

DEVELOPMENT DATA

TAX PARCEL ID NO.	4310-602-0011-000-2
TAX PARCEL ID NO.	4310-602-0012-000-9
TAX PARCEL ID NO.	4310-602-0016-000-7
PROJECT FUTURE LAND USE	NCD
PROJECT ZONING	MPUD
MAX BUILDING HEIGHT	75'
AREA BREAKDOWN	
TOTAL AREA OF TRACT (MIN 10,000 SF/LOT)	258,401 SF 5.93 AC 100.00%
AREA OF PROPOSED BUILDINGS	40,904 SF .94 AC 15.51%
AREA OF PROPOSED PAVEMENT	153,331 SF 3.52 AC 59.36%
TOTAL PROP. IMPERVIOUS AREA (MAX 80%)	194,277 SF 4.46 AC 75.21%
TOTAL PROPOSED OPEN SPACE	64,033 SF 1.47 AC 24.79%
BUILDING AREA	
SUPERMARKET AREA	24,454 SF 0.56 AC 9.44%
RETAIL AREA	15,400 SF 0.35 AC 5.90%
PATIO AREA	2,296 SF 0.05 AC 0.84%
TOTAL BUILDING AREA	40,904 SF 0.94 AC 15.85%
PROPOSED BUILDING HEIGHT	23'-3"

- ### GENERAL NOTES:
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - ALL LANDSCAPING 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 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 APPURTENANCE. 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 ARE TAKEN 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 PRESERVE 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 THE 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 WITH IN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 11.08 (G).
 - FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
 - UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.

PARKING DATA

OVERALL PARKING PROPOSED:	SPACES
STANDARD PARKING PROVIDED	183
ACCESSIBLE PARKING PROVIDED	9
TOTAL PARKING PROVIDED	192
OVERALL PARKING REQUIRED:	
STANDARD PARKING REQUIRED	155
ACCESSIBLE PARKING REQUIRED	6
TOTAL PARKING REQUIRED	161

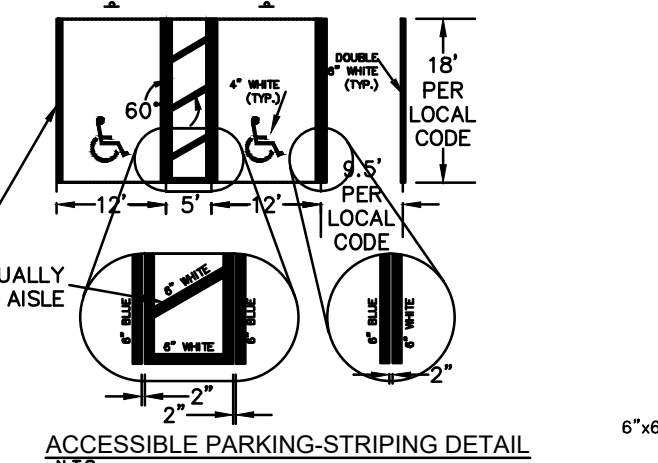
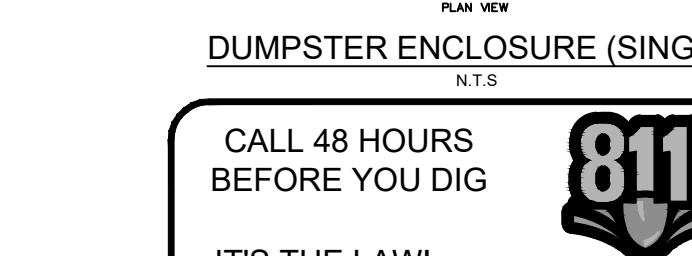
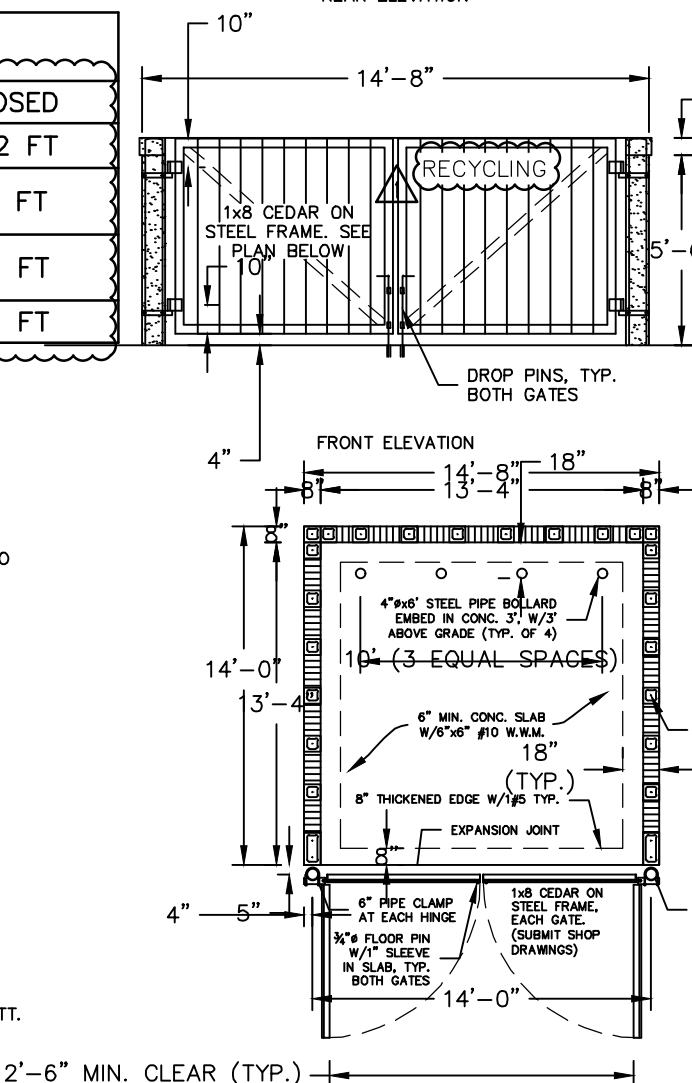
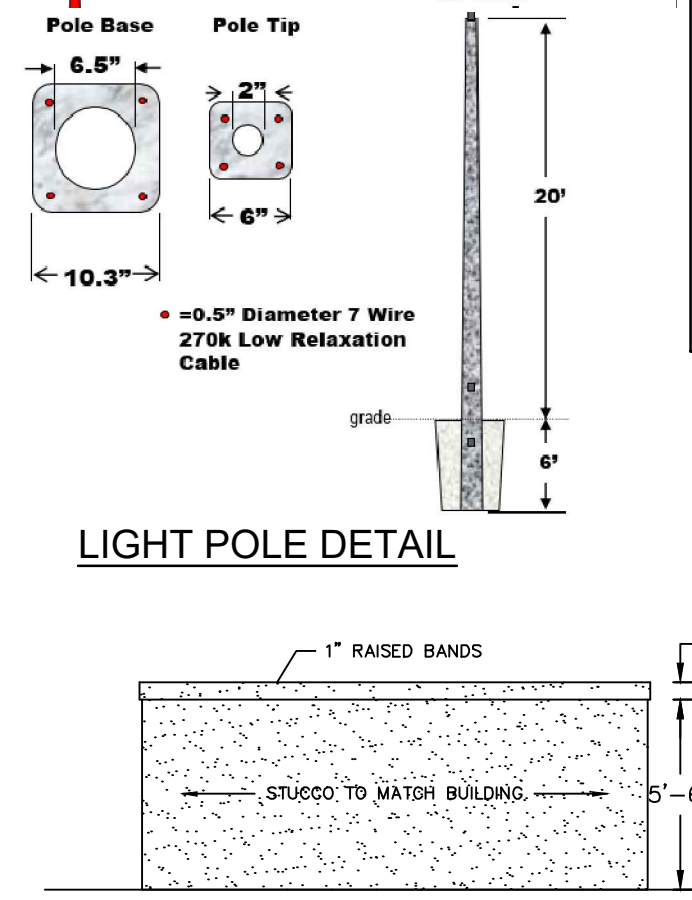
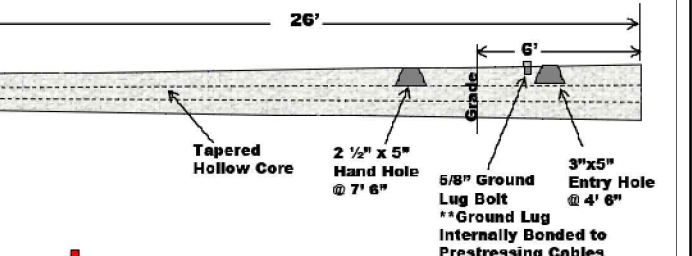
PARKING NOTE: PER MPUD, 13TH AMENDMENT, SECTION 7(C); RETAIL AND OFFICE USES PARKING RATION 4:1,000 SF.

ENVIRONMENTAL SITE ASSESSMENT

DESCRIPTION	FOUND (Y/N)	AGENCY CONTACT INFO	MANAGEMENT PLAN (Y/N)	RELOCATION PLAN (Y/N)
WETLANDS	N	N/A	N/A	N
RARE HABITAT	N	N/A	N/A	N
THREATENED SPECIES	N	N/A	N/A	N
ENDANGERED SPECIES	N	N/A	N/A	N
SPECIES OF SPECIAL CONCERN	N	N/A	N/A	N
INVASIVE/EXOTIC VEGETATION	N	N/A	N/A	N

BUILDING SETBACKS

	BUFFER	SETBACK	PROPOSED
FRONT	10 FT	25 FT	278.22 FT
INTERIOR SIDE	10 FT	0 FT	41.84 FT
SIDE CORNER	10 FT	25 FT	69.59 FT
REAR	10 FT	10 FT	48.96 FT



Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Approved Development								
Shopping Center	584,145 SF	21,388	451	275	176	2,007	963	1,044
Subtotal		21,388	451	275	176	2,007	963	1,044
Existing + Proposed Development								
Shopping Center	421,641 SF	17,304	371	226	145	1,618	777	841
Subtotal		17,304	371	226	145	1,618	777	841
TOTAL NET EXTERNAL TRIPS REMAINING		4,084	80	49	31	389	186	203

Note: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 7th Edition per the approved Land Use Impact Analysis (dated June 2005).

DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT IS WITHIN THE BOUNDS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL CONCEPTUAL RESOURCE PERMIT #96-01569-P-16 AND SHALL ADHERE TO THE CONDITIONS OF AFORESAID RESOURCE PERMIT. CURRENTLY THE CONCEPTUAL PERMIT IS BEING MODIFIED TO ACCOUNT FOR A VARIATION IN THE LAND USE BREAKDOWN BETWEEN PARCEL 6 (THE PROPOSED SITE) AND PARCEL 7 (VACANT) TO ALLOW FOR THE PROPOSED SITE LAYOUT TO ADHERE TO THE PREVIOUSLY PERMITTED BASIN A-15 CRITERIA BEFORE ULTIMATELY DISCHARGING INTO RETENTION POND 2 AND POND A-15.

SHIELDING OF LIGHTING STATEMENT

WHERE ARTIFICIAL OUTDOOR LIGHTING IS PROVIDED, IT SHALL BE DESIGNED AND ARRANGED SO THAT NO SOURCE OF THE LIGHTING WILL BE A VISIBLE NUISANCE TO ADJACENT PROPERTY USED OR ZONED FOR A RESIDENTIAL PURPOSE. IN ADDITION, THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND.

HAZARDOUS WASTE STATEMENT

THE PROPOSED DEVELOPMENT SITE SHALL NOT PRODUCE HAZARDOUS WASTE AS IDENTIFIED AND DEFINED BY CITY CODE CHAPTER 50.

PSLUSD PROJECT # **11-342-48-06** CITY OF PORT ST. LUCIE PROJECT # **P21 - 153**

CALL 48 HOURS BEFORE YOU DIG **811** IT'S THE LAW! DIAL 811 Know what's below. Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn
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BLAKE BEGG LICENSED PROFESSIONAL ENGINEER
 No. 84698 DATE: 5/20/2021
BRUCE TUCKER LICENSED PROFESSIONAL ENGINEER
 No. 84698 DATE: 5/20/2021

KHA PROJECT 147098015 DATE 05/20/2021 SCALE AS SHOWN DRAWN BY TJE CHECKED BY BRE

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LANDINGS AT TRADITION PH 2 TRADITION PH 2

SHEET NUMBER C-101