

**PROJECT INFORMATION**

PROJECT STAYAPT - PORT ST. LUCIE, FL  
 PROJECT ADDRESS/LOCATION NW CENTRAL PARK PLAZA  
 PORT ST. LUCIE, FL 34986  
 PARCEL TAX NUMBERS 3323-810-0005-000-3, 3323-810-0006-000-0, 3323-810-0007-000-7  
 LOT ACREAGE PARCEL#4 = ±0.55 ACRES  
 PARCEL#5 = ±1.42 ACRES  
 PARCEL#6 = ±1.03 ACRES  
 STAYAPT PARCEL TOTAL = 2.99 AC (± 130,233 SF)  
 LIMIT OF DISTURBANCE (LOD) 2.99 AC (± 130,233 SF)  
 FUTURE LAND USE DESIGNATION: CG - COMMERCIAL GENERAL  
 ZONING DISTRICT: CG- GENERAL COMMERCIAL  
 NICE NEIGHBORHOODS OVERLAY: ST LUCIE WEST  
 EXISTING BUILDING CONDITIONS VACANT LAND

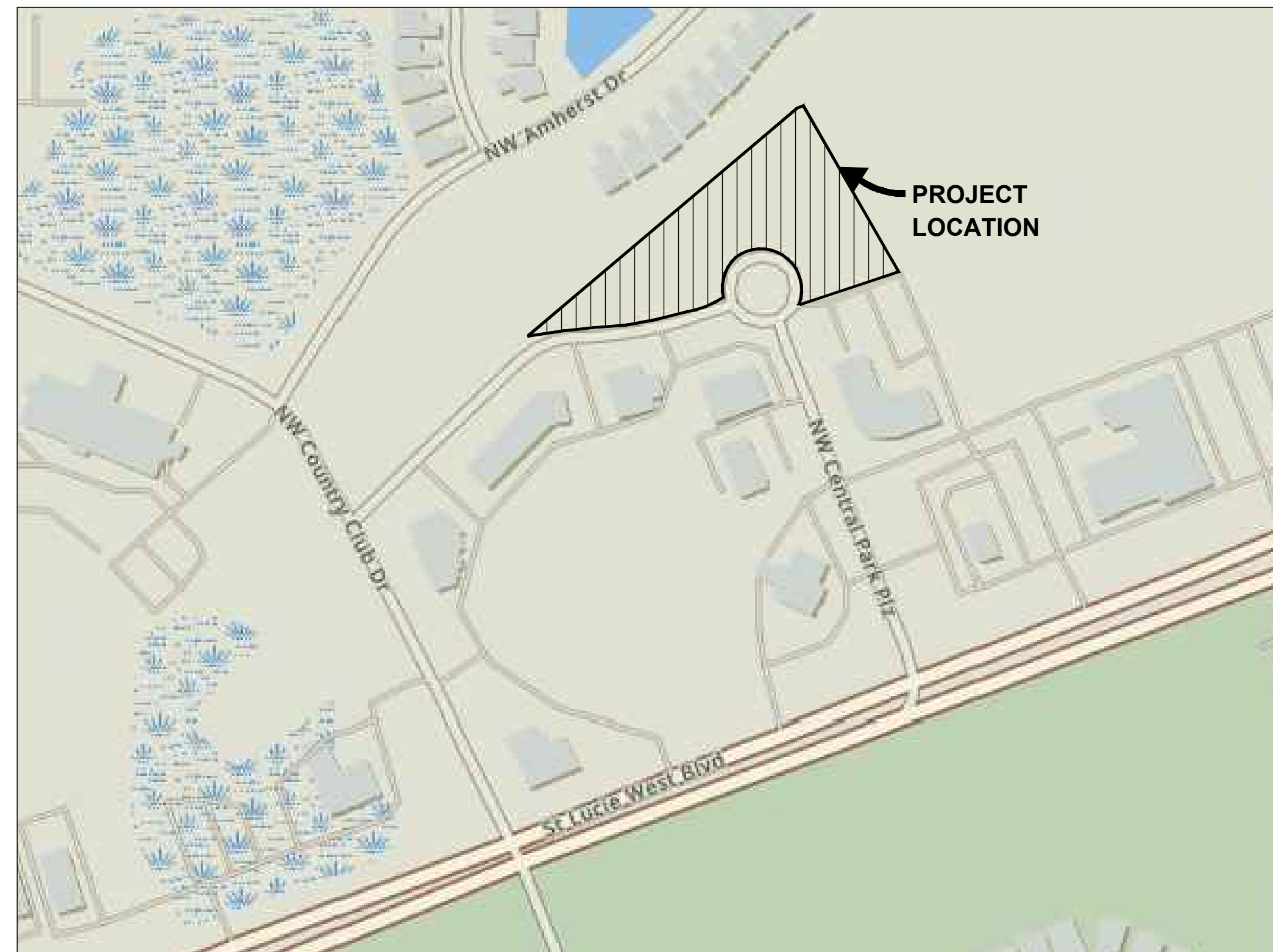
**AGENCY CONTACTS**

FLORIDA CITY GAS (NEXTERA ENERGY)  
 CONTACT CHRISTOPHER DEAN  
 EMAIL CHRISTOPHER.DEAN@NEXTERAENERGY.COM  
 FLORIDA POWER AND LIGHT (NEXTERA ENERGY)  
 CONTACT CHRISTOPHER DEAN  
 EMAIL CHRISTOPHER.DEAN@NEXTERAENERGY.COM  
 ST. LUCIE WEST SERVICES DISTRICT  
 CONTACT JOSH MILLER  
 PHONE (772) 340-0220 EXT. 133  
 EMAIL JMILLER@SLWSD.ORG  
 CITY OF PORT ST. LUCIE PLANNING & ZONING  
 CONTACT ANNE COX  
 EMAIL ANNEC@CITYOFPSL.COM

**UTILITY SYSTEMS**

WATER SYSTEM PROVIDER ST. LUCIE WEST SERVICES DISTRICT  
 SEWER SYSTEM PROVIDER ST. LUCIE WEST SERVICES DISTRICT  
 ELECTRICAL PROVIDER FLORIDA POWER AND LIGHT (NEXTERA ENERGY)  
 GAS PROVIDER FLORIDA CITY GAS (NEXTERA ENERGY)

SITE PLANS FOR  
**STAYAPT SUITES - PORT ST. LUCIE, FL**  
 PROPERTY IDS. 3323-810-0005-000-3, 3323-810-0006-000-0, 3323-810-0007-000-7  
 NW CENTRAL PARK PLAZA  
 PORT ST. LUCIE, FL 34986



Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
SP-1	SITE PLAN
SP-2	SITE DETAILS

**OWNER / DEVELOPER**

stayAPT Suites  
 LG AS FRANCHISOR LLC  
 10801 MONROE RD., SUITE C  
 MATTHEWS, NC 28015  
 (781) 439-8843  
 CONTACT: BRUCE COLLINS

**ARCHITECT**

WOOLPERT  
 1815 SOUTH MEYERS ROAD, SUITE 950  
 OAKBROOK TERRACE, IL 60181  
 630-693-6323  
 CONTACT: SCOTT MCDONALD, AIA, NCARB, LEED AP

**LANDSCAPE ARCHITECT**

EVERGREEN DESIGN GROUP  
 EVERGREEN DESIGN GROUP  
 4509 CREEDMOOR RD., STE 201  
 RALEIGH, NC 27612

**CIVIL ENGINEER**

BOWMAN CONSULTING GROUP  
 13450 SUNRISE BLVD, STE. 320  
 SUNRISE, FL 33323  
 954-271-0607  
 CONTACT: JACOB SCHULMAN, P.E.



COVER SHEET  
**STAYAPT SUITES**  
 NW CENTRAL PARK PLAZA  
 PORT ST. LUCIE, FLORIDA  
 ST. LUCIE COUNTY

PLAN STATUS			
DATE	DESCRIPTION	JS	JM
		DESIGN	DRAWN
		RG	CHKD
SCALE: 1" = 30'			
JOB No.: 150032-01-044			
DATE: 3/16/23			
SHEET		C-1	

**PROJECT INFORMATION**

PROJECT: STAYAPT - SUITES  
 PROJECT ADDRESS/LOCATION: N.W. CENTRAL PARK PLAZA, PORT SAINT LUCIE, FLORIDA 34986  
 PARCEL TAX NUMBERS: 3323-810-0005-000-3, 3323-810-0006-000-0, 3323-810-0007-000-7  
 LIMIT OF DISTURBANCE (LOD): 2.99 ACRES (± 130,233 SF)  
 LOT ACREAGE: 2.99 ACRES (± 130,233 SF)  
 FUTURE LAND USE DESIGNATION: CG - COMMERCIAL GENERAL  
 ZONING DISTRICT: CG - GENERAL COMMERCIAL  
 NICE NEIGHBORHOODS OVERLAY: ST LUCIE WEST  
 EXISTING BUILDING CONDITIONS: VACANT LAND

**BUILDING DATA**

OVERALL BUILDING SF: 56,900 SF  
 MAX. BUILDING HEIGHT: 35'  
 PROPOSED BUILDING HEIGHT (TOP OF ROOF): 30'-8"

**MINIMUM BUILDING SETBACK REQUIREMENTS:**

BOUNDARY	DIRECTION	SETBACK	PROPOSED
FRONT	SOUTH	25'	143.8'
REAR	NORTHWEST	20'	33.7'
SIDE	EAST & WEST	10'	10.9'

**LEGAL DESCRIPTION**

(PER CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT #4010650753BM, DATED JULY 30, 2022 AT 5:00PM)

LOTS 4, 5 AND 6, ST LUCIE WEST PLAT NO. 47, CENTRAL PARK, THIRD REPLAT IN PARCEL 39, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SITE DATA**

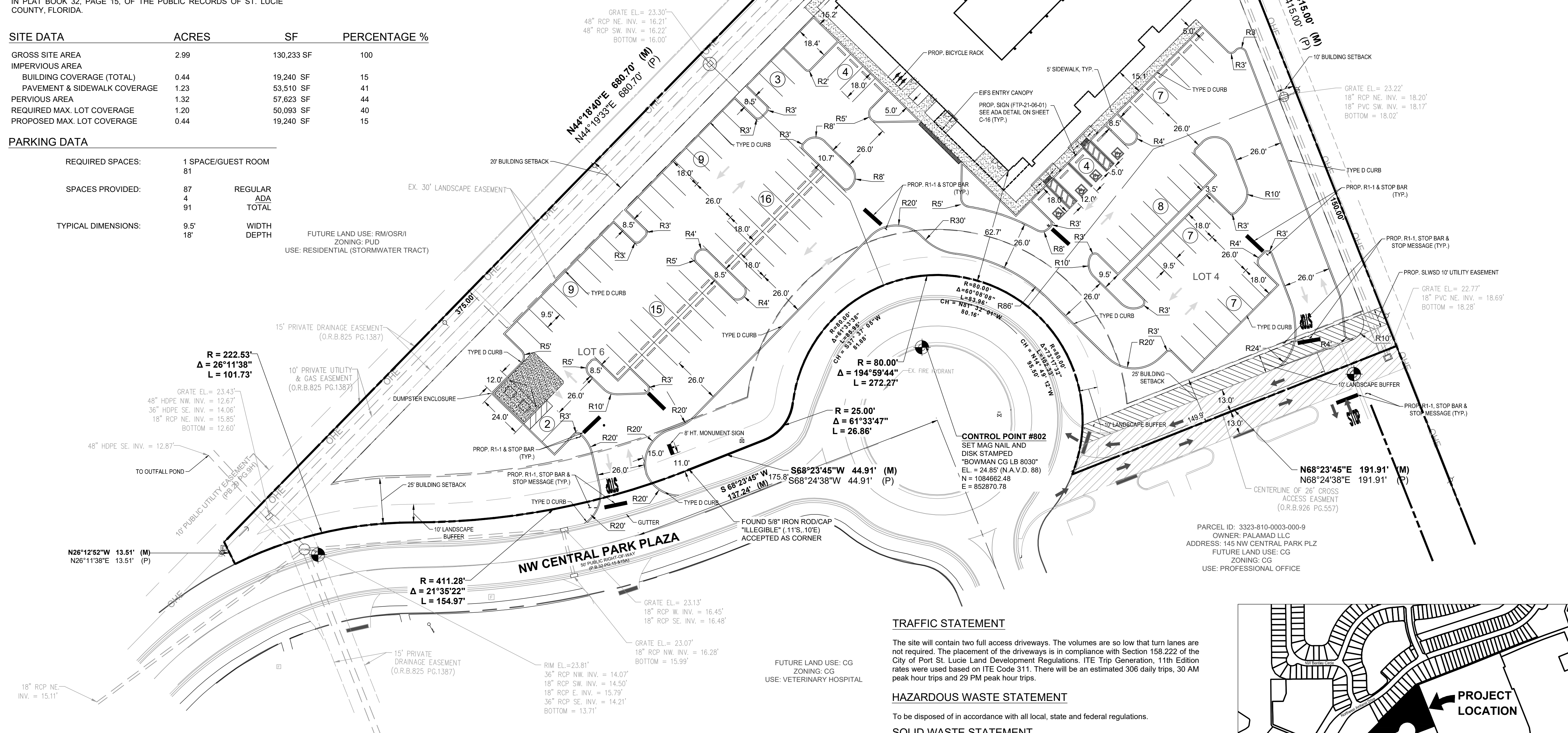
SITE DATA	ACRES	SF	PERCENTAGE %
GROSS SITE AREA	2.99	130,233 SF	100
IMPERVIOUS AREA			
BUILDING COVERAGE (TOTAL)	0.44	19,240 SF	15
PAVEMENT & SIDEWALK COVERAGE	1.23	53,510 SF	41
PERVIOUS AREA	1.32	57,623 SF	44
REQUIRED MAX. LOT COVERAGE	1.20	50,093 SF	40
PROPOSED MAX. LOT COVERAGE	0.44	19,240 SF	15

**PARKING DATA**

REQUIRED SPACES:	1 SPACE/GUEST ROOM	81
SPACES PROVIDED:	REGULAR	87
	ADA	4
	TOTAL	91
TYPICAL DIMENSIONS:	9.5' WIDTH	18' DEPTH

**GENERAL SITE NOTES**

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN, DATED 08/29/22, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF PORT ST. LUCIE ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CITY OF PORT ST. LUCIE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO THE SCHEDULED DATE OF THE PRECONSTRUCTION CONFERENCE.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
- PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
- 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 LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).



**TRAFFIC STATEMENT**

The site will contain two full access driveways. The volumes are so low that turn lanes are not required. The placement of the driveways is in compliance with Section 158.222 of the City of Port St. Lucie Land Development Regulations, ITE Trip Generation, 11th Edition rates were used based on ITE Code 311. There will be an estimated 306 daily trips, 30 AM peak hour trips and 29 PM peak hour trips.

**HAZARDOUS WASTE STATEMENT**

To be disposed of in accordance with all local, state and federal regulations.

**SOLID WASTE STATEMENT**

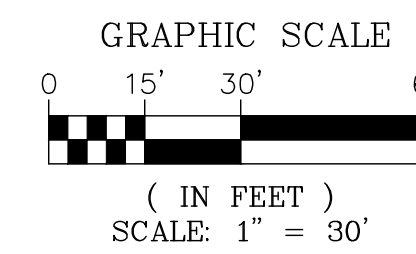
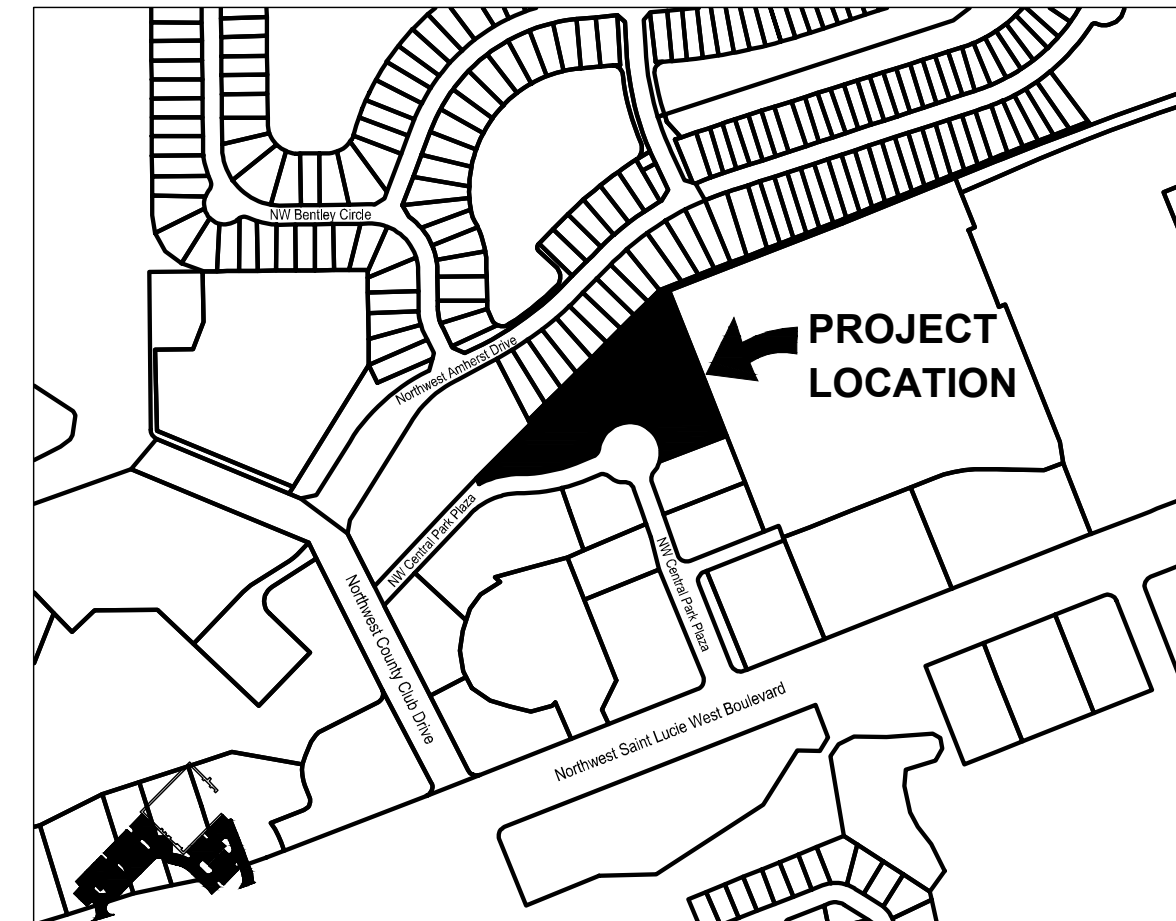
To be disposed of in accordance with all local, state and federal regulations.

**ENVIRONMENTAL SITE ASSESSMENT STATEMENT**

Per SFWMD, not wetlands or surface waters are present on the site. No preserve areas are proposed on the site.

**WELLFIELD STATEMENT**

This project is not located in a public water supply wellfield protection zone and is not required to comply with chapter 53, wellfield protection of the city code.



**Bowman**  
 Certificate of Authorization License No. 30462  
 13450 W. Sunrise Blvd., Suite 520  
 Sunrise, FL 33323  
 www.bowman.com  
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 Bowman Consulting Group Ltd

PARCEL ID: 3325-602-0001-000-2  
 OWNER: UH US PORT ST LUCIE EXTENSION 2019 LLC  
 ADDRESS: UNASSIGNED, ST LUCIE WEST BLVD  
 FUTURE LAND USE: CG  
 ZONING: CG  
 USE: VACANT

PARCEL ID: 3323-810-0003-000-9  
 OWNER: PALAMAD LLC  
 ADDRESS: 145 NW CENTRAL PARK PLZ  
 FUTURE LAND USE: CG  
 ZONING: CG  
 USE: PROFESSIONAL OFFICE

**SITE PLAN**  
**STAYAPT SUITES**  
**NW CENTRAL PARK PLAZA**  
 PORT ST. LUCIE, FLORIDA

This item has been digitally signed and sealed by Jacob Schuman, P.E. on the state below using a Digital Signature.  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 94808  
 03/16/2023

PLAN STATUS

DATE	DESCRIPTION
03/16/2023	DATE: 03/16/2023

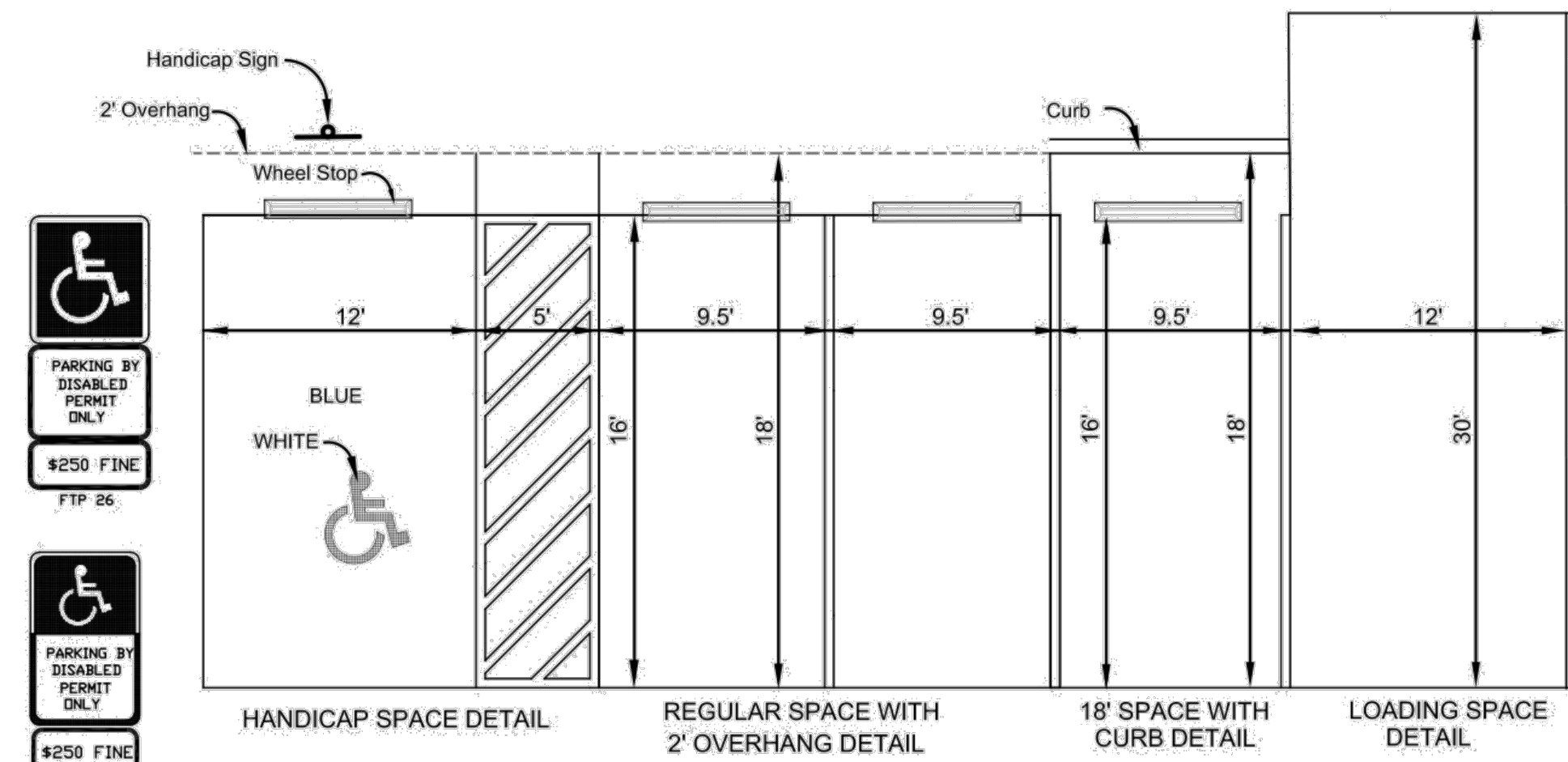
DATE	DESCRIPTION
JS	DATE: 03/16/2023
JM	DESCRIPTION: 150032-01-044
RG	DATE: 03/16/2023
CHKD	DESCRIPTION: 150032-01-044

SCALE: 1" = 30'  
 JOB No.: 150032-01-044  
 DATE: 03/16/2023

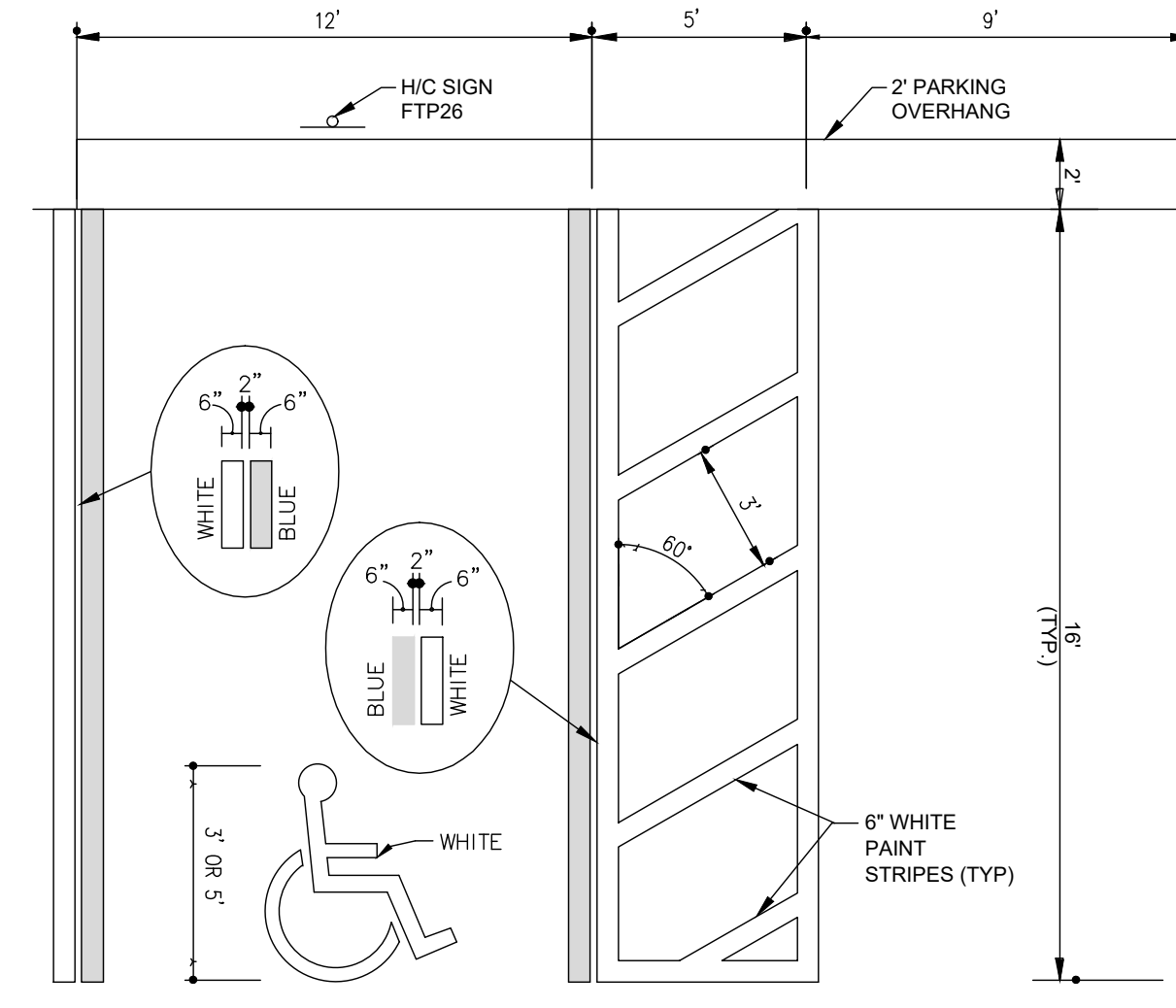
SHEET **SP-1**

### Parking Space Detail

SCALE: NONE



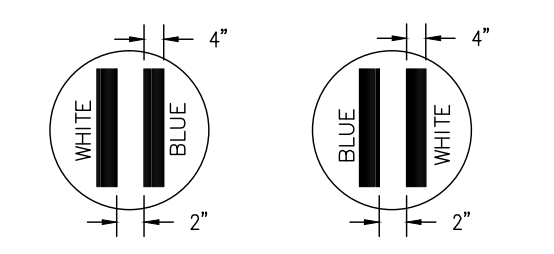
- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
  2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
  4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
  5. IF NO CURBING IS USED, WHEEL STOPS MUST BE PROVIDED IN COMPLIANCE WITH CITY CODE.
  6. DEVELOPER MAY HAVE THE OPTION TO PROVIDE WHEEL STOPS WHICH SHALL BE IN COMPLIANCE WITH CITY CODE.
  7. 2' OVERHANG SHALL NOT ENCRoACH IN LANDSCAPE BUFFERS



- NOTES:
1. DIMENSIONS ARE TO CENTERLINE OF MARKINGS
  2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH 15180 OF FEDERAL STANDARDS 595a.

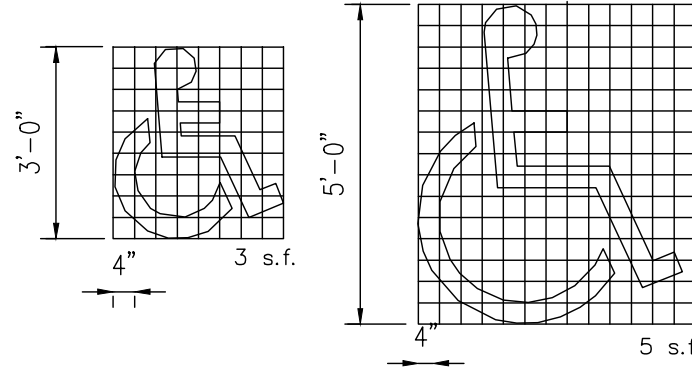
### PARKING LOT STRIPING DETAIL

SCALE: NONE



### HANDICAPPED STRIPING

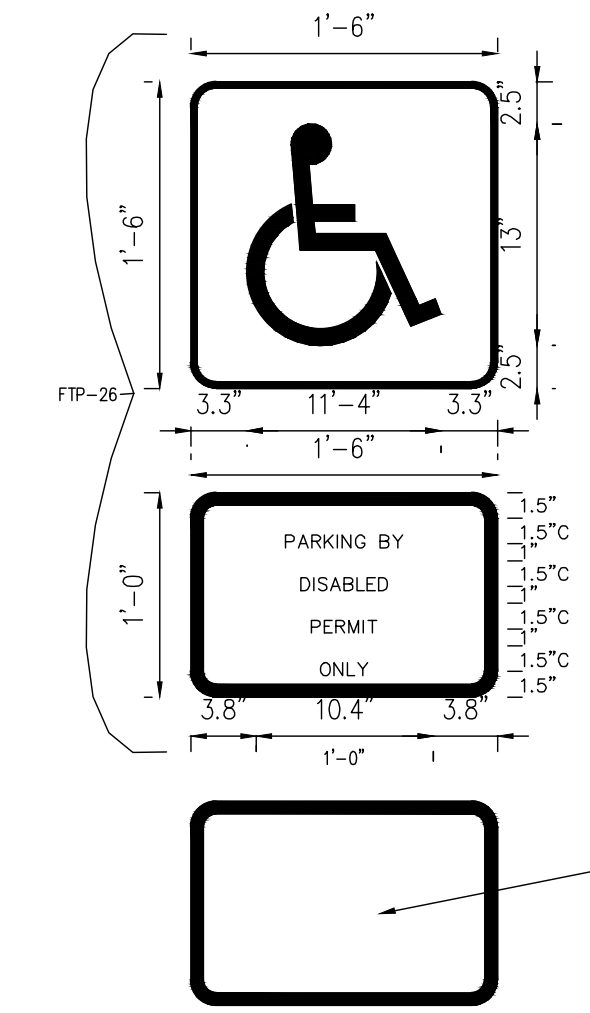
N.T.S.



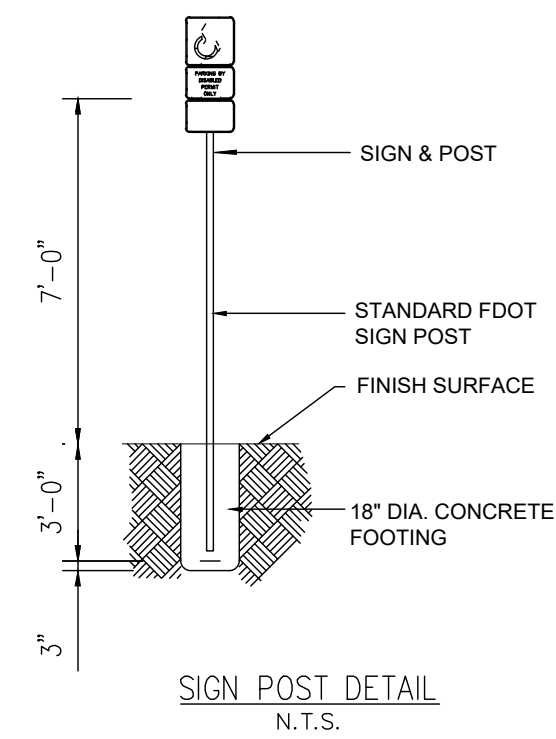
USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3 OR 5 FT. HIGH AND WHITE IN COLOR.

### HANDICAPPED PAVEMENT SYMBOL

N.T.S.

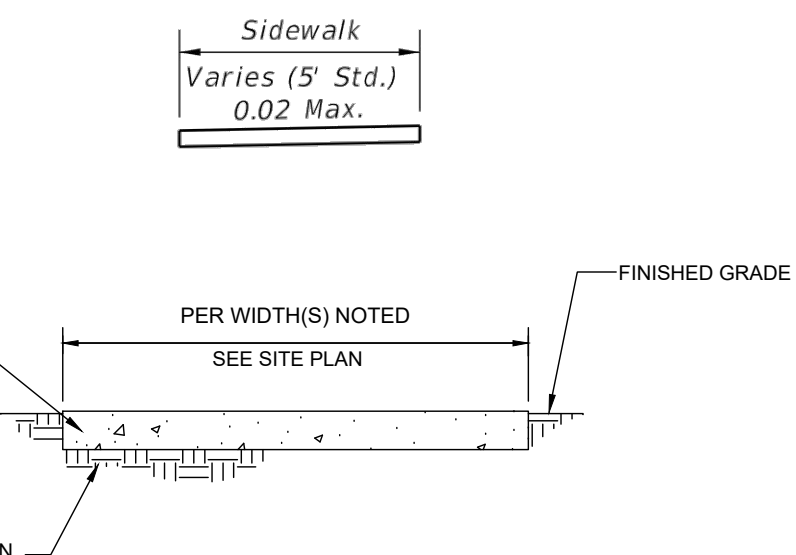
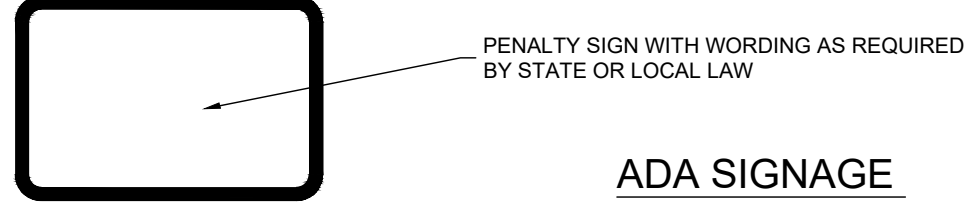


- NOTES:
1. TOP PORTION OF FTP 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
  2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  3. FTP 25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT (7' FROM PAVEMENT TO BOTTOM OF SIGN).
  5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARDS, INDEX NO'S 700-10.
- SIGN USED AS PER FLORIDA STATUTES  
FTP 26 Per FS 316.1955, FS 316.1956



### ADA SIGNAGE

SCALE: NONE



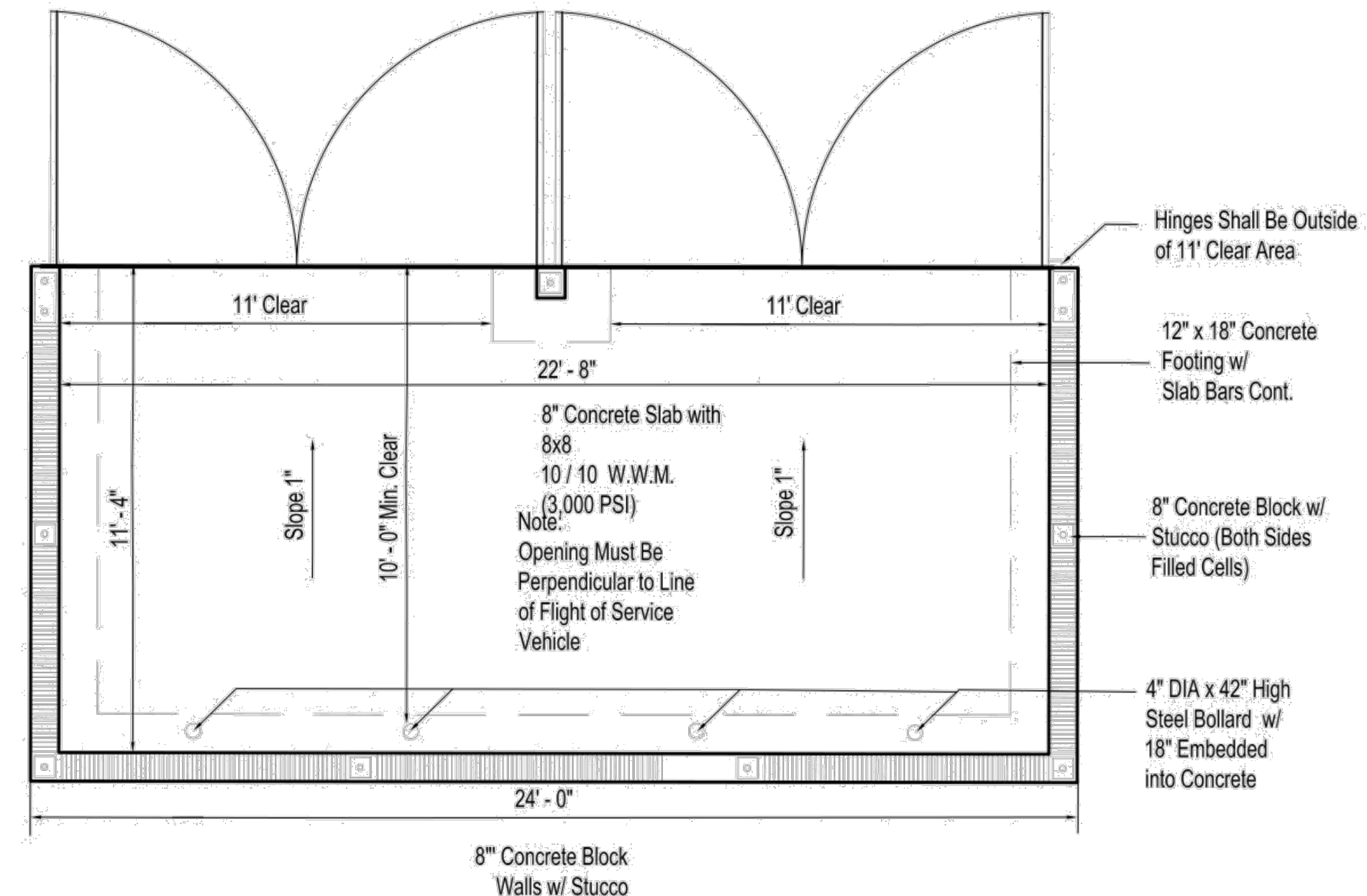
### TYP. WALKWAY SECTION

SCALE: NONE

- NOTE:
1. SUBGRADE COMPACTION SHALL ACHIEVE AT LEAST 95% OF THE MODIFIED PROCTOR MAX. DENSITY TO A DEPTH OF 12\"/>

### Dumpster Detail

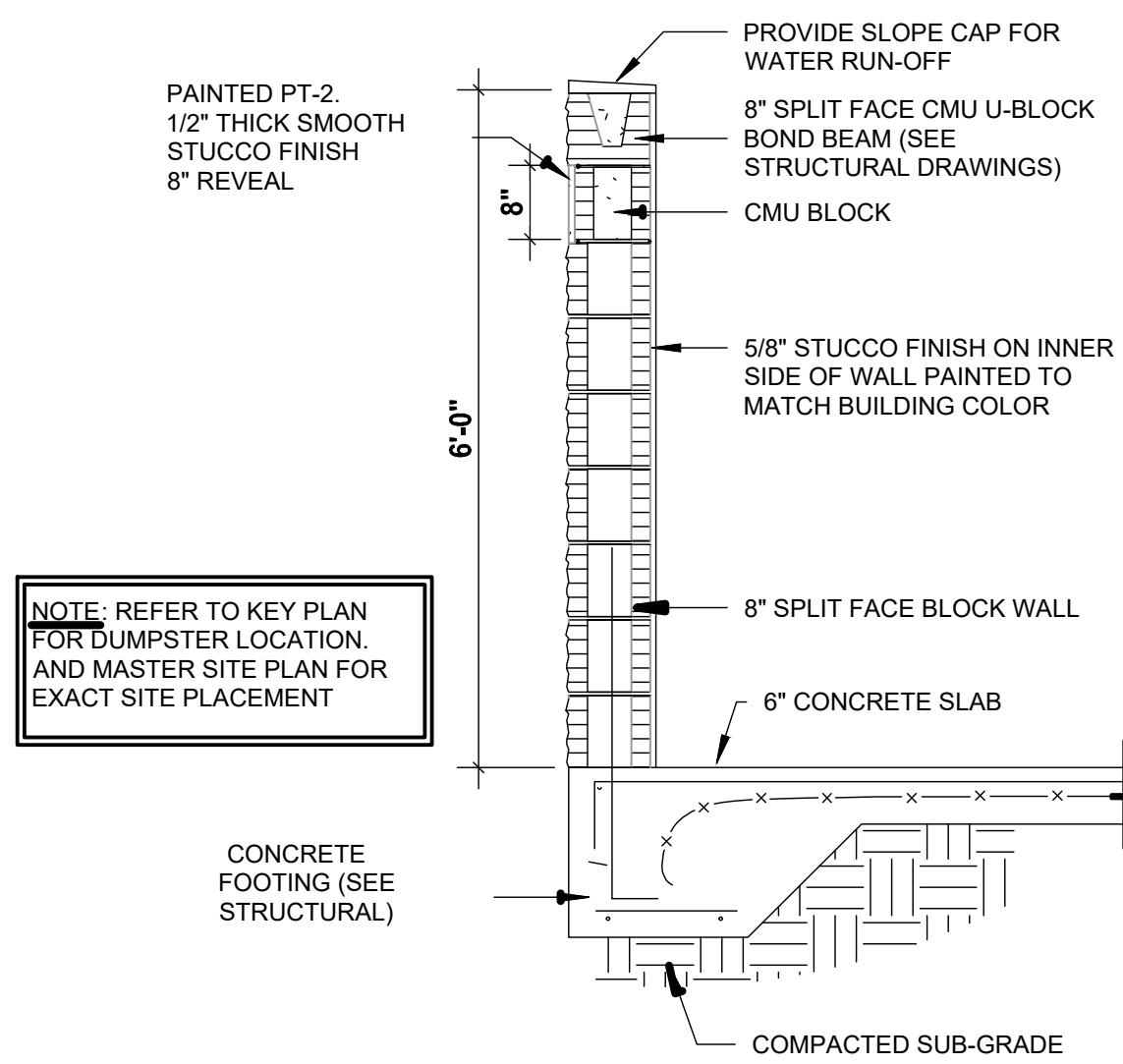
SCALE: NONE



Sec. 158.232. (C) Port St. Lucie Code of Ordinances

### ADA PARKING STRIPING

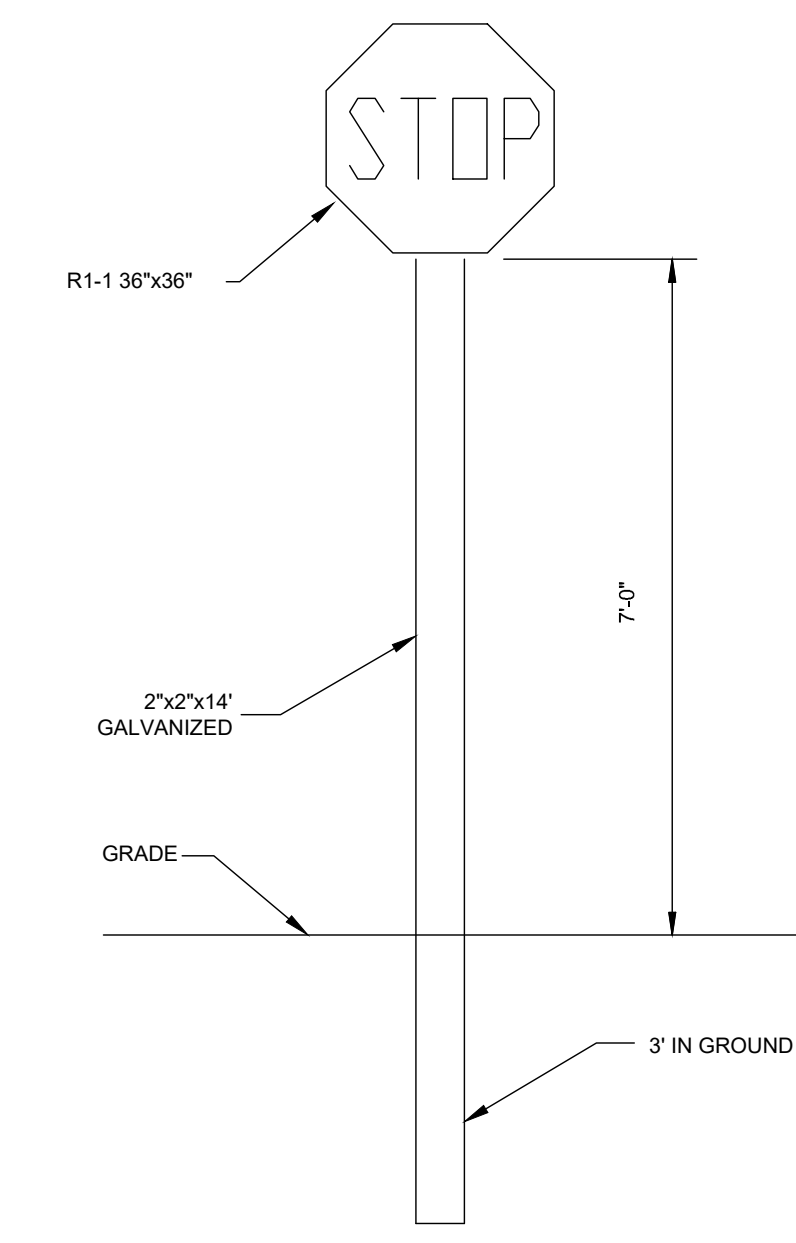
SCALE: NONE



NOTE: REFER TO KEY PLAN FOR DUMPSTER LOCATION, AND MASTER SITE PLAN FOR EXACT SITE PLACEMENT

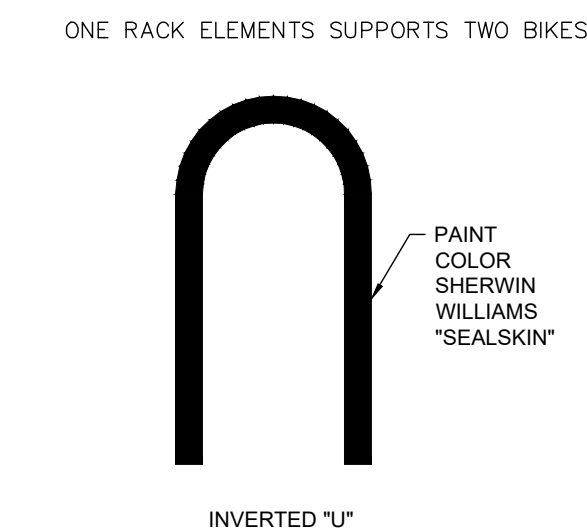
### DUMPSTER ENCLOSURE WALL DETAIL

SCALE: NONE



### STOP SIGN DETAIL

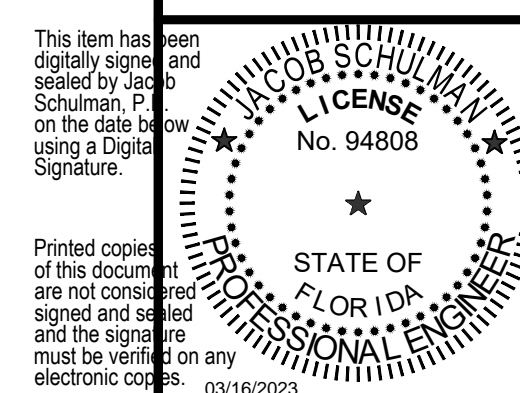
SCALE: NONE



### 1.5'X3' BICYCLE RACK

SCALE: NONE

THE LOCATION OF THE 1.5'X3' BICYCLE RACK SHOULD BE SUCH THAT IT IS VISIBLE AND IS COMPLIANT WITH "ADA" STANDARDS, PREFERABLY ON THE APPROACH SIDE OF THE BUILDING OR STRUCTURE PARKING IS EXPECTED. UPPER ELEMENTS OF THE BICYCLE RACK SHOULD NOT PROTRUDE, CREATING AN OBSTACLE FOR A BLIND TRAVELER. SHERWIN WILLIAMS COLOR "SEALSKIN".



Printed copies of this document are not considered signed and sealed unless the signature and the signature must be verified on any electronic copy.

## SITE DETAILS

### STAYAPT SUITES

### NW CENTRAL PARK PLAZA

ST. LUCIE COUNTY PORT ST. LUCIE, FLORIDA



DATE	DESCRIPTION
JS DESIGN	JM DRAWN
	RG CHKD
SCALE:	1" = 30'
JOB No.:	150032-01-044
DATE:	3/16/23

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