

SECTION 15, TOWNSHIP 37 S, RANGE 39 E
ST. LUCIE COUNTY, FLORIDA



COV. COVER SHEET
01 - 03 SITE PLANS

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

LEGAL DESCRIPTION:

LOTS 2 AND 3, SOUTHERN GROVE PLAT NO. 36, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 99, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,
FLORIDA.

CONTAINING 5.987 ACRES, MORE OR LESS.

PLAN FOR

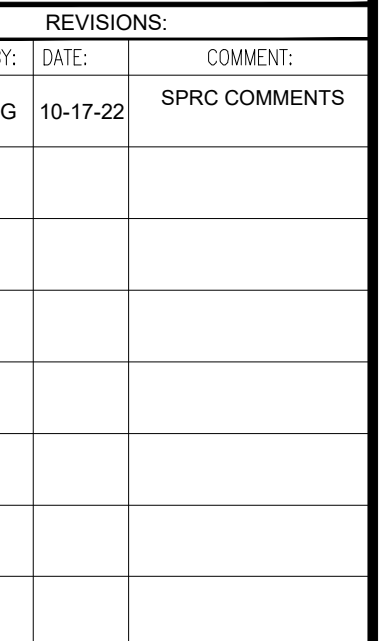
ANGLO AMERICAN LAND COMPANY, LLC

ENGINEER & SURVEYOR



1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

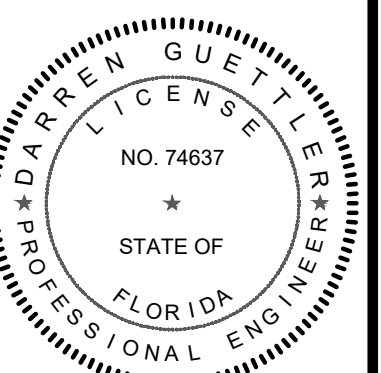
ENGINEER'S PROJECT NO. 21-1034



ANGLO RETAIL

**ANGLO
AMERICAN LAND
COMPANY, LLC.**

CITY OF PORT ST LUCIE,
FLORIDA



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
12/1/22

PROJECT No.: 21-1034
DRAWN BY: SOG
CHECKED BY: DG
DATE: 07/28/2022
AD I.D.: 21- 1034 - COVER

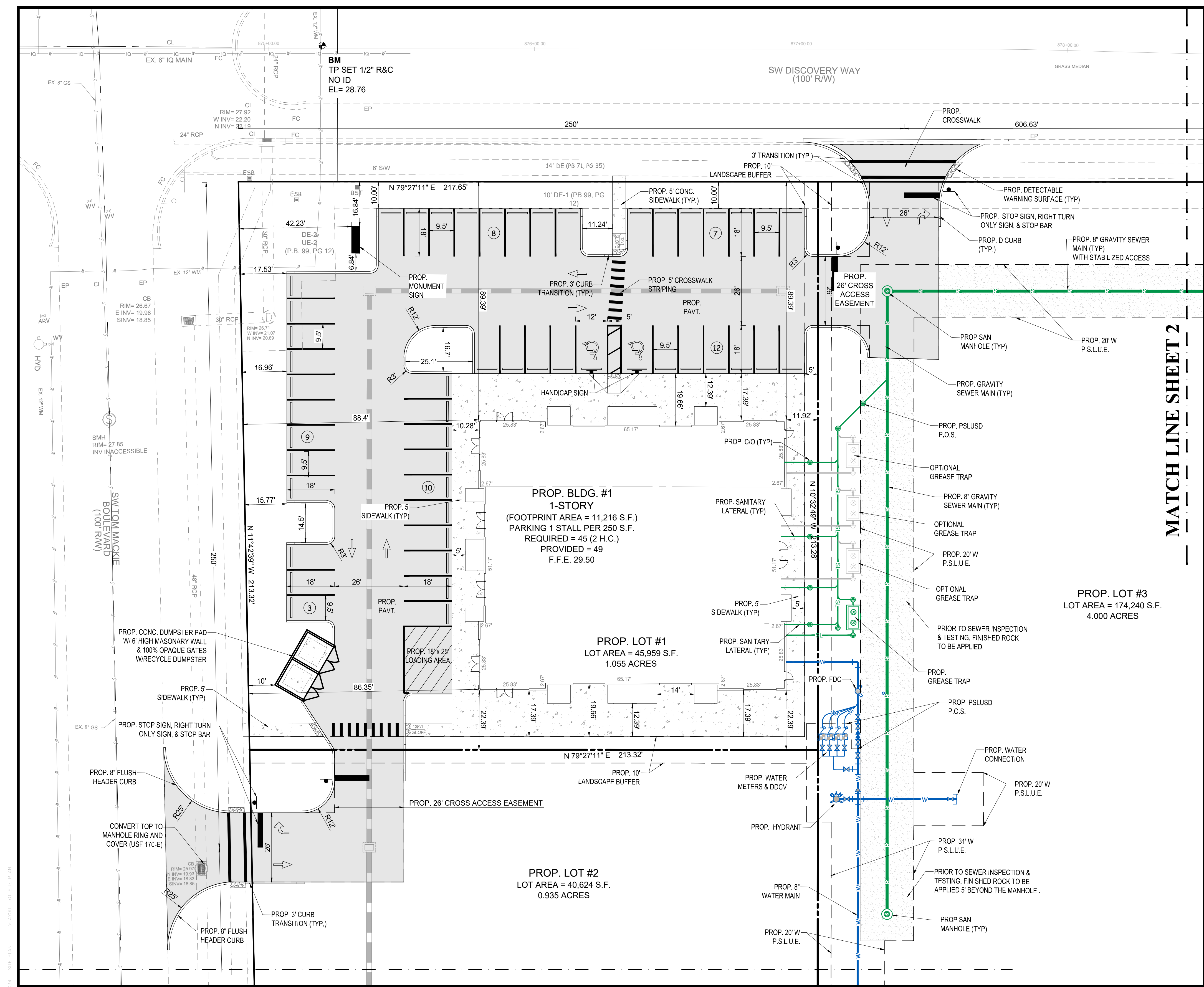
SHEET TITLE:

**COVER SHEET
(SITE PLAN)**

SHEET NUMBER:

COV.

CITY OF PSL PROJECT NO. P22-263
PSL USD FILE NO. 5286



LEGAL DESCRIPTION:
LOTS 2 AND 3, SOUTHERN GROVE PLAT NO. 36, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 5.987 ACRES, MORE OR LESS.

DEVELOPER:
ANGLO AMERICAN LAND COMPANY, LLC.
4545 SW LONGBAY DRIVE
PALM CITY, FL 34990

PARCEL IDENTIFICATION NUMBER:
4315-803-0003-000-5

PROPERTY CLASSIFICATIONS:
ZONING: MPUD - MASTER PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT

MIN. BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 10 FEET
SIDE: 10 FEET

BUILDING DATA:
BUILDING AREAS:
BUILDING #1 (RETAIL) = 11,216 S.F. GROSS FLOOR AREA
BUILDING #1 (RETAIL) = 22.83 FEET (1-STORY)

PARKING CALCULATIONS:

RETAIL:
(MPUD TRADITION COMMERCE PARK P21-115, SEC. 4 (A)(1))
4 SPACE PER 1,000 S.F. GROSS FLOOR AREA
(11,216 S.F. BLDG) / 1,000 x 4 = 45 SPACES

TOTAL SPACES REQUIRED = 45 SPACES (2 HANDICAP)
TOTAL SPACES PROVIDED = 49 SPACES (2 H.C., 47 REGULAR)

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE EXISTING INLETS ON SW TOM MACKIE BOULEVARD, LOCATED AT THE SOUTHWEST CORNER OF THE PROJECT. WHERE THE SOUTHERN GROVE MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE THE WATER QUALITY AND ATTENUATION.

UTILITY PROVIDERS:
POTABLE WATER = PSLUSD
WASTEWATER = PSLUSD
IRRIGATION = TRADITION IRRIGATION COMPANY

HAZARDOUS WASTE STATEMENT:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

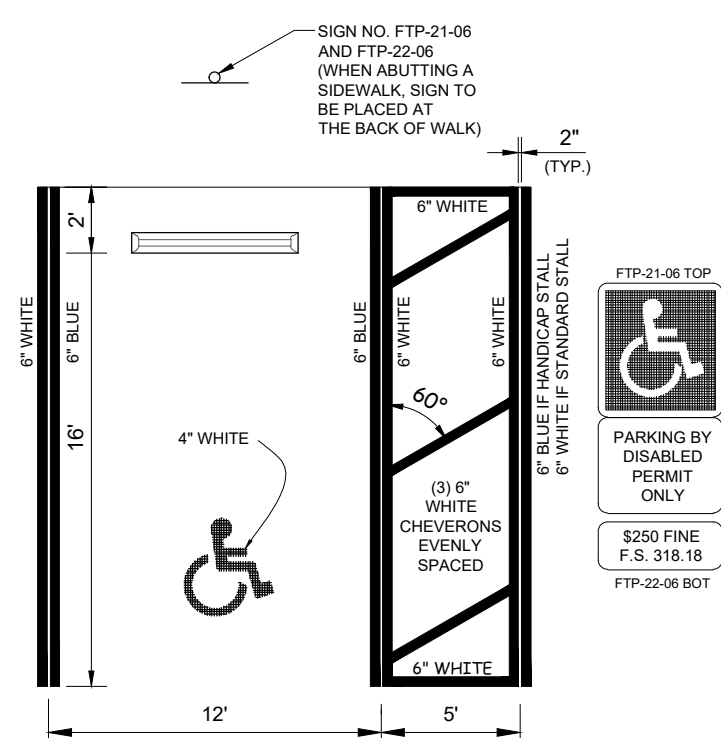
PROJECT NOTES:
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY
- CROSS ACCESS EASEMENT SHALL BE RECORDED PRIOR TO ANY BUILDING PERMIT ISSUANCE

ENVIRONMENTAL STATEMENT:
THIS SITE WAS INCLUDED IN THE OVERALL TRADITION DRI AND ENVIRONMENTAL ITEMS WERE ADDRESSED AS PART OF THAT PROCESS. A GOPHER TORTOISE SURVEY WILL BE CONDUCTED PRIOR TO THE ISSUANCE OF A PUBLIC WORKS SITE PERMIT. SHOULD ANY GOPHER TORTOISES BE FOUND ON THE SITE, A RELOCATION PLAN AND PERMIT WILL BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT.

ONSITE DATA:			
PROP. LOT#1			
TOTAL PROJECT AREA	45,969 S.F.	1.055 AC	100.00%
IMPERVIOUS AREA			
TOTAL BUILDINGS	11,216 S.F.	0.257 AC	24.40%
PROP. PAVEMENT/WALKS	24,746 S.F.	0.568 AC	53.84%
TOTAL IMPERVIOUS	35,962 S.F.	0.825 AC	78.25%
TOTAL PERVIOUS (OPEN SPACE)	9,997 S.F.	0.230 AC	21.75%

OFFSITE DATA:			
FUTURE LOT #2			
TOTAL PROJECT AREA	40,623 S.F.	0.933 AC	100.00%
IMPERVIOUS AREA			
PROP. PAVEMENT/WALKS	4,434 S.F.	0.102 AC	10.91%
TOTAL IMPERVIOUS	4,434 S.F.	0.102 AC	10.91%
TOTAL PERVIOUS (OPEN SPACE)	36,189 S.F.	0.831 AC	89.09%

OFFSITE DATA:			
FUTURE LOT #3			
TOTAL PROJECT AREA	174,240 S.F.	4.000 AC	100.00%
IMPERVIOUS AREA			
PROP. PAVEMENT/WALKS	16,496 S.F.	0.379 AC	9.47%
TOTAL IMPERVIOUS	16,496 S.F.	0.379 AC	9.47%
TOTAL PERVIOUS (OPEN SPACE)	157,744 S.F.	3.621 AC	90.53%



- NOTES:**
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
 - 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

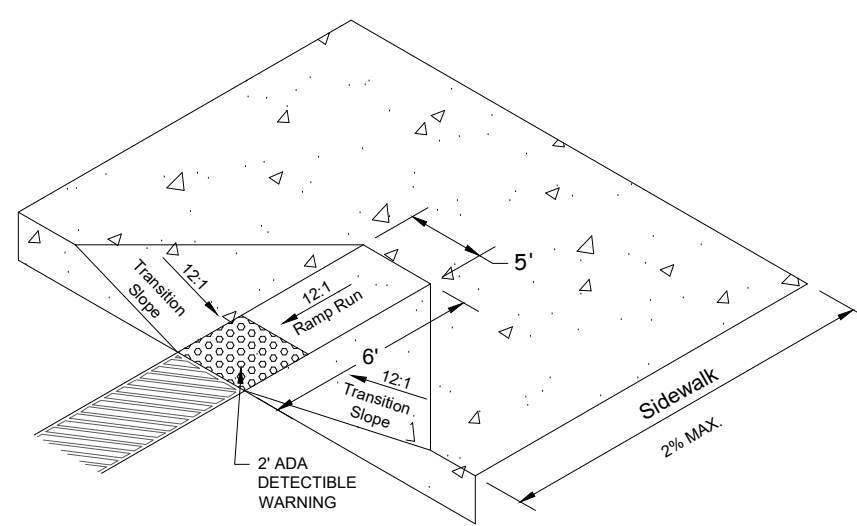
HANDICAP SPACE DETAIL
N.T.S.

MATCH LINE SHEET 3

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION CATEGORY: (822) STRIP RETAIL PLAZA (< 40k SQ.FT.)

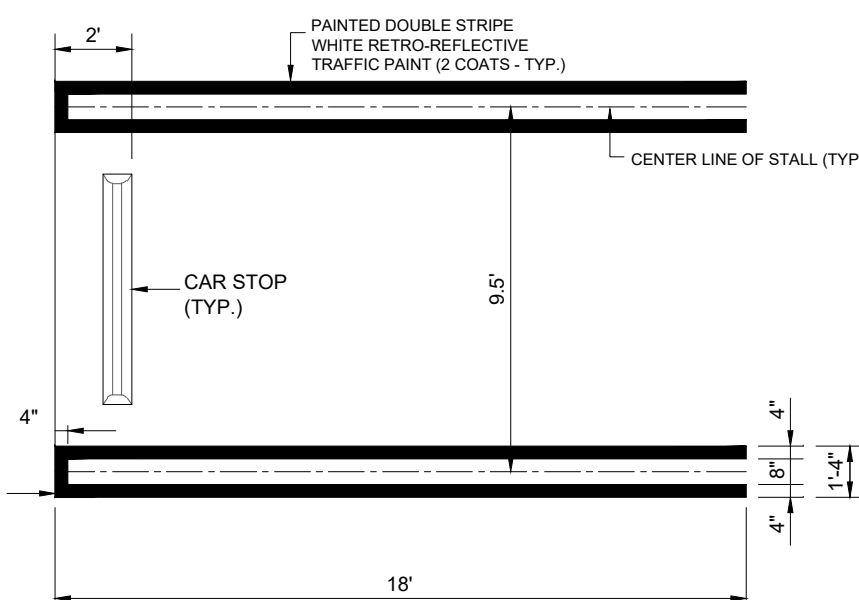
(AVERAGE RATES UTILIZED)	AVERAGE RATE	BUILDING S.F.	TRIPS
WEEKDAY DAILY TRIPS:	54.45 / 1,000 S.F.	11,216 S.F.	611
A.M. PEAK HOUR TRIPS:	7.60 / 1,000 S.F.	11,216 S.F.	85
P.M. PEAK HOUR TRIPS:	13.24 / 1,000 S.F.	11,216 S.F.	149

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 41.09(g).

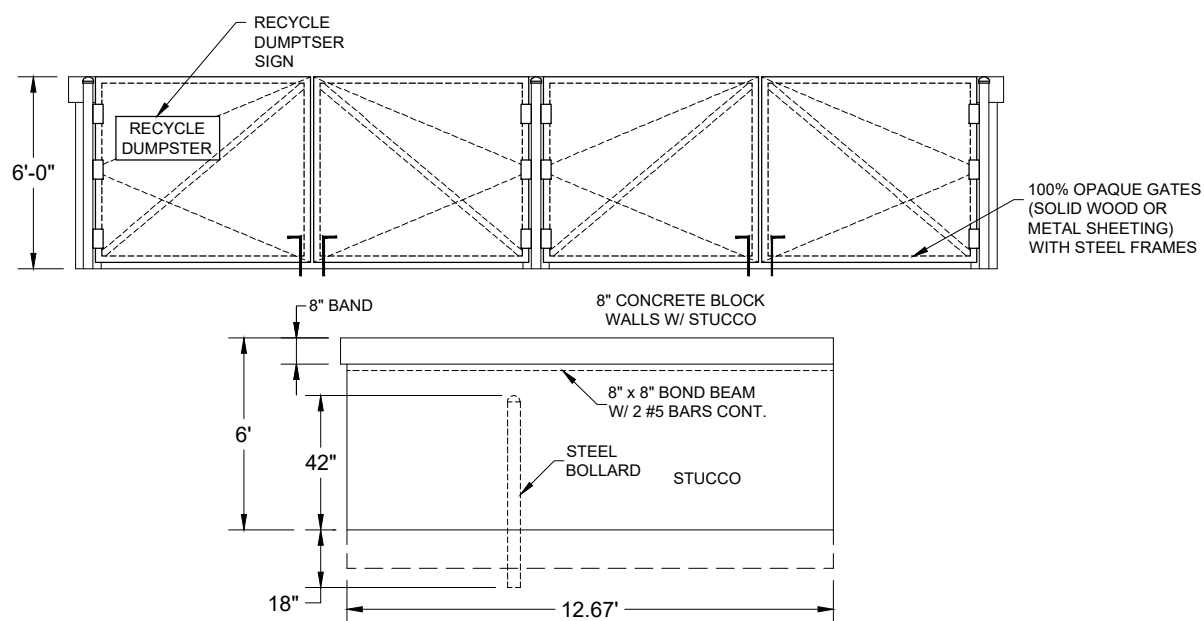


HANDICAP RAMP DETAIL

N.T.S.

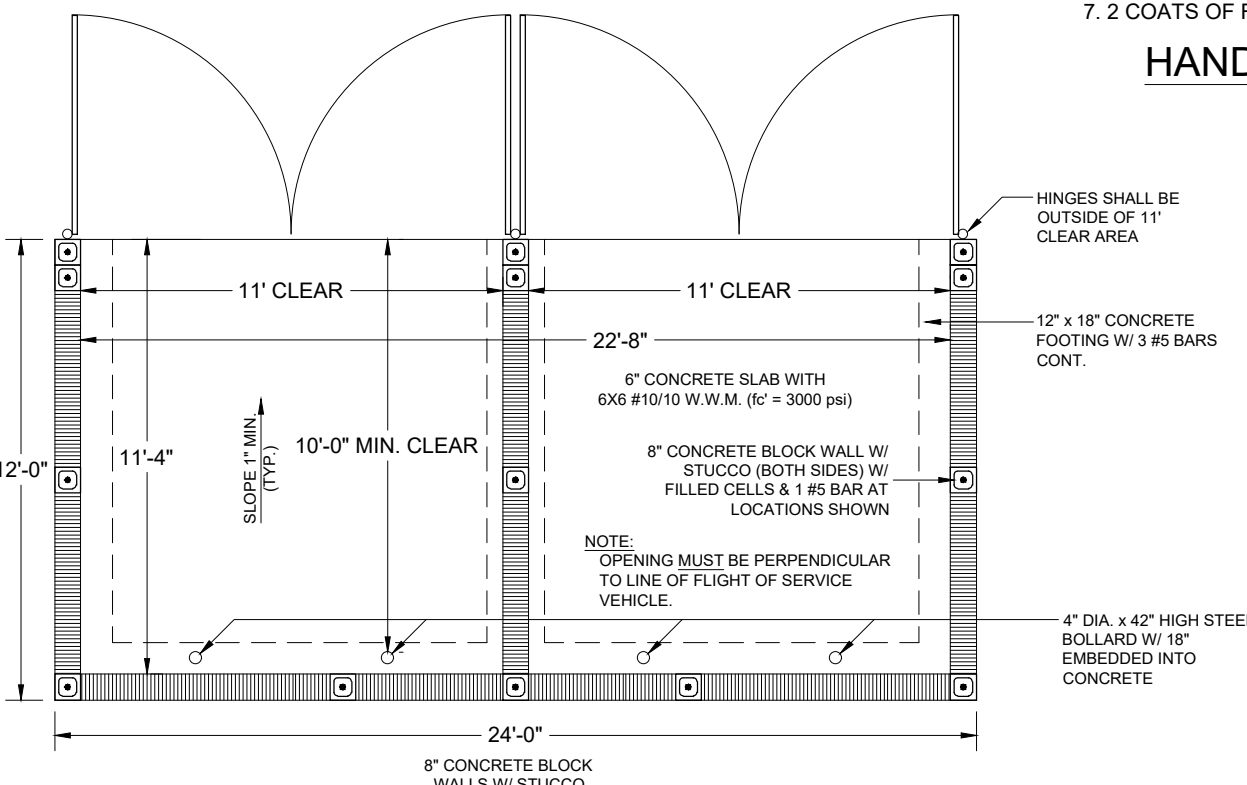


TYPICAL 18' PARKING STALL



24' x 12' DUMPSTER DETAIL

N.T.S.



CITY OF PSL PROJECT NO. P22-263
PSLUSD FILE NO. 5286

REVISIONS:

BY:	DATE:	COMMENT:
SG	10-17-22	SPRC COMMENTS

PROJECT: ANGLO RETAIL

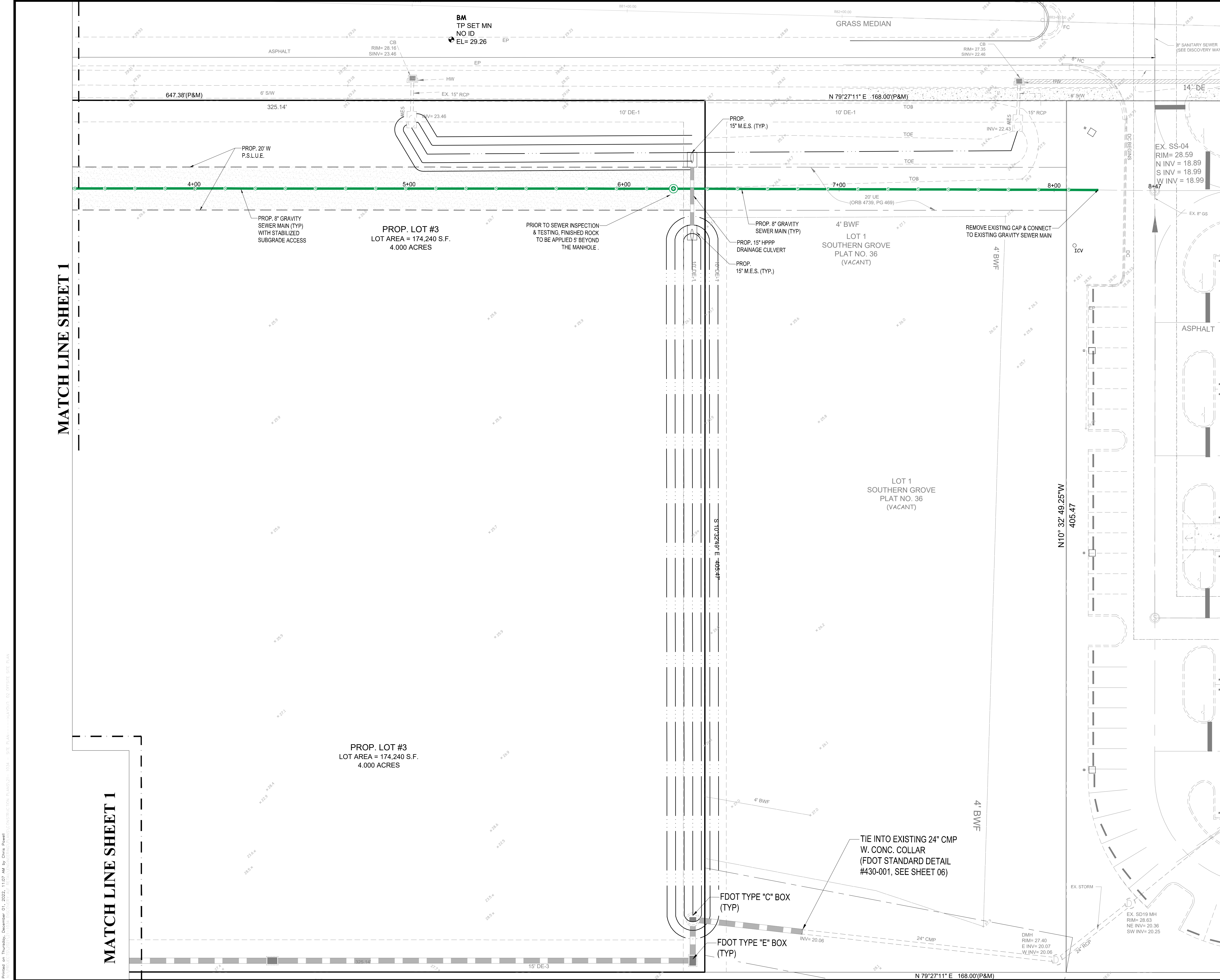
CIENT: ANGLO AMERICAN LAND COMPANY, LLC. CITY OF PORT ST. LUCIE, FLORIDA

DARREN GUETTLER, PE
FLORIDA LICENSE NO. 74637
1/31/23

PROJECT No.: 21-1034
DRAWN BY: SCG
CHECKED BY: DG
DATE: 07/28/2022
CAD I.D.: 21-1034 - SITE PLAN

SHEET TITLE: SITE PLAN

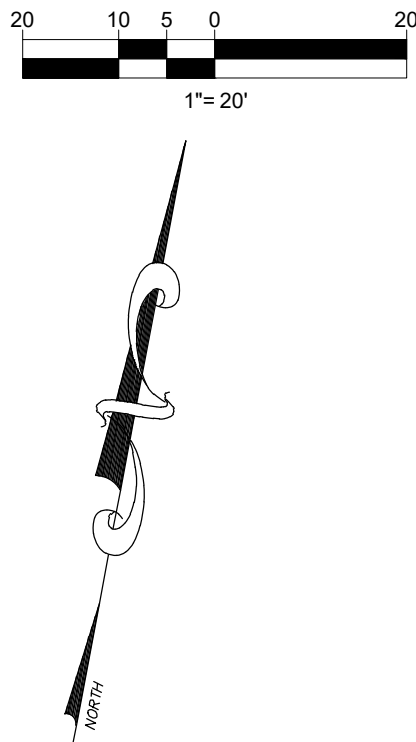
SHEET NUMBER: 01



MATCH LINE SHEET 1

MATCH LINE SHEET 1

LEGEND	
	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	NUMBER OF PARKING SPACES
	EXISTING GAS MAIN
	EXISTING BURIED ELECTRIC
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING SITE LIGHT
	EXISTING EDGE OF PAVEMENT
	EXISTING FIBER OPTIC CABLE
	EXISTING IRRIGATION MAIN
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CLEAN OUT
	PROP. LIGHTING WALL PACK



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-5477
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	10-17-22

COMMENT:	
SPRC	COMMENTS

PROJECT:

ANGLO RETAIL

CLIENT:

ANGLO
AMERICAN LAND
COMANY, LLC.
CITY OF PORT ST LUCIE,
FLORIDA

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
12/1/22

PROJECT No.:	21-1034
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SHEET TITLE:

OFFSITE
SITE PLAN

SHEET NUMBER:

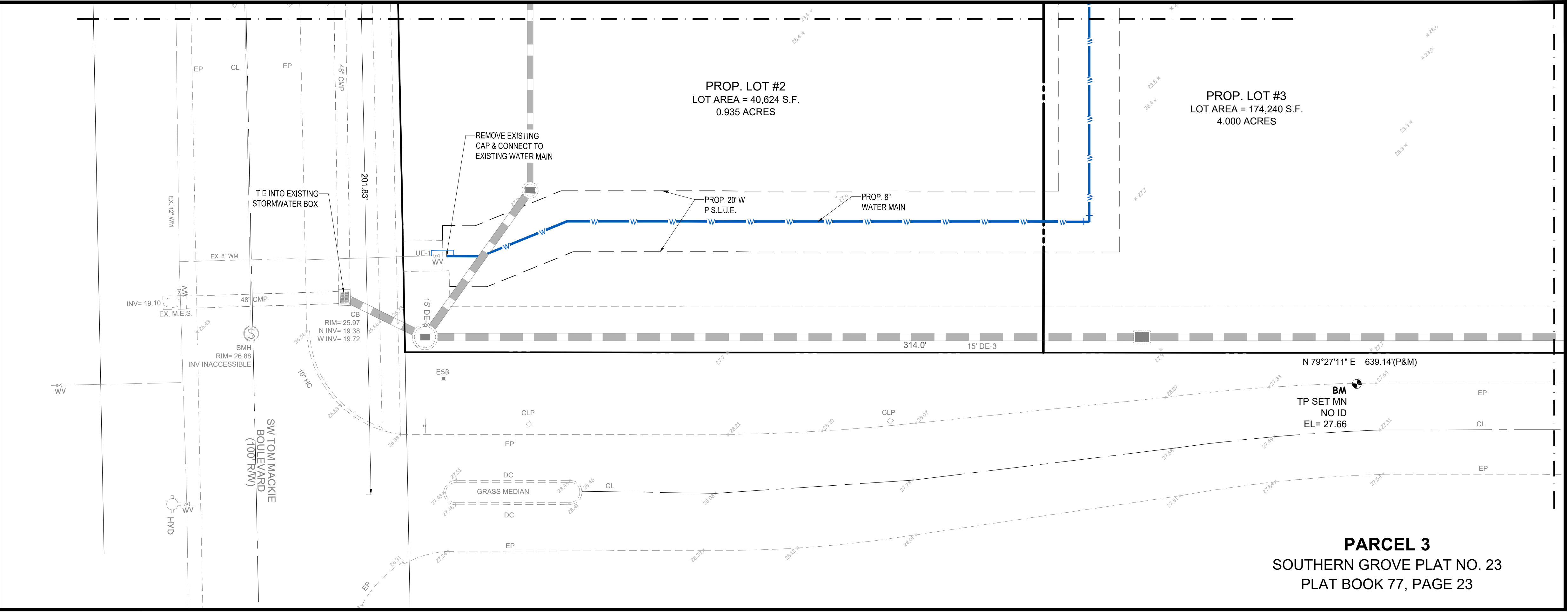
02

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CITY OF PSL PROJECT No. P22-263
PSLUSD FILE NO. 5286

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MATCH LINE SHEET 1



MATCH LINE SHEET 2

LEGEND	
	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	NUMBER OF PARKING SPACES
	EXISTING GAS MAIN
	EXISTING BURIED ELECTRIC
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
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BY:	DATE:	COMMENT:
SG	10-17-22	SPRC COMMENTS

PROJECT:
ANGLO RETAIL

CLIENT:
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CITY OF PORT ST. LUCIE, FLORIDA

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12/1/22

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SHEET TITLE:
OFFSITE SITE PLAN

SHEET NUMBER:
03

811
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