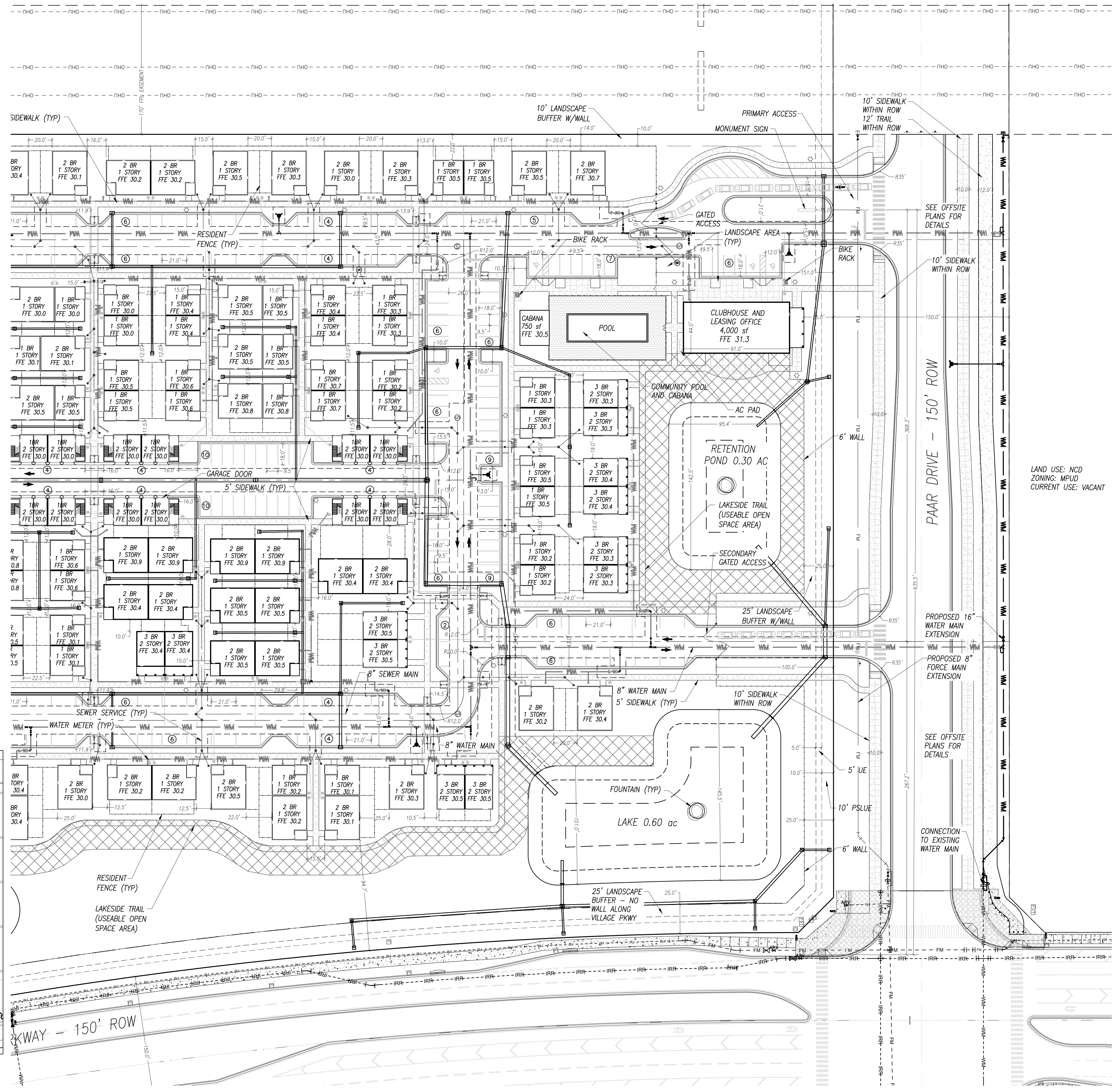
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TYPICAL FOUNDATION LANDSCAPE DETAIL
 Scale: n13