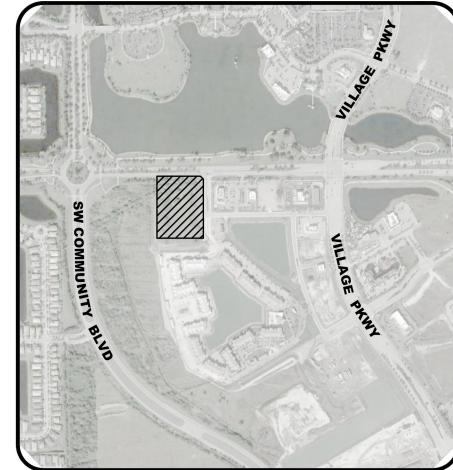


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG



VICINITY MAP

BUILDING SETBACKS:
FRONT SETBACK = 25'
SIDE SETBACK = 10'

SIDE SETBACK = 10'
REAR SETBACK = 10'

:

4316-504-0001-000-6

4316-504-0002-000-3

4316-504-0003-000-0

16

UTURE LAND USE: NEW COMMUNITY DEVELO
AND USE: MIXED USI
MAX BUILDING HEIGHT

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:

HYDRANTS:

1. WEST SIDE OF SITE ALONG SW COMMUNITY BLVD. 600 FT.

2. EAST SIDE OF SITE ACROSS VILLAGE POINTE 80 FT.

3. EAST SIDE OF SITE ALONG VILLAGE COURT 380 FT.

4. EAST SIDE OF SITE ALONG VILLAGE COURT 780 FT.

EGAL DESCRIPTION:

PARCEL 1, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±0.97 ACRES, MORE OR LESS

PARCEL 2, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±1.52 ACRES, MORE OR LESS

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WATER AND SEWER:

WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSLUSD.

DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS. ALL DRAINAGE INFRASTRUCTURE WILL BE COMPLETED DURING PHASE 1.

SOLID WASTE: BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE

THREE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS

ZARDOUS WASTE

ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION: ALL HYDRANTS WITHIN 1000' ARE SE

WELL FIELD PROTECTION:

THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

<u>LIGHTING NOTES:</u> ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE

CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 158.221.7.

LANDSCAPE: LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

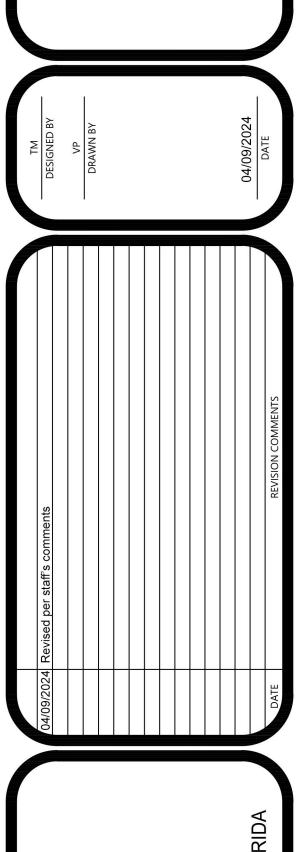
PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC,INC. ON FEBRUARY 24, 2020.

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	_	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO	

NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHING 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).

PSL PROJECT NUMBER P23-194

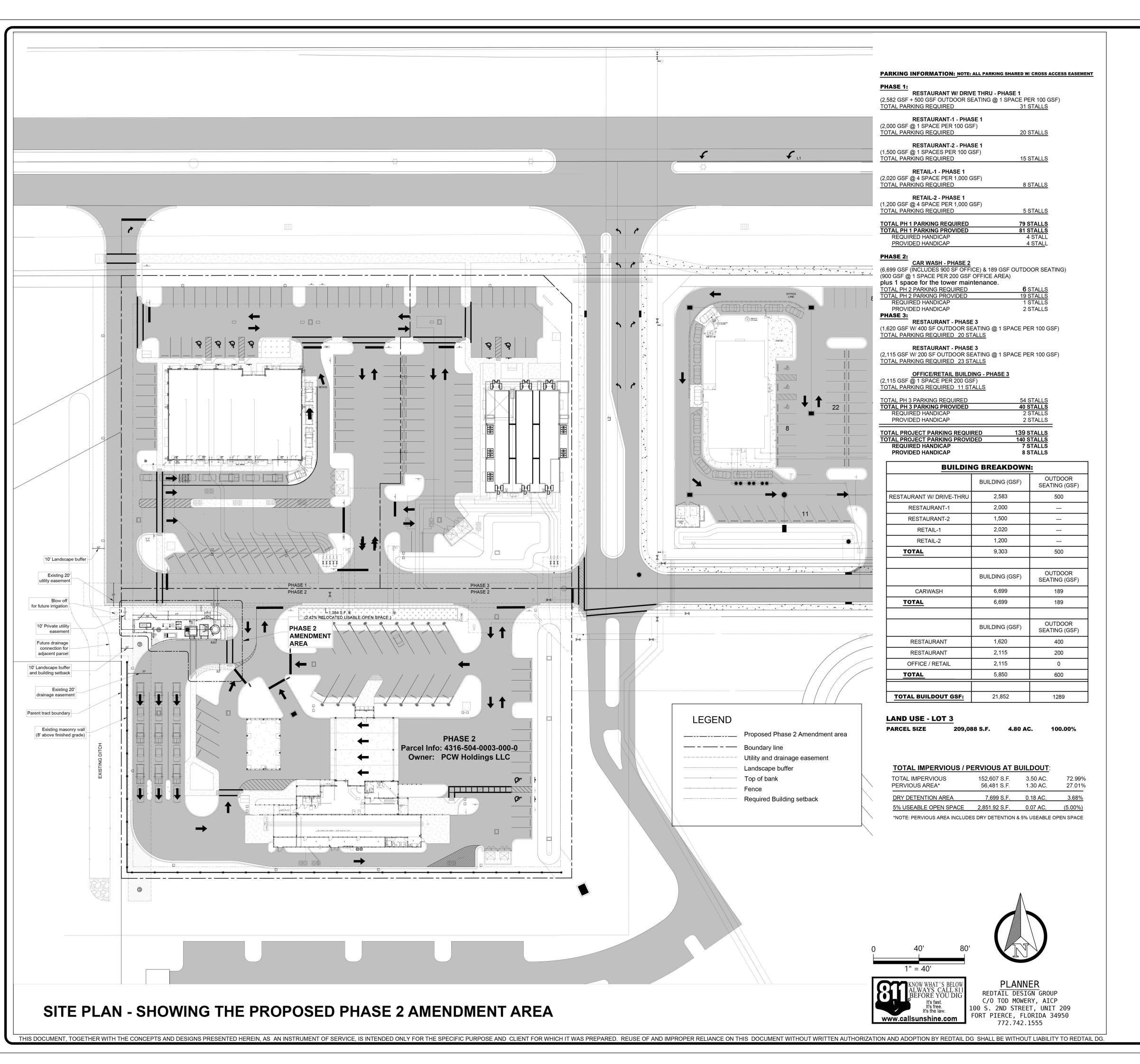


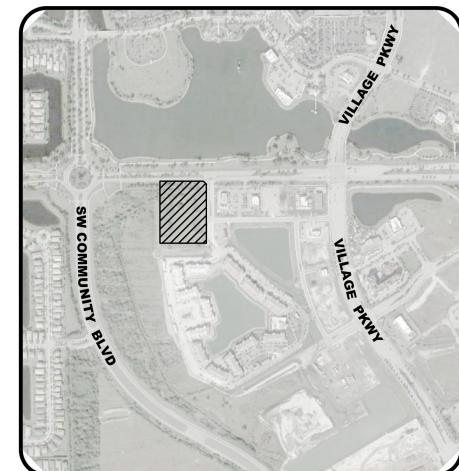
Conceptual Site Pla Cell Tower (P23-194

BARON

Cell To

1 OF 4





VICINITY MAP

BUILDING SETBACKS: FRONT SETBACK = 25'

SIDE SETBACK = 10' REAR SETBACK = 10' 6-504-0001-000-6 6-504-0002-000-3

SITE DATA:	TEXT OF T	٥, ١٠
PARCEL 1:	4316-504-0001-000-6	
PARCEL 2:	4316-504-0002-000-3	
PARCEL 3:	4316-504-0003-000-0	
SECTION:	16	
TOWNSHIP:	378	
RANGE:	39E	
ZONING:	MPUD	
FUTURE LAND USE:	NEW COMMUNITY DEVELOPMENT	
LAND USE:	MIXED USE AREA	
MAX. BUILDING HEIGH	HT 32'-6"	

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:

(APPROX. DISTANCE PER GOOGLE MAPS)

–		
	WEST SIDE OF SITE ALONG SW COMMUNITY BLVD.	600 FT.
	EAST SIDE OF SITE ACROSS VILLAGE POINTE	80 FT.
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	× × × × × × × × × × × × × × × × × × ×	

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FIRE PROTECTION:

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LANDSCAPE:

LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE: ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

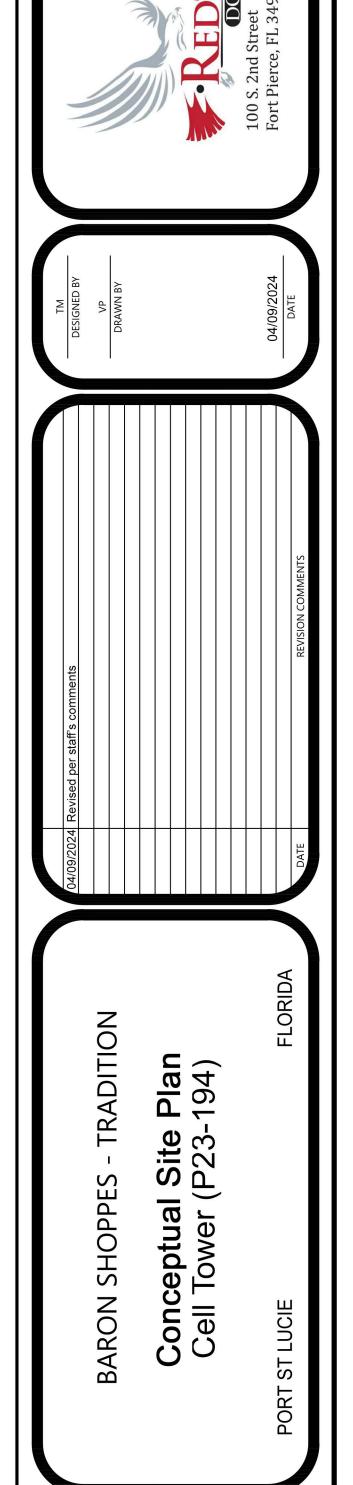
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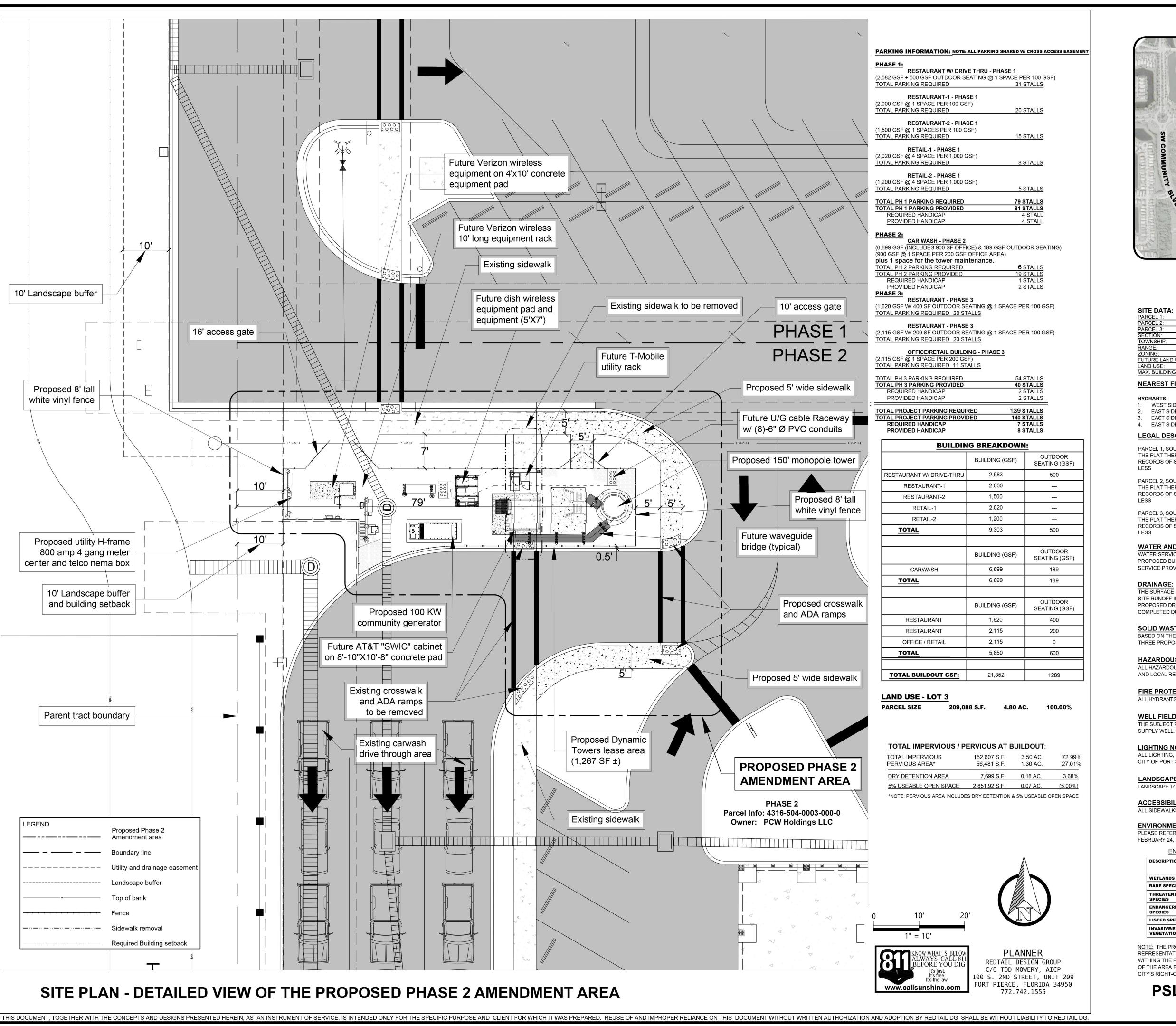
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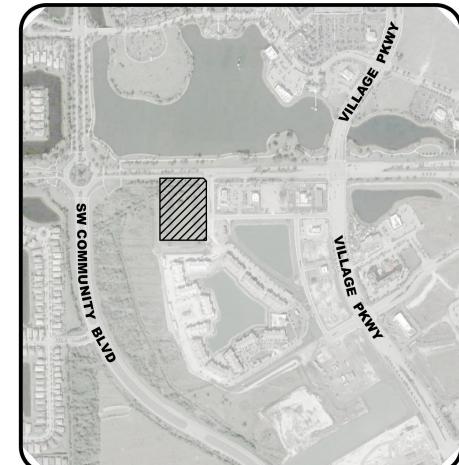
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PSL PROJECT NUMBER P23-194



2 OF 4





VICINITY MAP

BUILDING SETBACKS: FRONT SETBACK = 25'

SIDE SETBACK = 10' REAR SETBACK = 10'

SHE DATA:	
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PARCEL 2:	4316-504-0002-000-3
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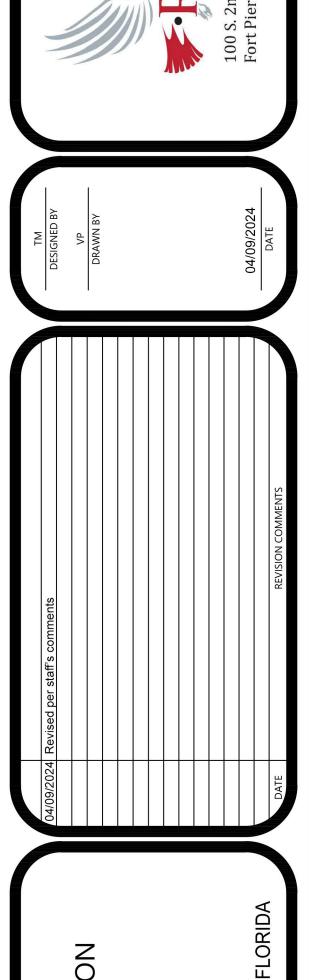
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PSL PROJECT NUMBER P23-194



Pla 194 ite 23-Conceptual Si Cell Tower (P2

BARON

3 OF 4

ITE TRIP GENERATION TABLE:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODES 948, 934, 933, 918, AND 720 WERE USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. THE TOTAL SQUARE FOOTAGE OF EACH BUILDING AT BUILD-OUT WAS USED TO OBTAIN THE FOLLOWING RESULT:

RESTAURANT W/ DRIVE THRU) 2,583+500 G.S.F. (934)

TOTAL AVG. TRIPS FOR WEEKDAY = 1,450 TRIPS (470.95 x 3.08) TOTAL A.M. PEAK HOUR TRIPS = 157 TRIPS (50.97 x 3.08) TOTAL P.M. PEAK HOUR TRIPS = 158 TRIPS (51.36 x 3.08) TOTAL AVG SATURDAY TRIPS = 1,897 TRIPS (616.12 x 3.08)

TOTAL PEAK HOUR SATURDAY TRIPS = 169 TRIPS (54.86 x 3.08) SUNDAY TOTAL AVG SUNDAY TRIPS = 1,455 TRIPS (472.58 x 3.08) TOTAL PEAK HOUR SUNDAY TRIPS = 170 TRIPS (55.15 x 3.08)

TOTAL AVG. TRIPS FOR WEEKDAY = 691 TRIPS (346.23 X 2.00) TOTAL A.M. PEAK HOUR TRIPS = 96 TRIPS(47.66 X 2.00) TOTAL P.M. PEAK HOUR TRIPS = 98 TRIPS (48.70 X 2.00) TOTAL AVG SATURDAY TRIPS = 1,392 TRIPS (696.00 X 2.00) TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.00)

<u>SUNDAY -</u> TOTAL AVG SUNDAY TRIPS = 1,000 TRIPS (500.00 X 2.00)

TOTAL AVG. TRIPS FOR WEEKDAY = 519 TRIPS (346.23 x 1.50) TOTAL A.M. PEAK HOUR TRIPS = 71 TRIPS (47.66 x 1.50) TOTAL P.M. PEAK HOUR TRIPS = 73 TRIPS (48.70 x 1.50) TOTAL AVG SATURDAY TRIPS = 1,044 TRIPS (696.00 x 1.50)

TOTAL PEAK HOUR SATURDAY TRIPS = 82 TRIPS (54.60 x 1.50) TOTAL AVG SUNDAY TRIPS = 750 TRIPS (500.00 x 1.50)

TOTAL AVG. TRIPS FOR WEEKDAY = 70 TRIPS (34.80 X 2.02) TOTAL A.M. PEAK HOUR TRIPS = 7 TRIPS (3.53 X 2.02) TOTAL P.M. PEAK HOUR TRIPS = 8 TRIPS (4.10 X 2.02) TOTAL AVG SATURDAY TRIPS = 17 TRIPS (8.57 X 2.02) TOTAL PEAK HOUR SATURDAY TRIPS = 6 TRIPS (3.10 X 2.02) SUNDAY TOTAL AVG SUNDAY TRIPS = 3 TRIPS (1.42 X 2.02) TOTAL PEAK HOUR SUNDAY TRIPS = 1 TRIP (0.32 X 2.02)

TOTAL A.M. PEAK HOUR TRIPS = 1 TRIP (1.21 x 1.20) TOTAL P.M. PEAK HOUR TRIPS = 2 TRIPS (1.94 x 1.20) <u>SATURDAY -</u> TOTAL PEAK HOUR SATURDAY TRIPS = 17 TRIPS (5.08 x 3.40)

CAR WASH: 6,699 G.S.F. (948)

TOTAL AVG. TRIPS FOR WEEKDAY PEAK= 78 TRIPS (11.66 x 6.7) <u>SATURDAY -</u> TOTAL PEAK HOUR SATURDAY TRIPS = 204 TRIPS (30.40 x 6.7)

RESTAURANT: 1,620 + 400 G.S.F (933)

TOTAL AVG. TRIPS FOR WEEKDAY = 699 TRIPS (346.23 X 2.02) FOTAL A.M. PEAK HOUR TRIPS = 96 TRIPS (47.66 X 2.02) TOTAL P.M. PEAK HOUR TRIPS = 98 TRIPS (48.70 X 2.02) TOTAL AVG SATURDAY TRIPS = 1,406 TRIPS (696.00 X 2.02) TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.02) TOTAL AVG SUNDAY TRIPS = 1,010 TRIPS (500.00 X 2.02)

RESTAURANT: 2,115 + 200 G.S.F. (933)

TOTAL AVG. TRIPS FOR WEEKDAY = 803 TRIPS (346.23 X 2.32) TOTAL A.M. PEAK HOUR TRIPS = 111 TRIPS (47.66 X 2.32) TOTAL P.M. PEAK HOUR TRIPS = 113 TRIPS (48.70 X 2.32) SATURDAY TOTAL AVG SATURDAY TRIPS = 1,615 TRIPS (696.00 X 2.32) TOTAL PEAK HOUR SATURDAY TRIPS = 127 TRIPS (54.60 X 2.32) TOTAL AVG SUNDAY TRIPS = 1,160 TRIPS (500.00 X 2.32)

OFFICE/RETAIL: 2,115 G.S.F. (720)

TOTAL AVG. TRIPS FOR WEEKDAY = 74 TRIPS (34.80 X 2.12) TOTAL A.M. PEAK HOUR TRIPS = 7 TRIPS (3.53 X 2.12) TOTAL P.M. PEAK HOUR TRIPS = 9 TRIPS (4.10 X 2.12)

TOTAL AVG SATURDAY TRIPS = 18 TRIPS (8.57 X 2.12) TOTAL PEAK HOUR SATURDAY TRIPS = 7 TRIPS (3.10 X 2.12)

<u>SUNDAY -</u> TOTAL AVG SUNDAY TRIPS = 3 TRIPS (1.42 X 2.12) TOTAL PEAK HOUR SUNDAY TRIPS = 1 TRIP (0.32 X 2.12)

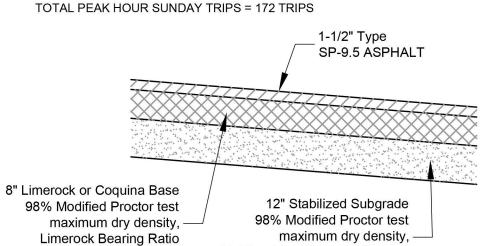
TOTAL TRIP GENERATION FOR ALL USES

WEEKDAY -TOTAL AVG. TRIPS FOR WEEKDAY = 4,384 TRIPS TOTAL A.M. PEAK HOUR TRIPS = 546 TRIPS TOTAL P.M. PEAK HOUR TRIPS = 559 TRIPS

SATURDAY TOTAL AVG SATURDAY TRIPS = 7,389 TRIPS TOTAL PEAK HOUR SATURDAY TRIPS = 832 TRIPS

TOTAL AVG SUNDAY TRIPS = 5,381 TRIPS

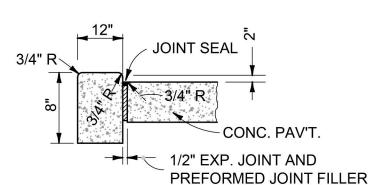
(LBR) of at least 100



Stabilzed to a Limerock Bearing

Ratio (LBR) of at least 40

TYPICAL PAVEMENT SECTION



1. Use 3,000 P.S.I. concrete at 28 days for construction.

FLUSH HEADER CURB

*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE

CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF

THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F

9'-6"

N.T.S.

PAINT STRIPE

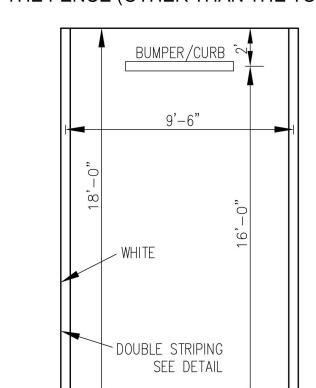


NOTE: Any adjacent existing trees and landscape should be

barricaded so they are not

damaged during construction.

TO BE LANDSCAPED ON THE OUTER PERIMETER OF THE FENCE. ALL TOWER EQUIPMENT WILL BE SCREENED BY THE FENCE (OTHER THAN THE TOWER ITSELF)



18' PARKING STALL DETAIL

PLAN VIEW

ELEVATION VIEW

DUMPSTER DETAIL

RECYCLING SIGN

8" CONCRETE BLOCK

6" CONCRETE PAD

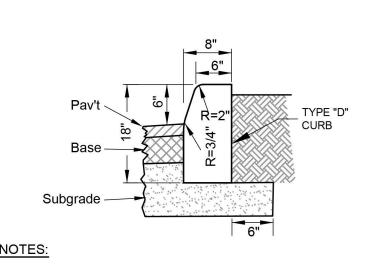
MONOLITHIC FOOTING

CEDAR GATES WITH LATCHES

6' HIGH WITH STUCCO

WITH STUCCO

DOUBLE STRIPING DETAIL



1. Use 3,000 P.S.I. concrete at 28 days for construction. 2. Subgrade to extend an additional 6" beyond Type "D" Curb. 3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001

TYPE "D" CURB

SEE PLANS

Provide 1/8" to 1/4" contraction

Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.

All repairs required during construction shall be removed and

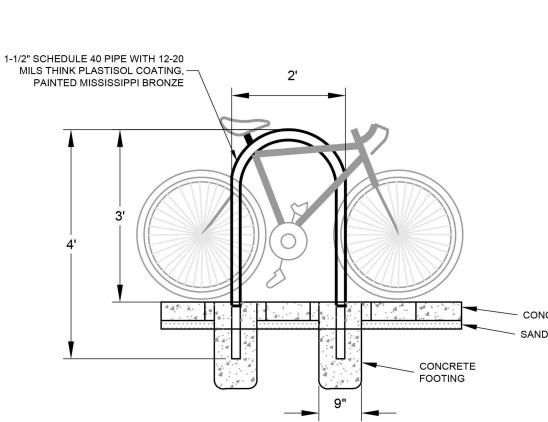
4" THICK SIDEWALK DETAIL

replaced 10' minimum to next full joint.

Sidewalk thickness to be increased to 6" thick at driveway locations.

Compact Subgrade to 98% of the Maximum Density as Determined by AASHTO T—99

joints at 10' centers (max).



BIKE RACK DETAIL

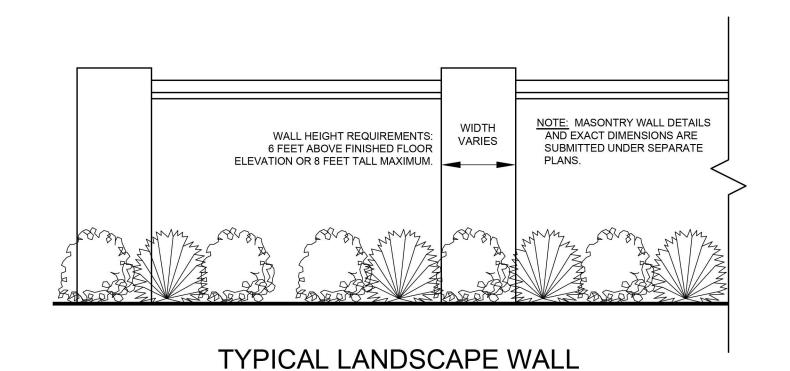
CONCRETE STOP

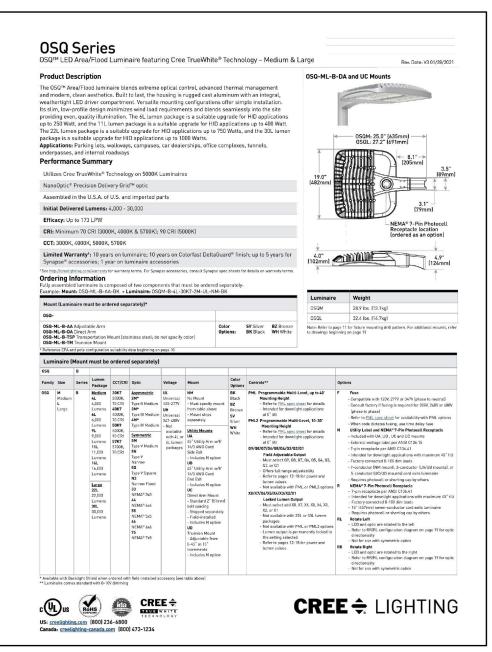


1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER 2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. 3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED. 4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP

 HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN. 6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL





Light Housing Fixture Max height per City of PSL Ordinance 158.221.7. *Maximum pole height to be 6' when near residential areas.

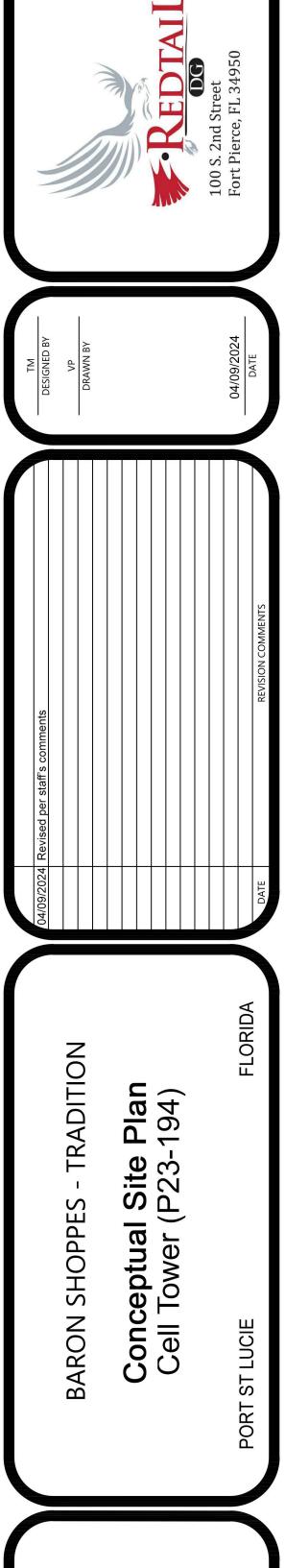
SEE FIXTURE SCHEDULE
SURFACE MOUNTED PVC JUNCTION BOX WITH BUSSMAN IN-LINE WP FUSE HOLDERS GRADE 7
POLE DEPTH & ENCASEMENT DEPTH AS REQUIRED BELOW #8 AWG TO 8' X 5/8" COPPER CLAD
REINFORCED CONCRETE ENCASEMENT, COMPACTED BACKFILL (36" DIAMETER MINIMUM)
NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED

PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERE PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS 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 FOR EACH POLE LOCATION AS VERIFIED BY THE 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.

POLE MOUNTING DETAIL

Cree Lighting OSQ-M-B-16L-40K7-4M-UL-NM-XX / OSQ-BLSMF, Single Head

PSL PROJECT NUMBER P23-194



4 OF 4

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