

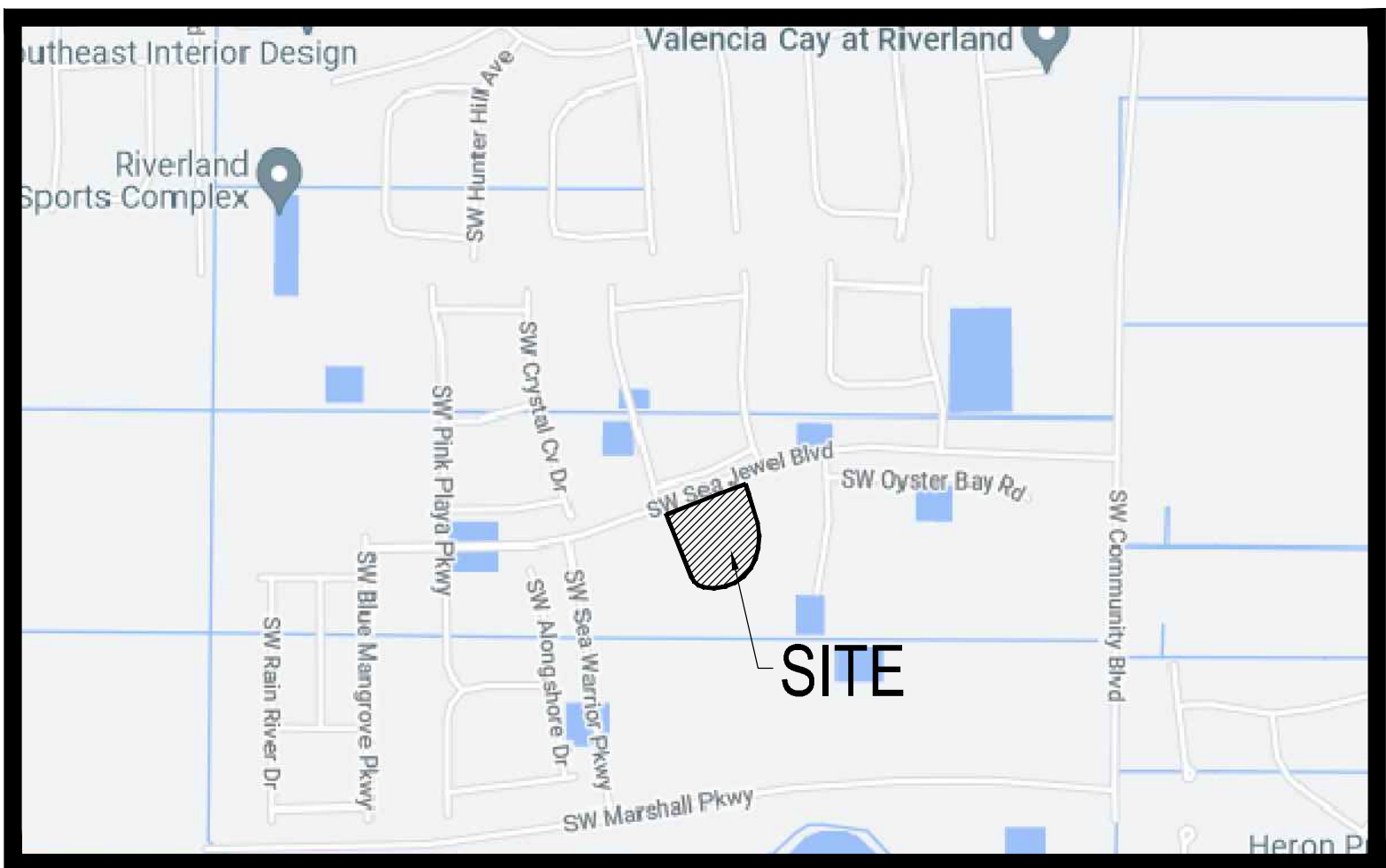
RIVERLAND PARCEL B

VALENCIA WALK CLUBHOUSE

SITE PLAN

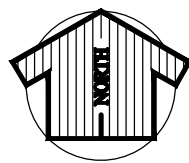
SECTION 21, TOWNSHIP 37 S, RANGE 39 E

CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP

N.T.S.



VICINITY \ AERIAL MAP

N.T.S.

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	SITE PLAN
02	SITE PLAN DETAILS

NOTE:

PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

PLAN FOR

RIVERLAND ASSOCIATES II LLLP

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR

PORT ST. LUCIE, FL 34986

PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 22-1020



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
JM	09/09/22
JM	10/05/22

PROJECT:

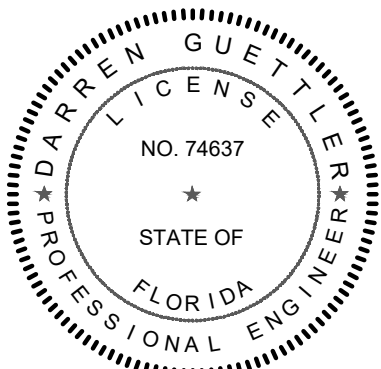
RIVERLAND PARCEL B

VALENCIA WALK CLUBHOUSE

CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:

RIVERLAND ASSOCIATES II LLLP



DARREN GUETTLE, PE
FLORIDA LICENSE No. 74637
10/5/22

PROJECT No.: 22-1020

DRAWN BY: JM

CHECKED BY: DG

DATE: 07/05/2022

CAD I.D.: 22-1020 - COVER

SHEET TITLE:

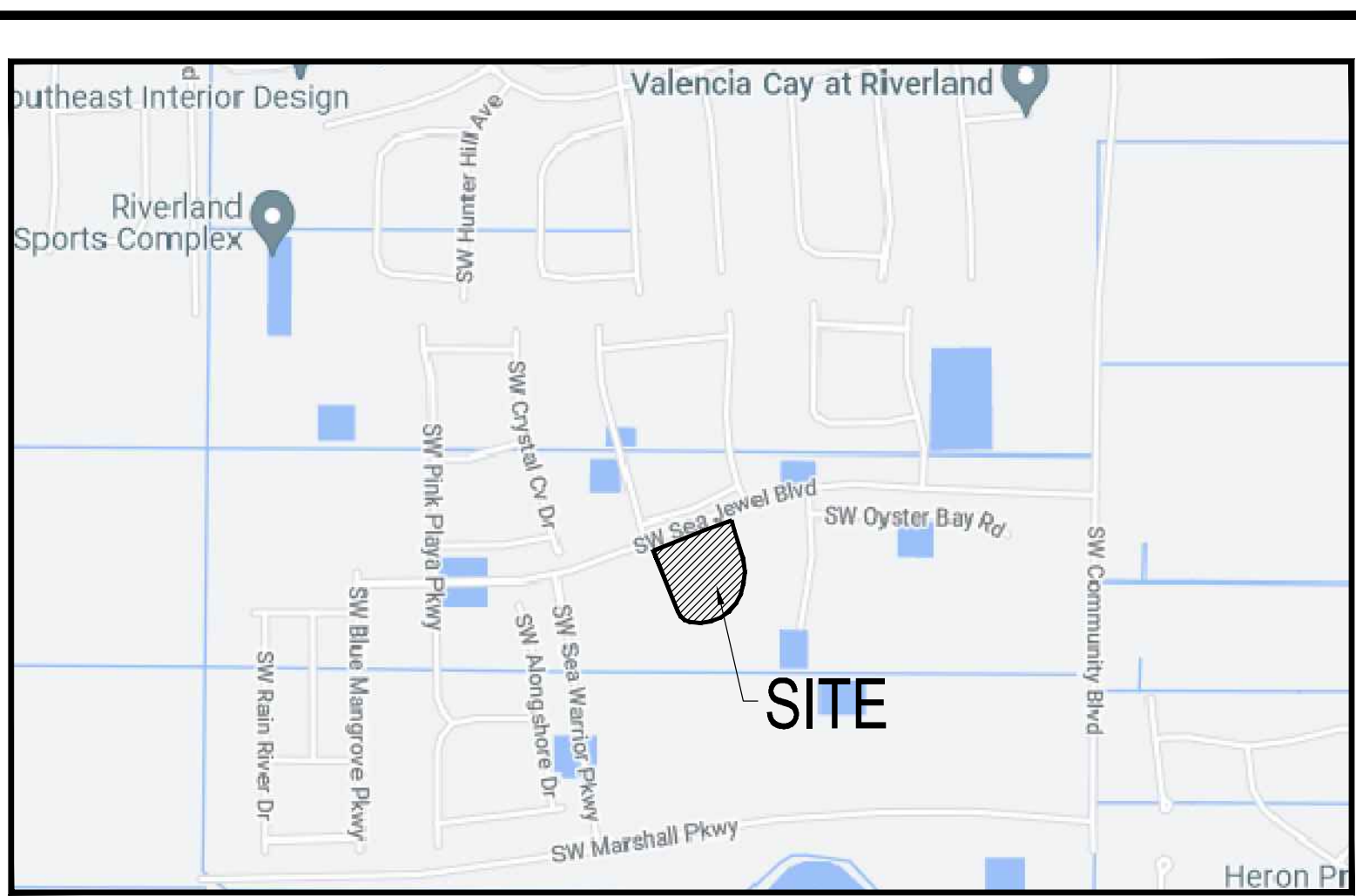
COVER

SHEET NUMBER:

COV.



CITY OF PSL PROJECT NO. P22-228
PSLUSD FILE NO. 5226B-2



N.T.S.

LEGEND			
	HANDICAP STALL		PROPOSED ASPHALT PAVEMENT
	NUMBER OF PARKING SPACES		PROPOSED PAVERS
	EXISTING WATER MAIN		PROPOSED CONCRETE SIDEWALK
	EXISTING GRAVITY SEWER MAIN		PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY
	EXISTING EDGE OF PAVEMENT	L.B.	LANDSCAPE BUFFER
C/O 	PROPOSED CLEAN OUT	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SA 25' HEIGHT	L.M.E.	LAKE MAINTENANCE EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT	P.S.L.U.E.	CITY OF PORT ST. LUCIE UTILITY EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SC 3-F HEIGHT	U.E.	UTILITY EASEMENT
	BACTERIOLOGICAL WATER SAMPLE POINT	D.E.	DRAINAGE EASEMENT

BEING ALL OF TRACT "R1", RIVERLAND PARCEL B - PLAT ONE, AS RECORDED IN PLAT BOOK 97 AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 5.23 ACRES, MORE OR LESS.

DEVELOPER:
RIVERLAND ASSOCIATES II LLLP
1600 SAWGRASS CORPORATE PARKWAY SUITE 400
SUNRISE, FL 33323

PROPERTY CLASSIFICATIONS:

MIN. BUILDING SETBACKS:

BUILDING DATA:

PARKING CALCULATIONS:

(7 H.C., 166 REGULAR,
16 GOLF CART)

UTILITY PROVIDERS:

TRAFFIC STATEMENT:

INTERCOMPARISON STATEMENT

WELL FIELD PROTECTION ORDINANCE:

UPLAND PRESERVE REQUIREMENTS:

PROJECT NOTES:

ACCEPTABLE OPENING: 25

REQUIRED: 5% X 227.155 S.F. = 11.358 S.F.

TOTAL PERVIOUS	66,466 S.F.	1.525 AC	29.26%
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811 KNOW WHAT'S BELOW
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BEFORE YOU DIG

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01

CLIENT: RIVERLAND ASSOCIATES II LLLP

PROJECT No.: 22-1020
DRAWN BY: JM
CHECKED BY: DG
DATE: 07/05/2022
CAD I.D.: 22- 1020 - SITE PLAN

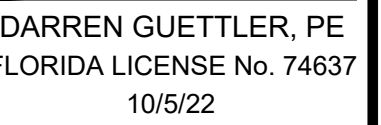
SITE PLAN



1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent. The number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 1,000 percent.

RIVERLAND
ASSOCIATES II
LLLP



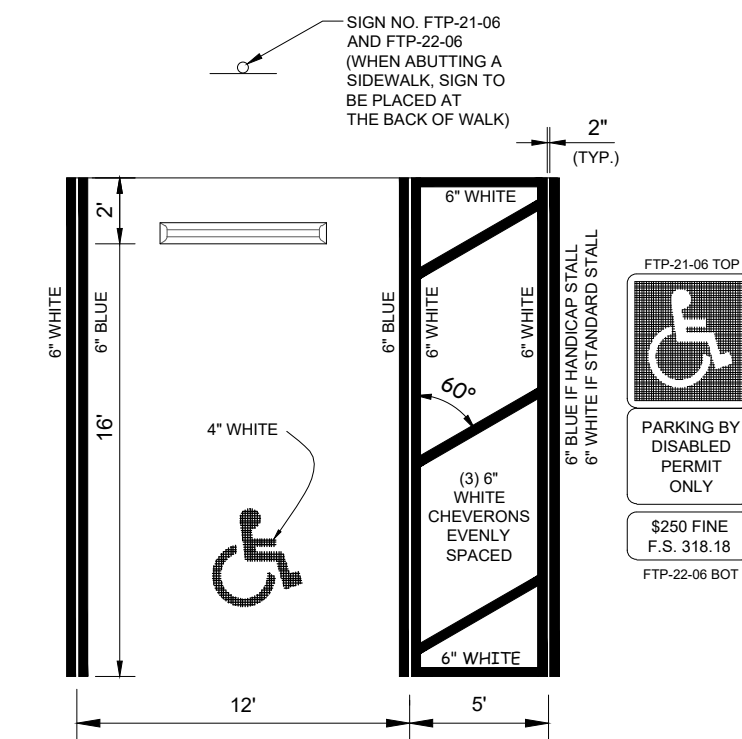
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SHEET NUMBER:

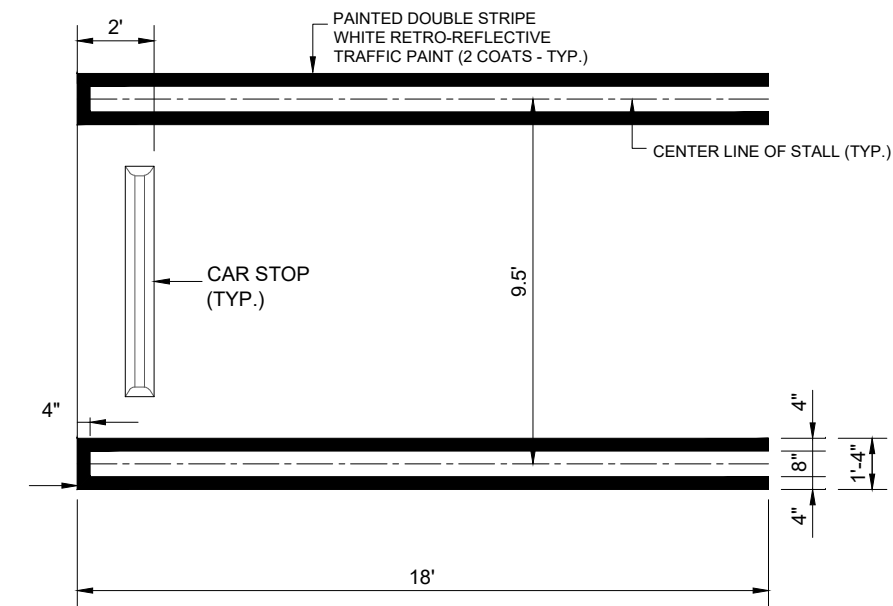
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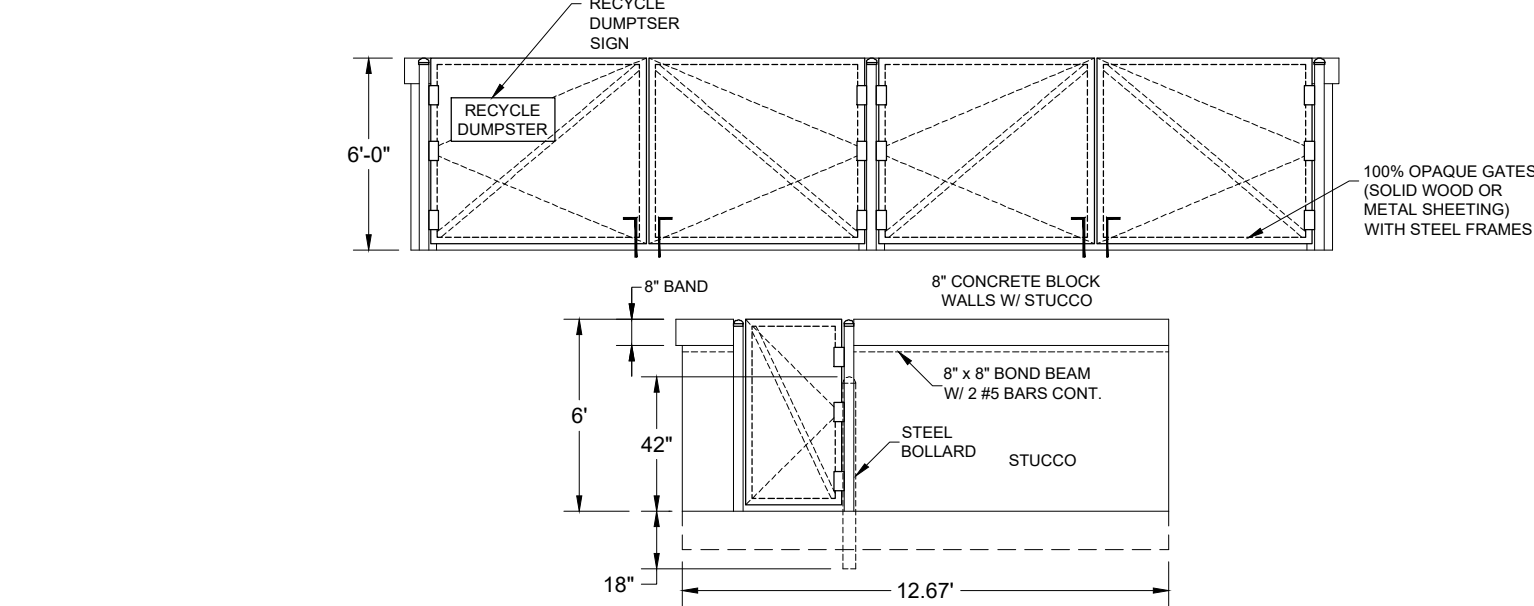
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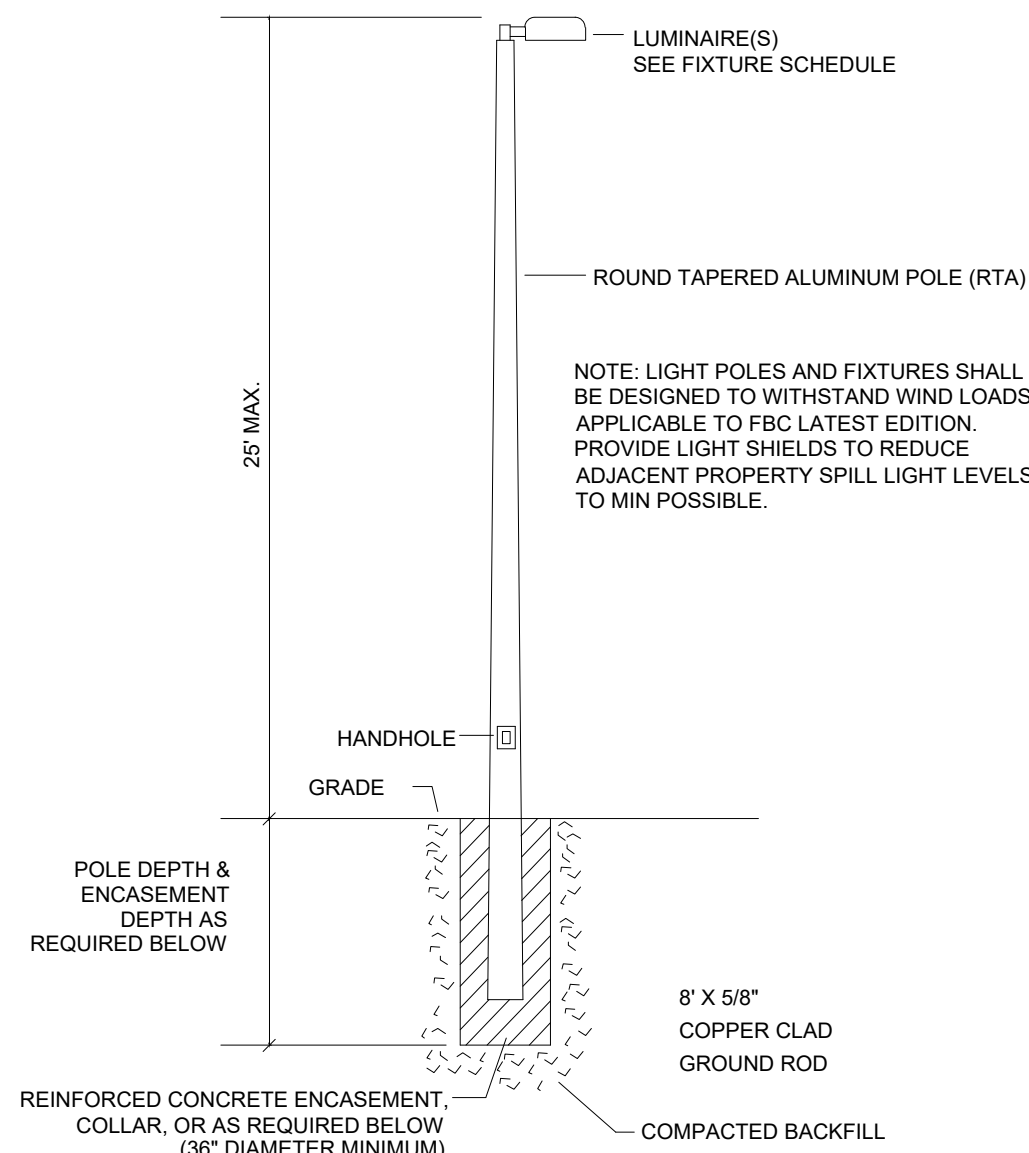
HANDICAP SPACE DETAIL



TYPICAL 18' PARKING STALL

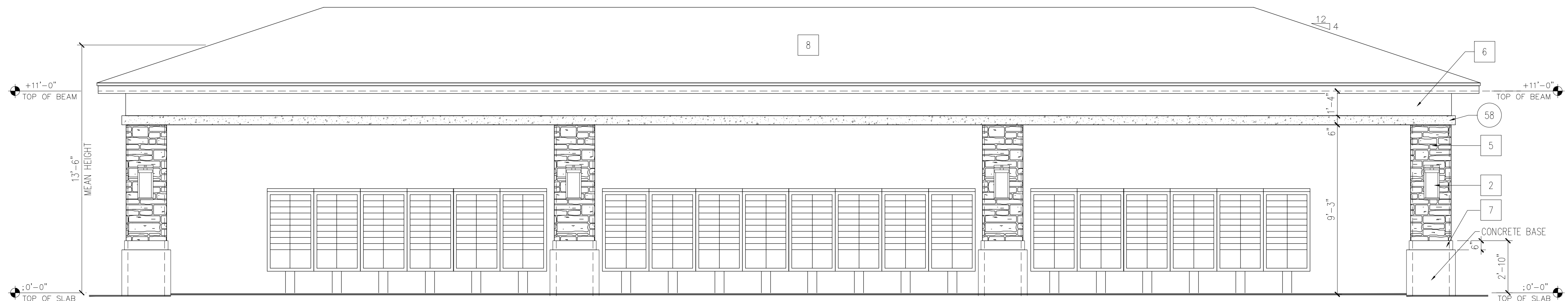
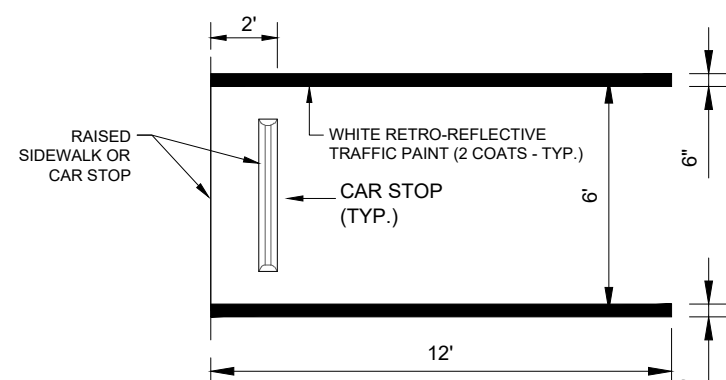


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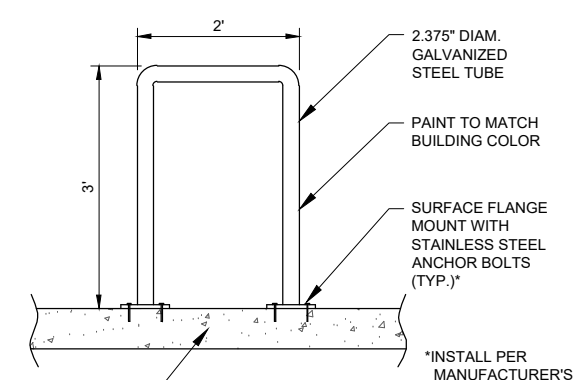


NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASUREMENT CALCULATIONS, IF REQUIRED, TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS. PROVIDE EACH POLE AND LUMINAIR SET BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

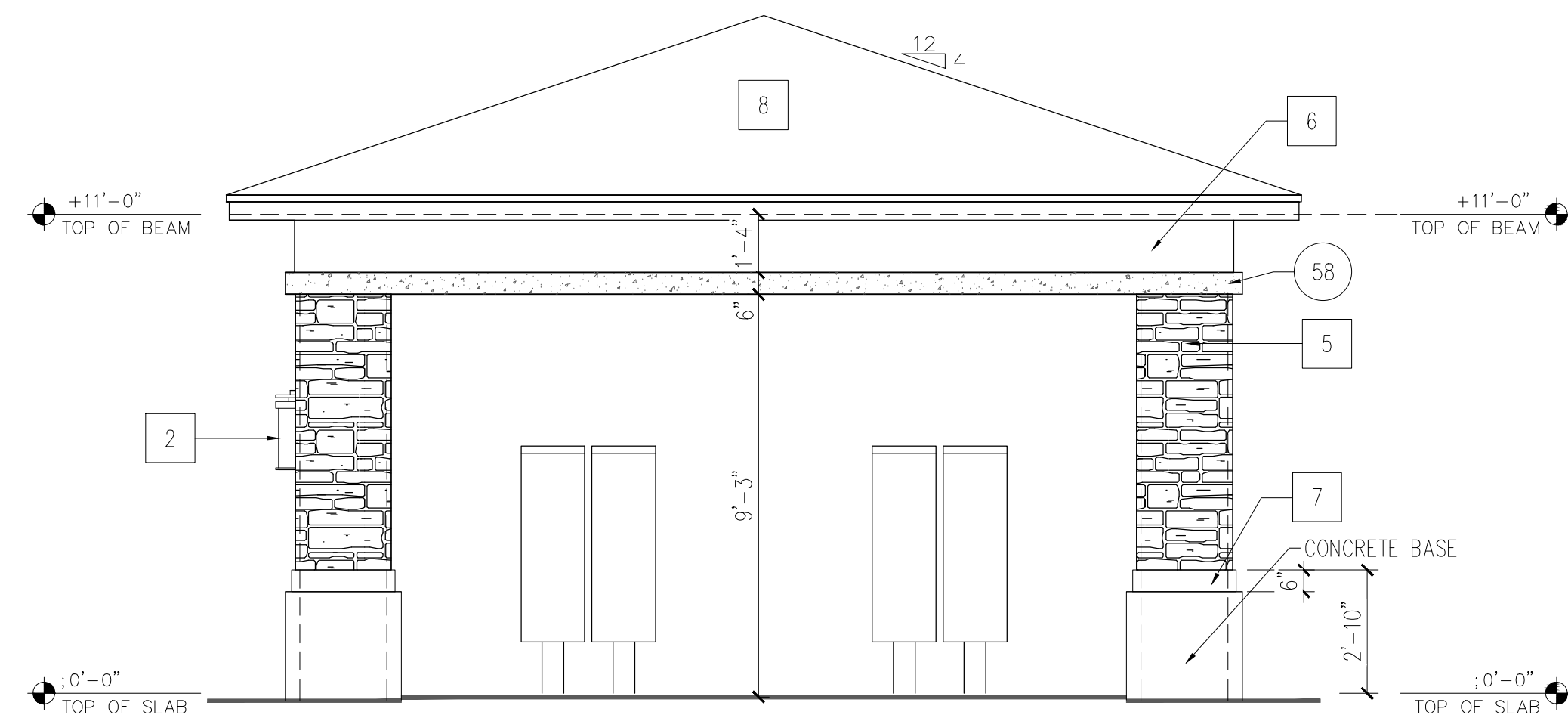
N.T.S.

 $1'' = 40'$ 

N.T.S.



N.T.S.


$$1^{19} = 40$$

NOTE:
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).