

LEGEND

- EXISTING SPOT ELEVATION
- FLOW ARROW
- LIGHT POLE
- PARKING STALL COUNT
- CATCH BASIN
- SANITARY MANHOLE
- EXISTING CONCRETE
- CONCRETE
- EXISTING ASPHALT
- ASPHALT

PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1:	RESTAURANT W/ DRIVE THRU - PHASE 1	2,582 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF	31 STALLS
	RESTAURANT-1 - PHASE 1	(2,000 GSF @ 1 SPACE PER 100 GSF)	20 STALLS
	RESTAURANT-2 - PHASE 1	(1,500 GSF @ 1 SPACE PER 100 GSF)	15 STALLS
	RETAIL-1 - PHASE 1	(2,020 GSF @ 1 SPACE PER 1,000 GSF)	8 STALLS
	RETAIL-2 - PHASE 1	(1,200 GSF @ 4 SPACE PER 1,000 GSF)	5 STALLS
TOTAL PH 1 PARKING REQUIRED			79 STALLS
TOTAL PH 1 PARKING PROVIDED			81 STALLS
	REQUIRED HANDICAP		4 STALL
	PROVIDED HANDICAP		4 STALL

PHASE 2:

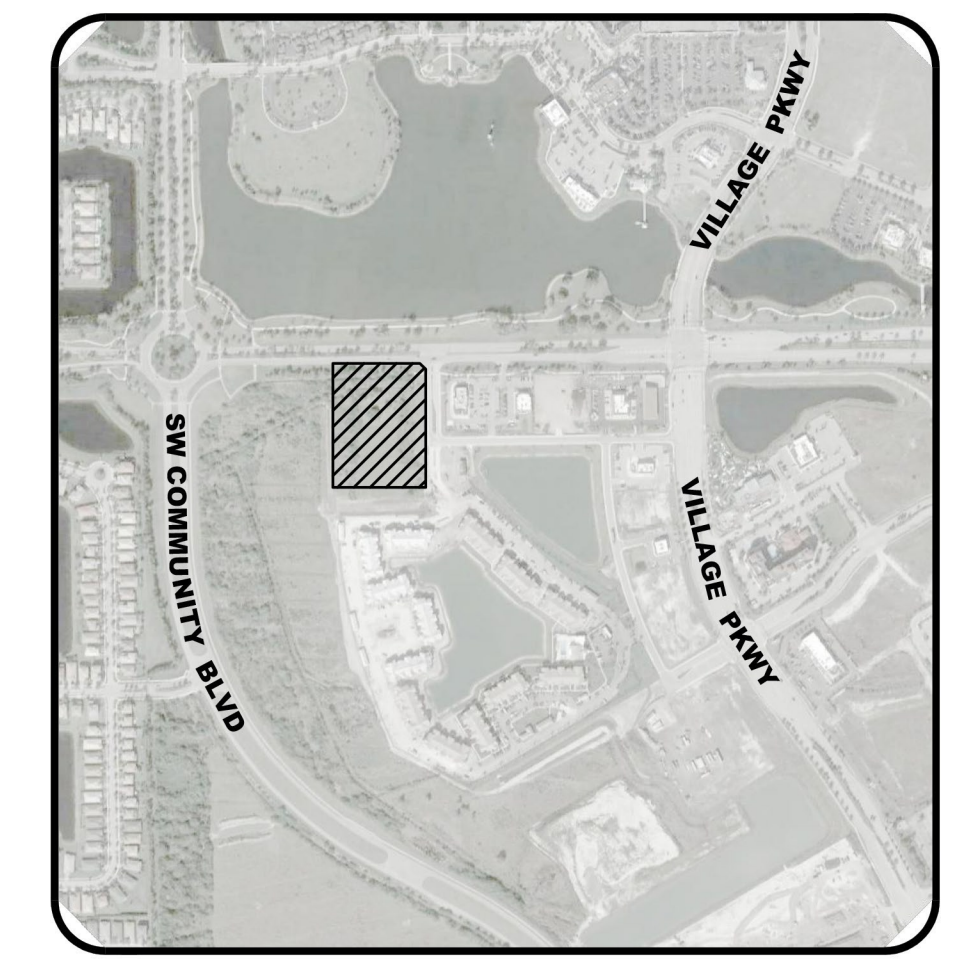
CAR WASH - PHASE 2	(6,699 GSF (INCLUDES 900 SF OFFICE) & 189 GSF OUTDOOR SEATING) (900 GSF @ 1 SPACE PER 200 GSF OFFICE AREA) plus 1 space for the lower maintenance.	6 STALLS
TOTAL PH 2 PARKING REQUIRED		19 STALLS
TOTAL PH 2 PARKING PROVIDED		16 STALLS
	REQUIRED HANDICAP	1 STALL
	PROVIDED HANDICAP	2 STALLS

PHASE 3:

RESTAURANT - PHASE 3	(1,620 GSF W/ 400 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)	20 STALLS
RESTAURANT - PHASE 3	(2,115 GSF W/ 200 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)	23 STALLS
OFFICE/RETAIL BUILDING - PHASE 3	(2,115 GSF @ 1 SPACE PER 200 GSF)	11 STALLS
TOTAL PH 3 PARKING REQUIRED		54 STALLS
TOTAL PH 3 PARKING PROVIDED		40 STALLS
	REQUIRED HANDICAP	2 STALLS
	PROVIDED HANDICAP	2 STALLS

TOTAL PROJECT PARKING REQUIRED

TOTAL PH 3 PARKING REQUIRED	54 STALLS
TOTAL PH 2 PARKING PROVIDED	16 STALLS
TOTAL PH 3 PARKING PROVIDED	40 STALLS
TOTAL PROJECT PARKING PROVIDED	140 STALLS
REQUIRED HANDICAP	7 STALLS
PROVIDED HANDICAP	8 STALLS



VICINITY MAP

BUILDING SETBACKS:

FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA:

PARCEL 1:	4316-504-0001-000-6
PARCEL 2:	4316-504-0002-000-3
PARCEL 3:	4316-504-0003-000-0
SECTION:	16
TOWNSHIP:	37S
RANGE:	39E
ZONING:	MPUD
FUTURE LAND USE:	NEW COMMUNITY DEVELOPMENT
LAND USE:	MIXED USE AREA
MAX. BUILDING HEIGHT:	32'-6"

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:

(APPROX. DISTANCE PER GOOGLE MAPS)

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.

LEGAL 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 49.97 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

PARCEL 3, 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 42.31 ACRES, MORE OR LESS

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 PSLUD.

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

HAZARDOUS WASTE:

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

FIRE PROTECTION:

ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:

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

LIGHTING NOTES:

ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 158.2217.

LANDSCAPE:

LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:

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

BUILDING BREAKDOWN:

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT W/ DRIVE-THRU	2,583	500
RESTAURANT-1	2,000	---
RESTAURANT-2	1,500	---
RETAIL-1	2,020	---
RETAIL-2	1,200	---
TOTAL	9,303	500

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
CARWASH	6,699	189
TOTAL	6,699	189

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT	1,620	400
RESTAURANT	2,115	200
OFFICE / RETAIL	2,115	0
TOTAL	5,850	600

TOTAL BUILDOUT GSF:	21,852	1289
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LAND USE - LOT 3

PARCEL SIZE	209,088 S.F.	4.80 AC.	100.00%
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TOTAL IMPERVIOUS / PERVIOUS AT BUILDOUT:

TOTAL IMPERVIOUS	152,607 S.F.	3.50 AC.	72.99%
PERVIOUS AREA*	56,481 S.F.	1.30 AC.	27.01%
DRY DETENTION AREA	7,699 S.F.	0.18 AC.	3.68%
5% USEABLE OPEN SPACE	2,851.92 S.F.	0.07 AC.	(5.00%)

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

PLANNER
REDTAIL DESIGN GROUP
C/O 100 MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

SITE PLAN - AMENDMENT AREA SHOWN ON THE PREVIOUSLY APPROVED SITE PLAN

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.

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
DATE: 04/09/2024

REVISION COMMENTS

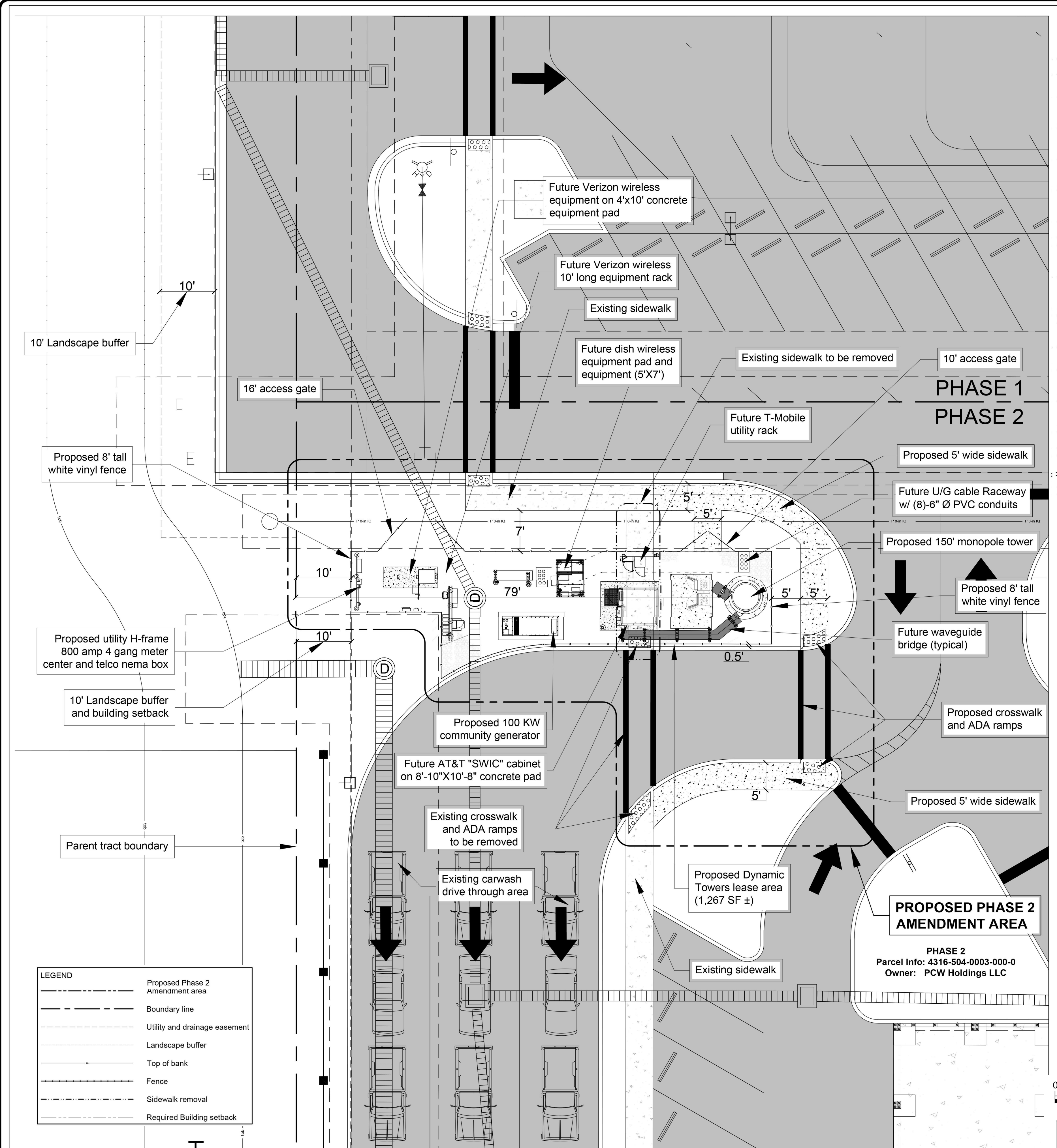
FLORIDA

BARON SHOPPES - TRADITION
Conceptual Site Plan
Cell Tower (P23-194)

PORT ST LUCIE

1 OF 4

PSL PROJECT NUMBER
P23-194



PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1:

RESTAURANT W/ DRIVE THRU - PHASE 1 (2,582 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF) TOTAL PARKING REQUIRED	31 STALLS
RESTAURANT-1 - PHASE 1 (2,000 GSF @ 1 SPACE PER 100 GSF) TOTAL PARKING REQUIRED	20 STALLS
RESTAURANT-2 - PHASE 1 (1,500 GSF @ 1 SPACE PER 100 GSF) TOTAL PARKING REQUIRED	15 STALLS
RETAIL-1 - PHASE 1 (2,020 GSF @ 4 SPACES PER 1,000 GSF) TOTAL PARKING REQUIRED	8 STALLS
RETAIL-2 - PHASE 1 (1,200 GSF @ 4 SPACES PER 1,000 GSF) TOTAL PARKING REQUIRED	5 STALLS
TOTAL PH 1 PARKING REQUIRED	79 STALLS
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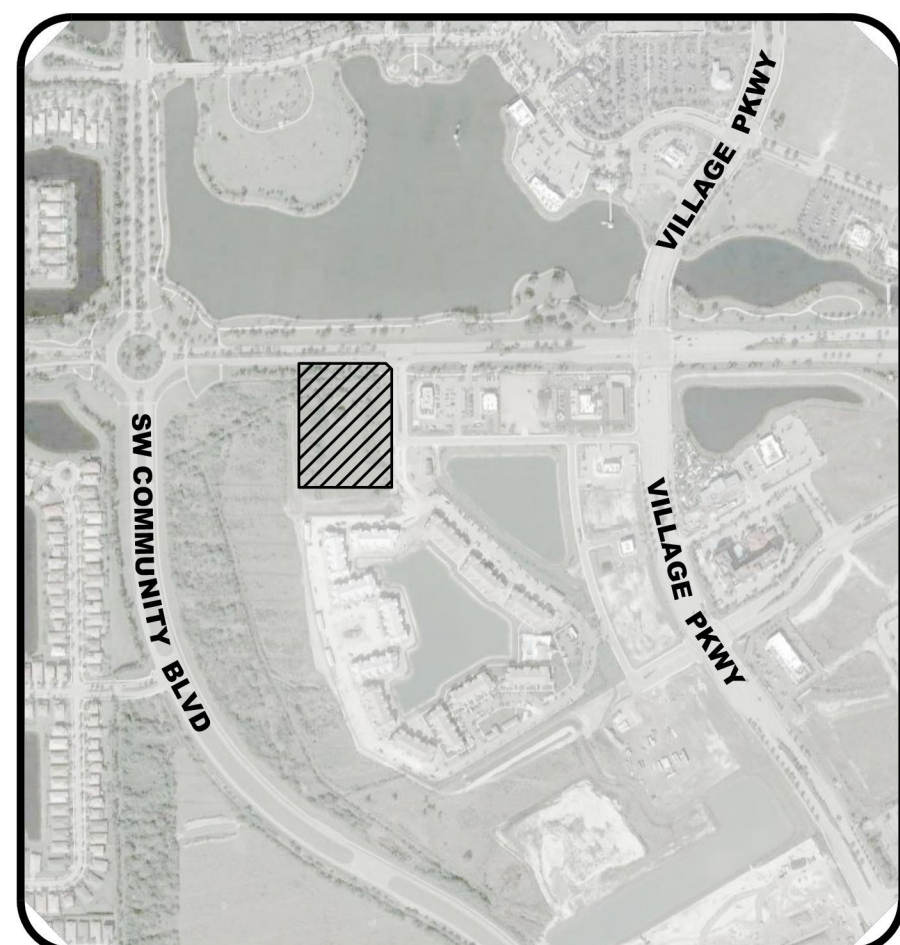
PHASE 2:

CAR WASH - PHASE 2 (6,699 GSF (INCLUDES 900 SF OFFICE) & 189 GSF OUTDOOR SEATING) (900 GSF @ 1 SPACE PER 200 SF OFFICE AREA) plus 1 space for the tower maintenance.	6 STALLS
TOTAL PH 2 PARKING REQUIRED	19 STALLS
TOTAL PH 2 PARKING PROVIDED	19 STALLS
REQUIRED HANDICAP	1 STALL
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PHASE 3:

RESTAURANT - PHASE 3 (1,620 GSF W/ 400 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF) TOTAL PARKING REQUIRED	20 STALLS
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TOTAL PH 3 PARKING REQUIRED	54 STALLS
TOTAL PH 3 PARKING PROVIDED	40 STALLS
REQUIRED HANDICAP	2 STALLS
PROVIDED HANDICAP	2 STALLS

TOTAL PROJECT PARKING REQUIRED 139 STALLS
TOTAL PROJECT PARKING PROVIDED 140 STALLS
REQUIRED HANDICAP 7 STALLS
PROVIDED HANDICAP 8 STALLS



VICINITY MAP

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

SITE DATA:

PARCEL 1:	4316-504-001-000-6
PARCEL 2:	4316-504-002-000-3
PARCEL 3:	4316-504-003-000-0
SECTION:	16
TOWNSHIP:	37S
RANGE:	39E
ZONING:	MPUD
FUTURE LAND USE:	NEW COMMUNITY DEVELOPMENT
LAND USE:	MIXED USE AREA
MAX. BUILDING HEIGHT:	32'-6"

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LEGAL 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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DRAINAGE:
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FIRE PROTECTION:
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WELL FIELD PROTECTION:
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LIGHTING NOTES:
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 FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:
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BUILDING BREAKDOWN:

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
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*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE

PROPOSED PHASE 2 AMENDMENT AREA

PHASE 2
Parcel Info: 4316-504-0003-000-0
Owner: PCW Holdings LLC

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100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

LEGEND

Proposed Phase 2 Amendment area
Boundary line
Utility and drainage easement
Landscape buffer
Top of bank
Fence
Sidewalk removal
Required Building setback

SITE PLAN - DETAILED VIEW OF THE PROPOSED PHASE 2 AMENDMENT AREA

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REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

DESIGNED BY: VP
DRAWN BY: [Blank]
DATE: 04/09/2024

REVISION COMMENTS

FLORIDA

PORT ST LUCIE

BARON SHOPPES - TRADITION

Conceptual Site Plan

Cell Tower (P23-194)

3 OF 4

PSL PROJECT NUMBER
P23-194

