



VICINITY MAP

0 600' 1200'

SCALE: 1" = 600'



PERMITS REQUIRED

☒ CITY OF PORT ST. LUCIE

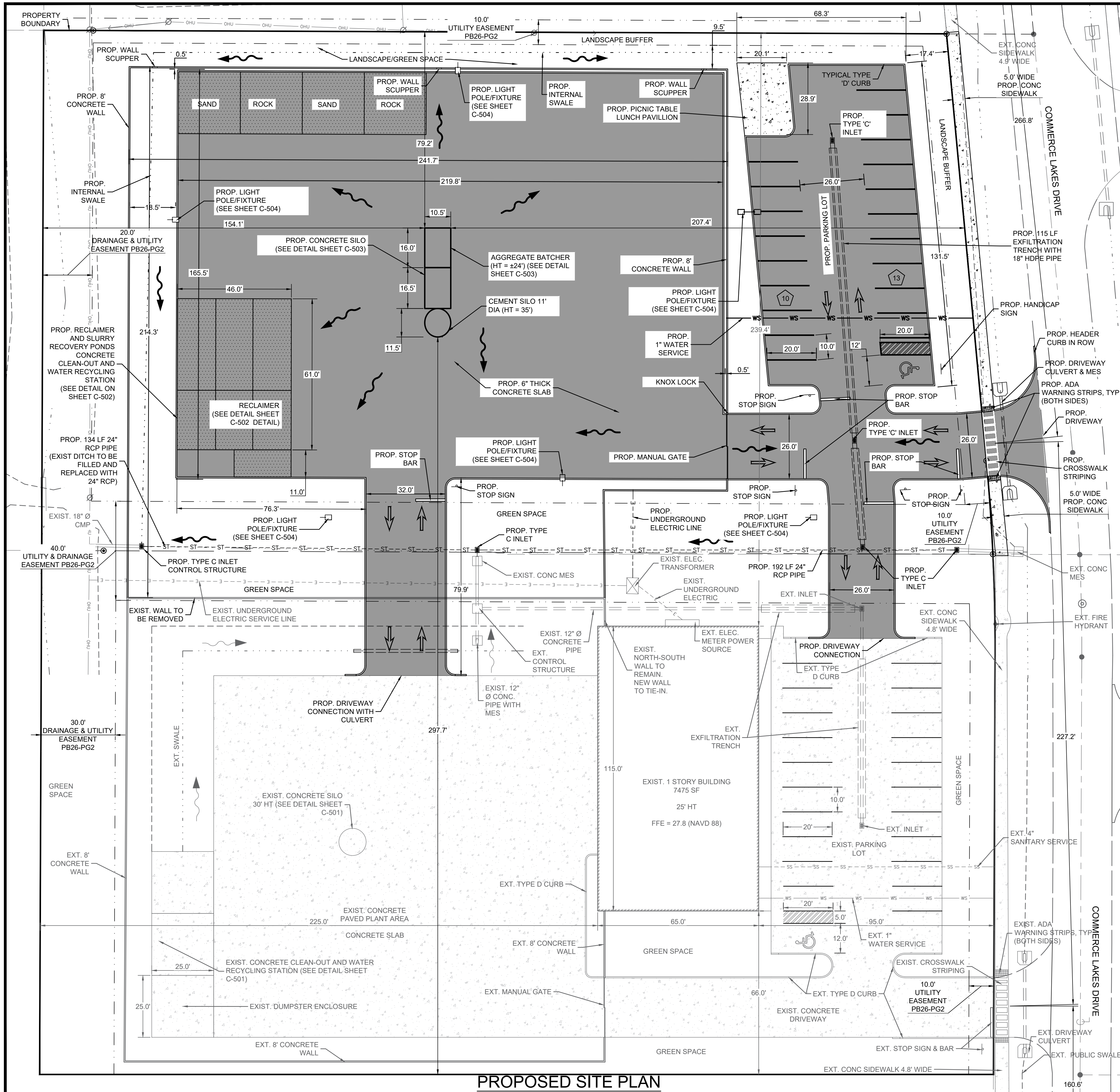
PERMIT#

NO.	REVISIONS	DATE
2	PER CITY COMMENTS	03/2026
1	PER CITY COMMENTS	01/2026

DECORATIVE
CONCRETE
SPECIALISTS

2174 & 2134
NW COMMERCE LAKES DR
PORT ST LUCIE, FL 34986
ST LUCIE COUNTY

SHEET TITLE	
VICINITY MAP	
DATE 12/2/2025	SHEET C-101
SCALE 1"=600'	
DRAWN BY L.S	



PROPOSED SITE PLAN

LEGEND:

—	EXIST. PROPERTY LINE	■	PROP. 6" CONC. SLAB
—	EXIST. EDGE OF PAVEMENT	■	PROP. CONCRETE
—	EXIST. CONCRETE	■	EXIST. CONCRETE
— SS — SS —	EXIST. SANITARY SERVICE	—	PROP. DRAINAGE FLOW
— WS — WS —	EXIST. WATER SERVICE	—	PROP. LIGHT POLE/FIXTURE
— OHU —	EXIST. OVERHEAD UTILITY		
—	EXIST. INTERNAL SWALE		
—	EXIST. EASEMENT		
— E — E — E —	EXIST. BURIED ELECTRICAL		
— X — X —	EXIST. LOT LINE		
—	EXIST. FENCE		
— E — E —	PROP. ELECTRICAL		
— WS — WS —	PROP. WATER SERVICE		
—	EXIST. BUILDING		

- GENERAL NOTES:**
- 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).
 - CITY OF PORT ST LUCIE SURVEY CREW WILL CONDUCT A STAKEOUT AND PROVIDE THE CULVERT PIPE LENGTH, DIAMETER, INVERT ELEVATION AND MATERIAL.

TRAFFIC STATEMENT:
THE TRAFFIC IMPACT HAS BEEN CALCULATED AS PART OF THIS PROJECT AND PER CITY OF PORT ST. LUCIE PUBLIC WORKS STANDARDS. PLEASE REFER TO THE PROVIDED TRAFFIC REPORT FOR MORE INFORMATION. ITE CODE 120 TRIP GEN TABLE BELOW - REFERENCE TRAFFIC REPORT FOR MORE INFORMATION.

PROJECT DRIVEWAY TRIPS						
Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
184	20	20	0	33	12	21

ENVIRONMENTAL SITE ASSESSMENT STATEMENT:
AN ENVIRONMENTAL SITE ASSESSMENT IS REQUIRED FOR THIS PROJECT.

DRIVEWAY NOTES:
ALL NEW PARKING AND DRIVEWAY TO BE 6" THICK CONCRETE 4,000 PSI FIBER REINFORCED SLAB

DRAINAGE STATEMENT:
THE SITE IS DESIGNED TO PROVIDE ON-SITE RETENTION UP TO THE WATER QUALITY TREATMENT VOLUME AS REQUIRED BY SFWM AND THE CITY.

SITE DATA TABLE:

PARCEL ID	3315-703-0002-000-8
PROJECT AREA	3315-703-0003-000-5
SECTION/TOWNSHIP/RANGE	3.66 AC (159,429 SF)
ZONING	15/36S/29E
FUTURE LAND USE	INDUSTRIAL (IN)
FLOOD ZONE	HEAVY INDUSTRIAL (HI)
EXIST. PERVIOUS	X
EXIST. IMPERVIOUS	113,206 SF (2.60 AC) (71.04%)
EXIST. 1 STORY BUILDING	38,748 SF (0.89 AC) (24.30%)
PROP. AGGREGATE STORAGE	7,475 SF (0.17 AC) (4.69%)
PROP. BATCH & SILO AREA	2,500 SF (0.06 AC) (1.64%)
PROP. CONC.	436 SF (0.01 AC) (0.27%)
PROP. IMPERVIOUS	45,852 SF (1.05 AC) (28.69%)
PROP. PERVIOUS	95,011 SF (2.18 AC) (59.56%)
PROP. PERVIOUS	64,418 SF (1.48 AC) (40.44%)
TOTAL	159,429 SF (3.66 AC) (100.00%)
REQUIRED PARKING	CALCULATION REQUIRED PROVIDED
EXISTING OFFICE	1,200 SF/200 SF 6
EXISTING WAREHOUSE	6,275 SF/500 SF 13
ADA EXISTING	1 TO 25 SPACES 1
NEW PARKING	N/A N/A 1
ADA NEW	26 TO 50 SPACES 1
	TOTAL 46 SPACES

LEGAL DESCRIPTION:
GO TEAM INDUSTRIAL PARK-UNIT THREE- BLK B LOT 13 (1.81 AC)
&
GO TEAM INDUSTRIAL PARK-UNIT THREE- BLK B LOT 14 (1.85 AC)

UPLAND PRESERVATION REQUIREMENTS:
PROJECT AREA 3.66 AC (159,429 SF)
MITIGATION REQUIRED: 1.81 AC * 0.25 = 0.45 AC
0.45 AC * 1.5 = 0.675 AC

UPLAND PRESERVE AREA WILL BE MITIGATED BY PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND PURSUANT TO SECTION 157.06(E) 3b. PORT ST. LUCIE CODE OF ORDINANCES

Art of Engineering
Consultation Services
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

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CITY OF PORT ST. LUCIE

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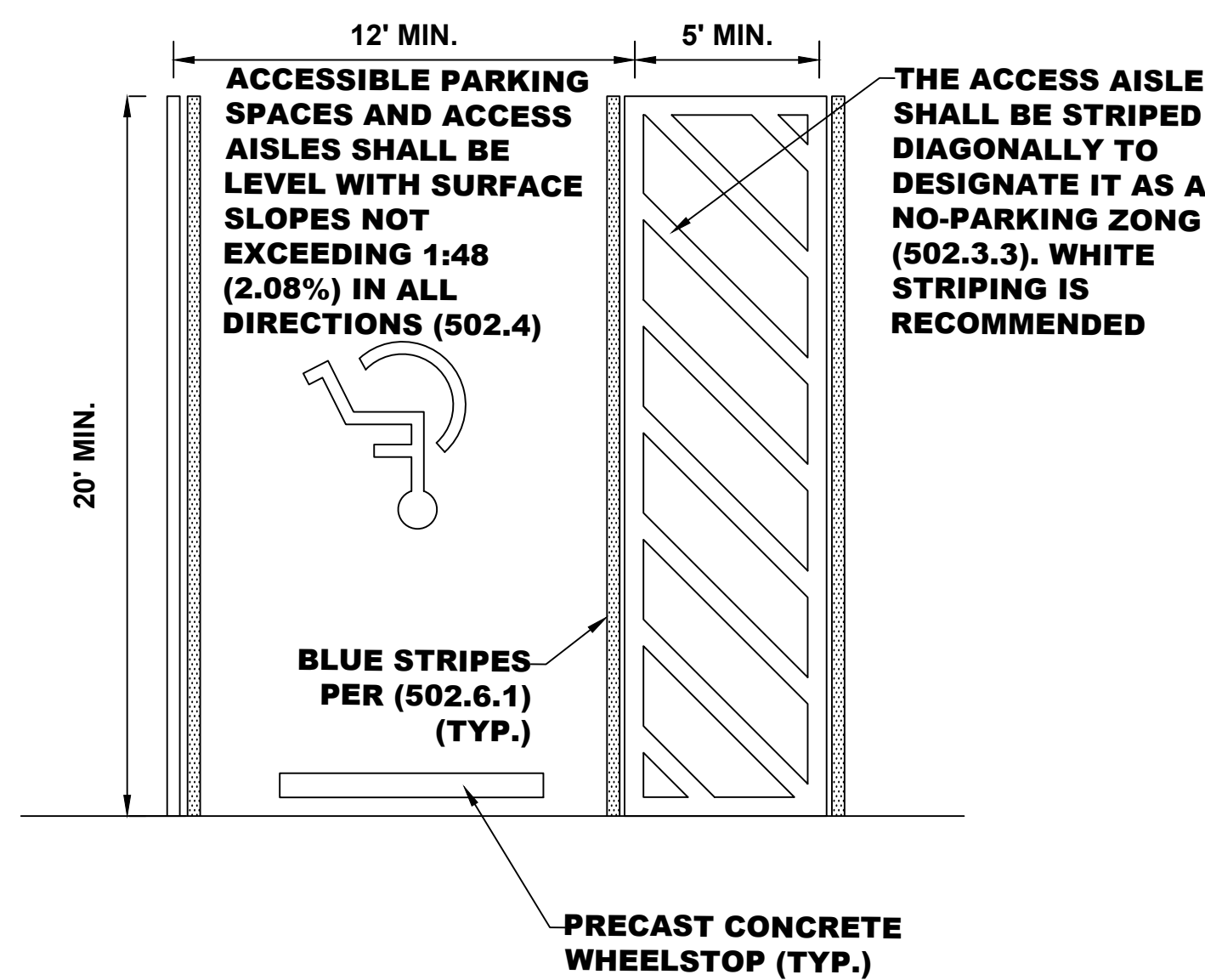
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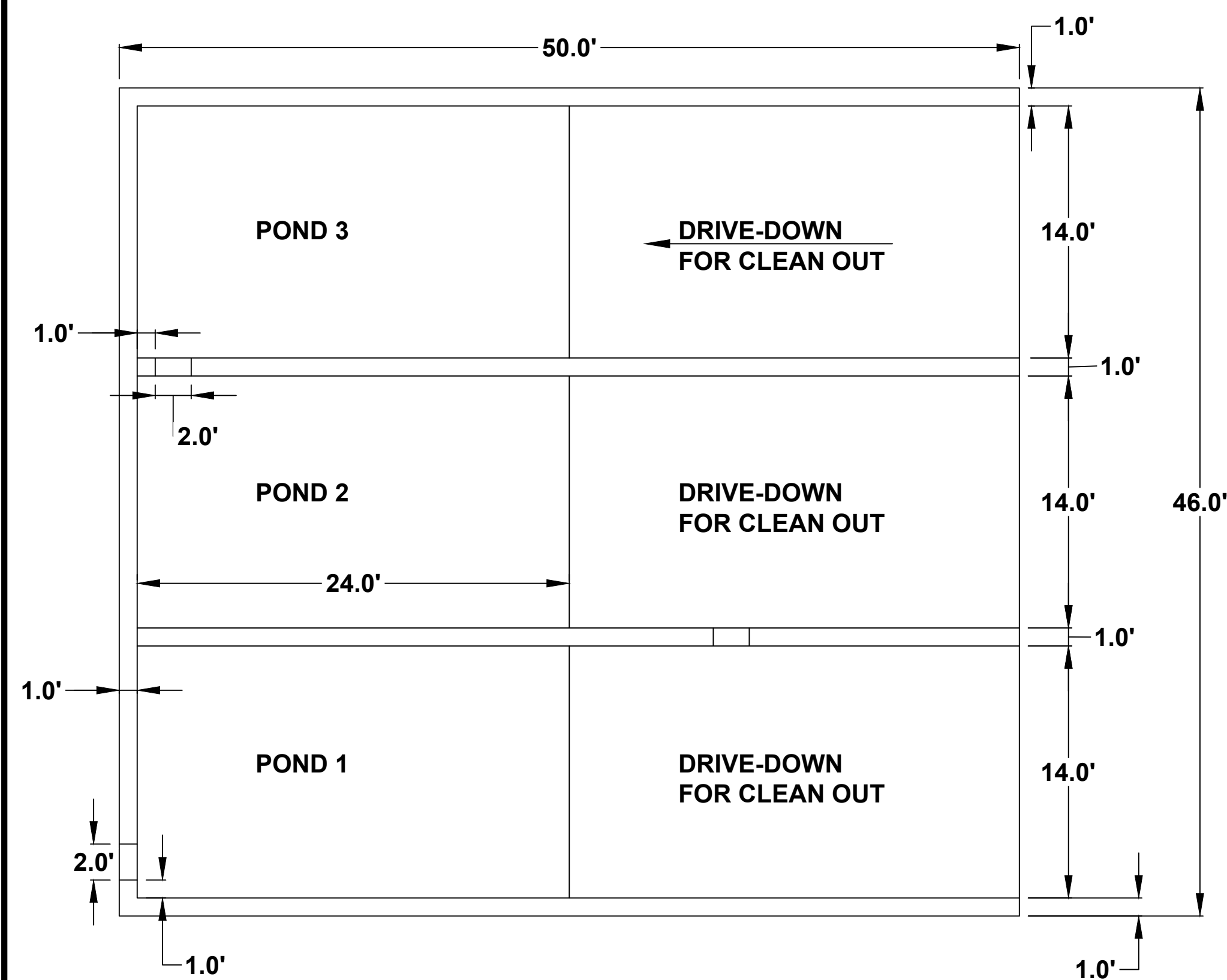
SHEET TITLE
PROPOSED SITE PLAN

DATE 12/2/2025	SHEET
SCALE 1"=20'	C-102
DRAWN BY L.S	



HANDICAP PARKING STALL

N.T.S.



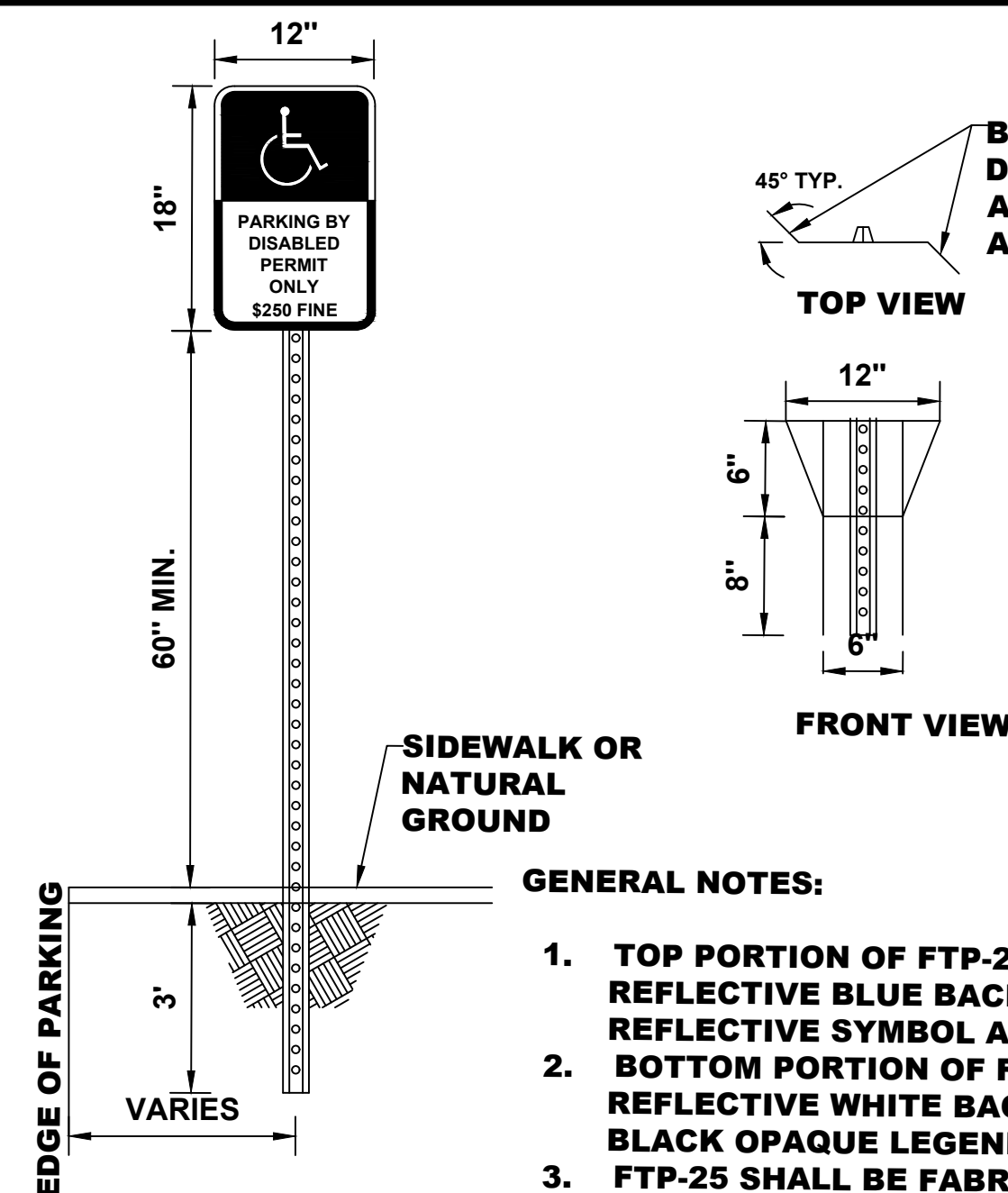
PLAN VIEW



ELEVATION VIEW

EXISTING CONCRETE CLEAN-OUT & WATER RECYCLING STATION

N.T.S.

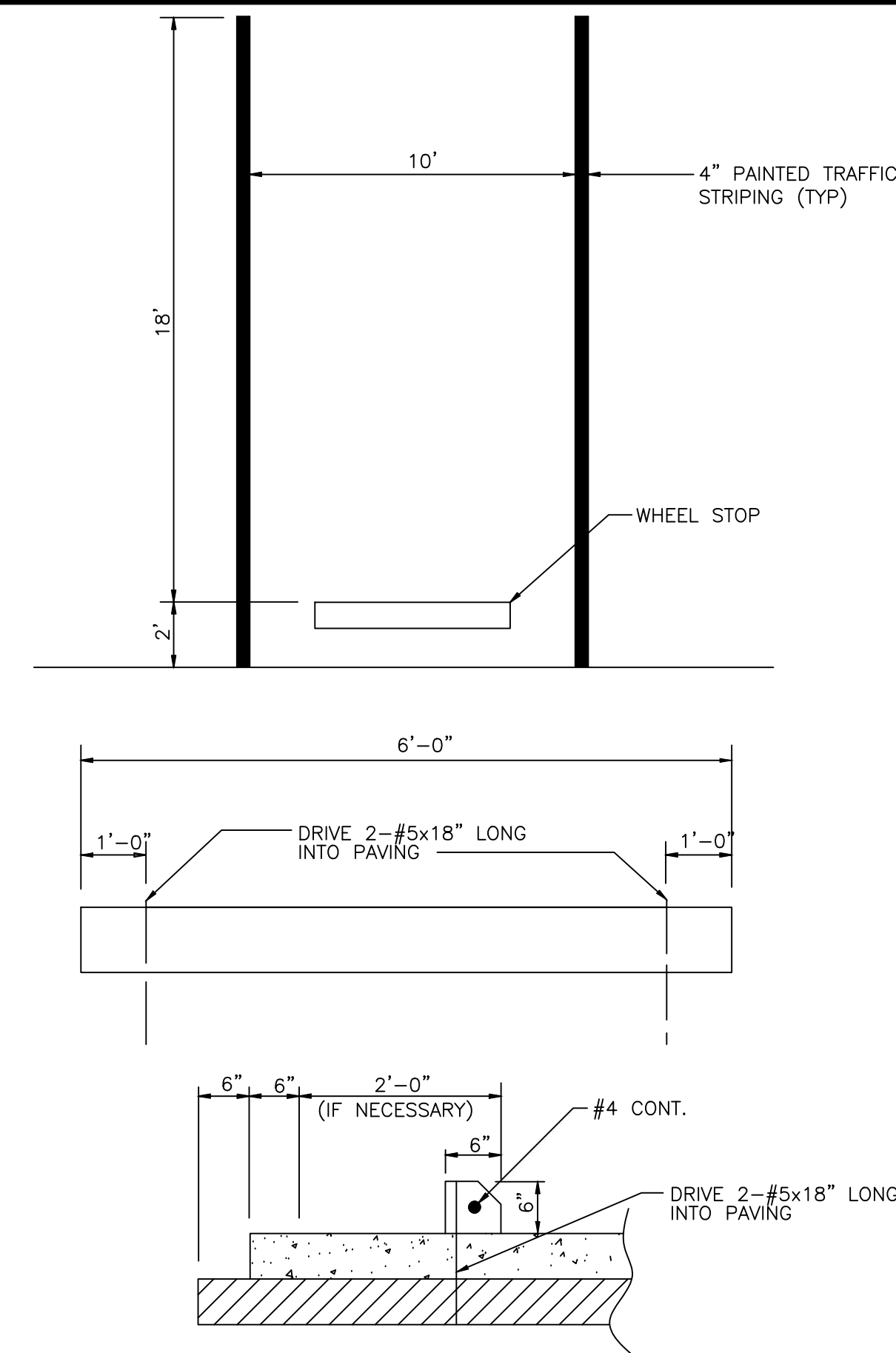


HANDICAP PARKING SIGN

N.T.S.

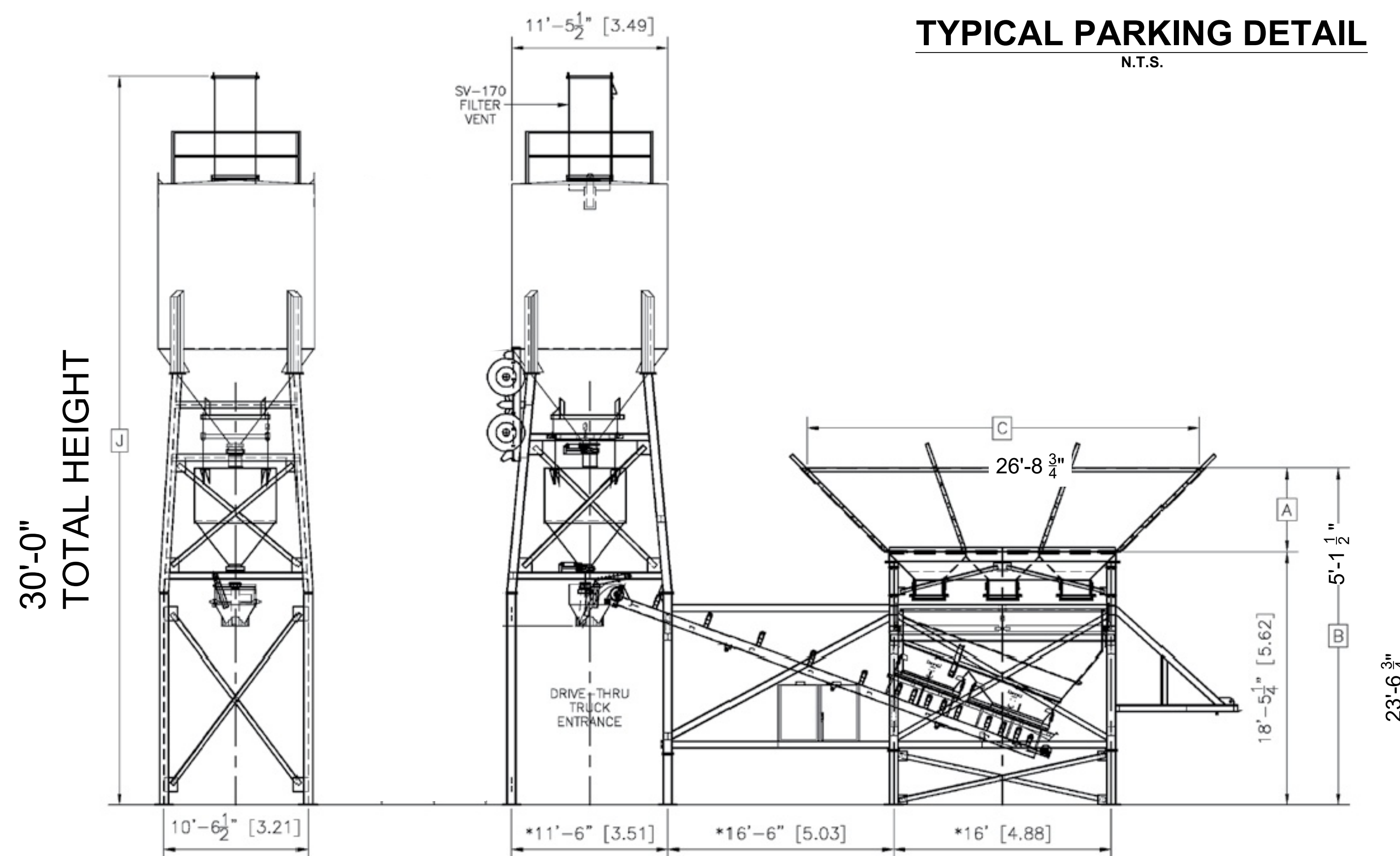
GENERAL NOTES:

1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 SHALL BE FABRICATED ON ONE PANEL.
4. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR BACK OF CURB.



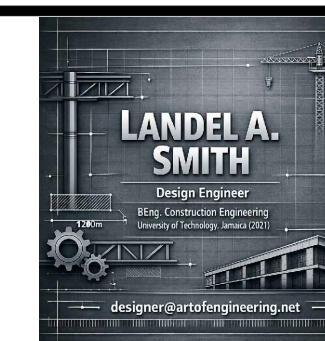
TYPICAL PARKING DETAIL

N.T.S.



EXISTING SILO AND BATCHING ELEVATION

N.T.S.



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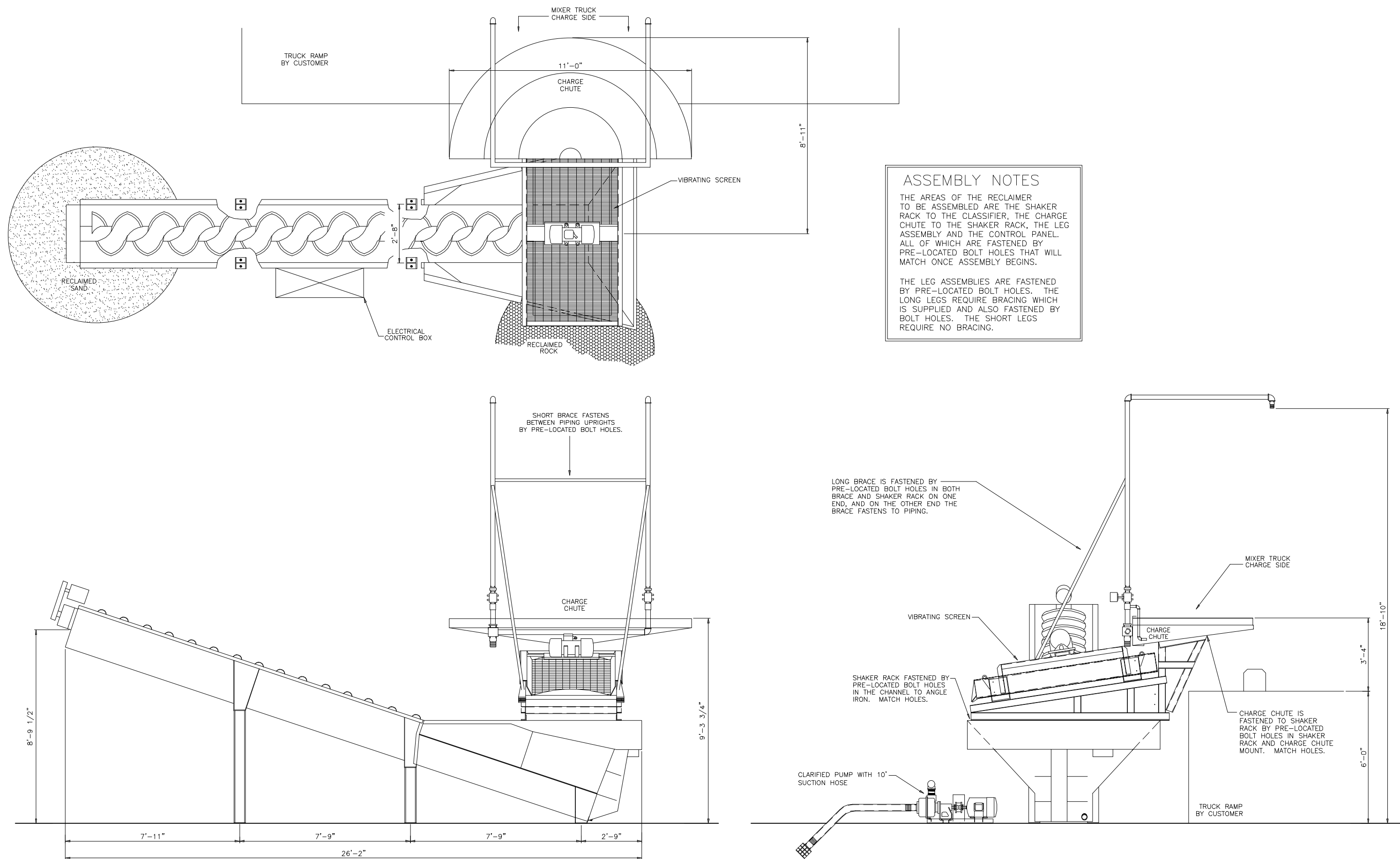
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SHEET TITLE SITE DETAILS

DATE 12/2/2025	SHEET C-501
SCALE N.T.S.	
DRAWN BY L.S.	

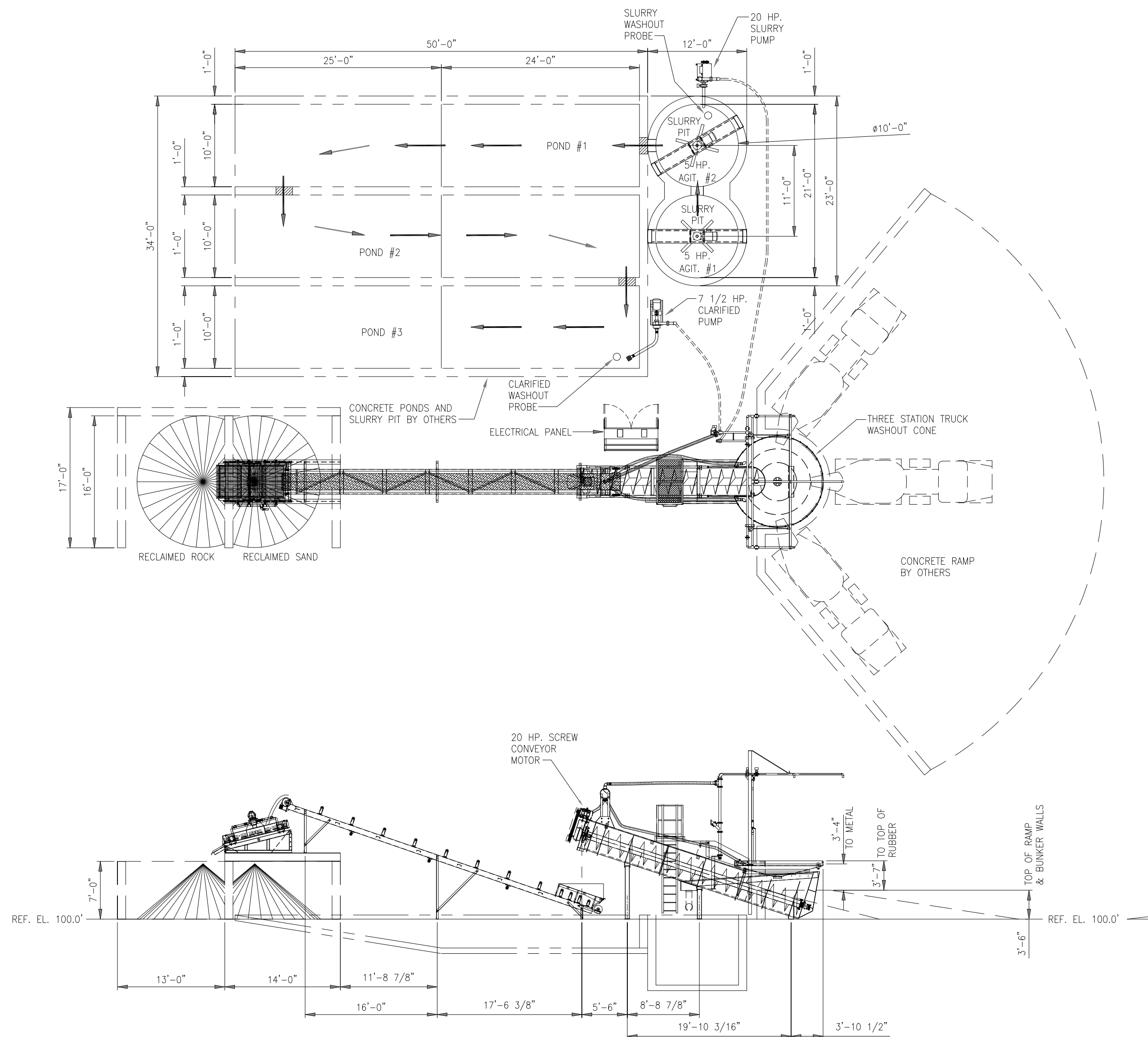
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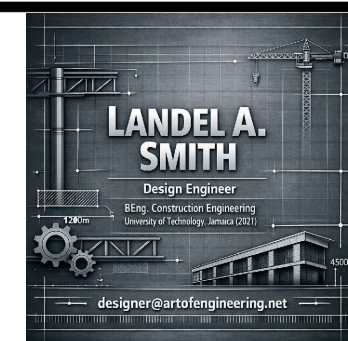
ASSEMBLY NOTES

THE AREAS OF THE RECLAIMER TO BE ASSEMBLED ARE: THE SHAKER RACK TO THE CLASSIFIER, THE CHARGE CHUTE TO THE SHAKER RACK, THE LEG ASSEMBLY AND THE CONTROL PANEL. ALL OF WHICH ARE FASTENED BY PRE-LOCATED BOLT HOLES THAT WILL MATCH ONCE ASSEMBLY BEGINS.

THE LEG ASSEMBLIES ARE FASTENED BY PRE-LOCATED BOLT HOLES. THE LONG LEGS REQUIRE BRACING WHICH IS SUPPLIED AND ALSO FASTENED BY BOLT HOLES. THE SHORT LEGS REQUIRE NO BRACING.



PROPOSED RECLAIMER AND SLURY RECOVERY POND DETAIL



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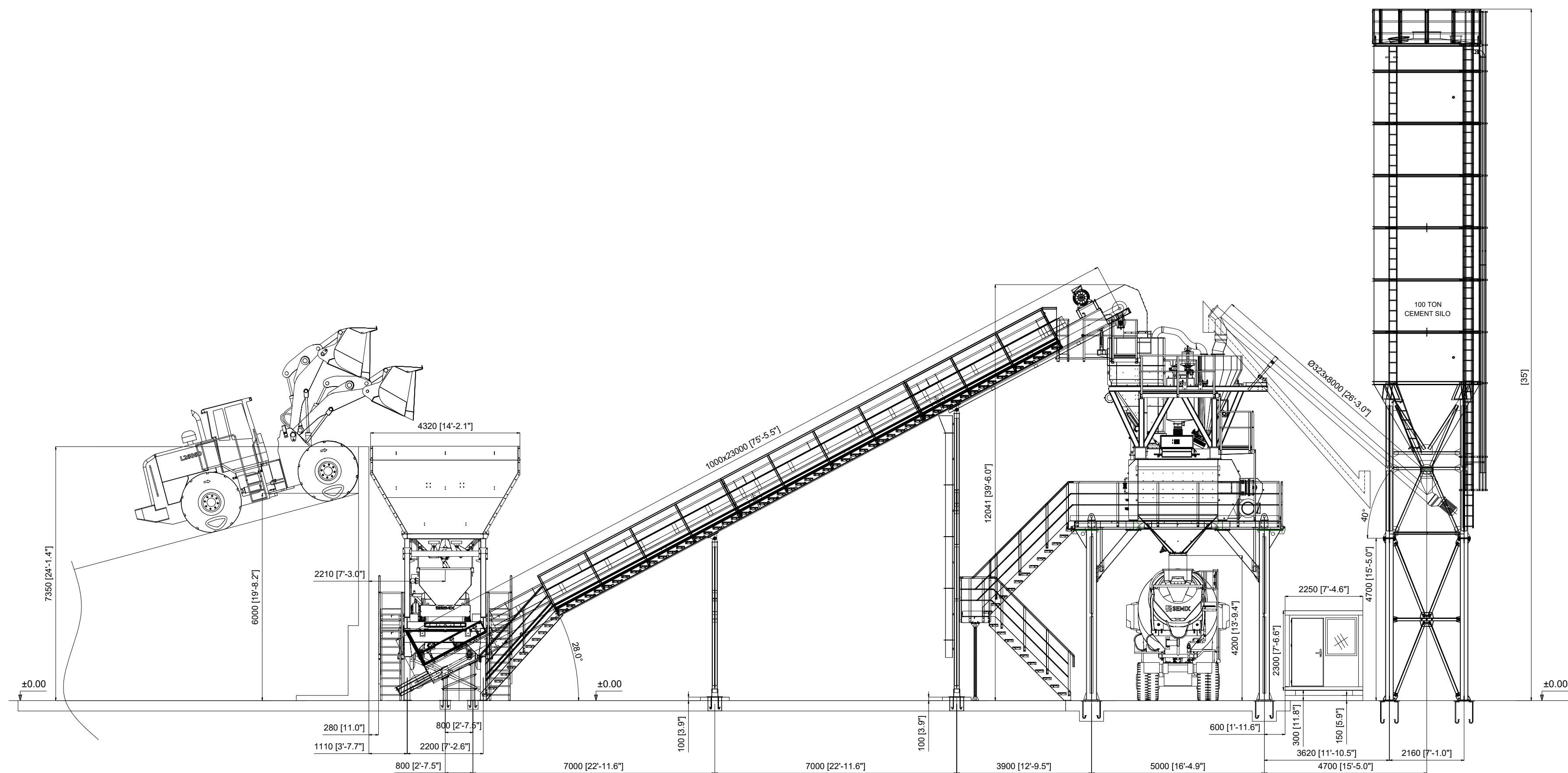
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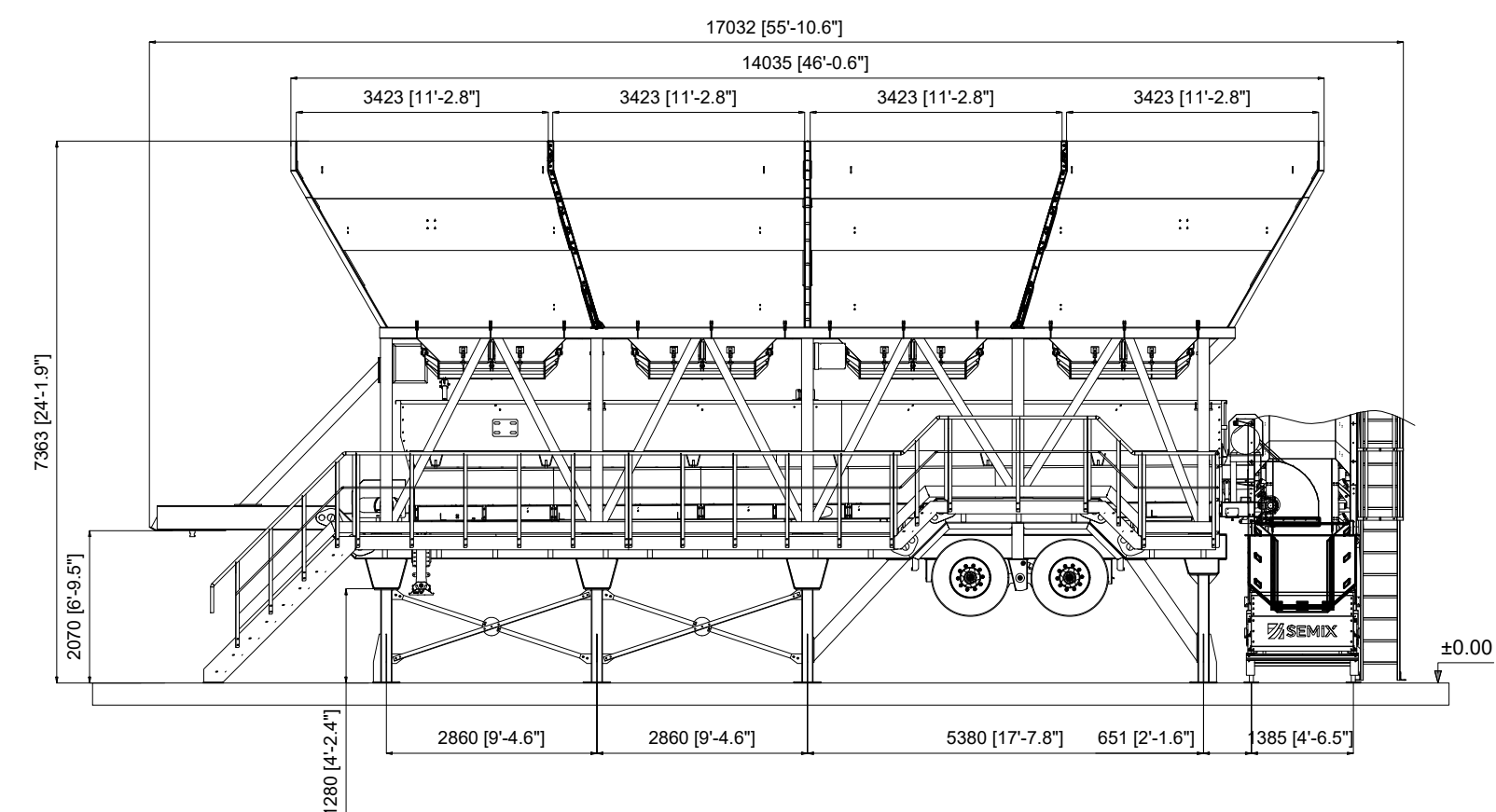
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SHEET TITLE	
PROP. RECLAIMER DETAILS	
DATE 12/2/2025	SHEET C-502
SCALE N.T.S	
DRAWN BY L.S	

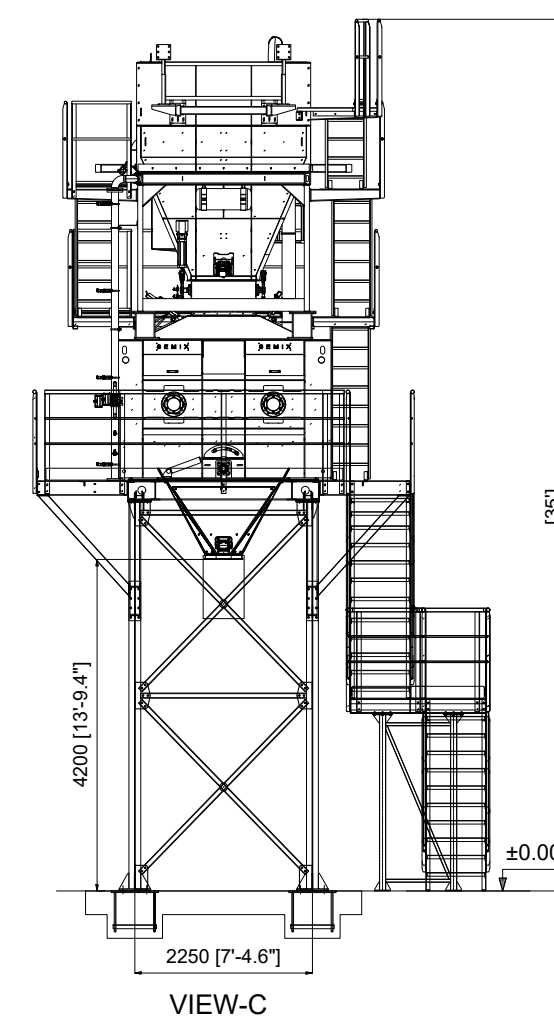
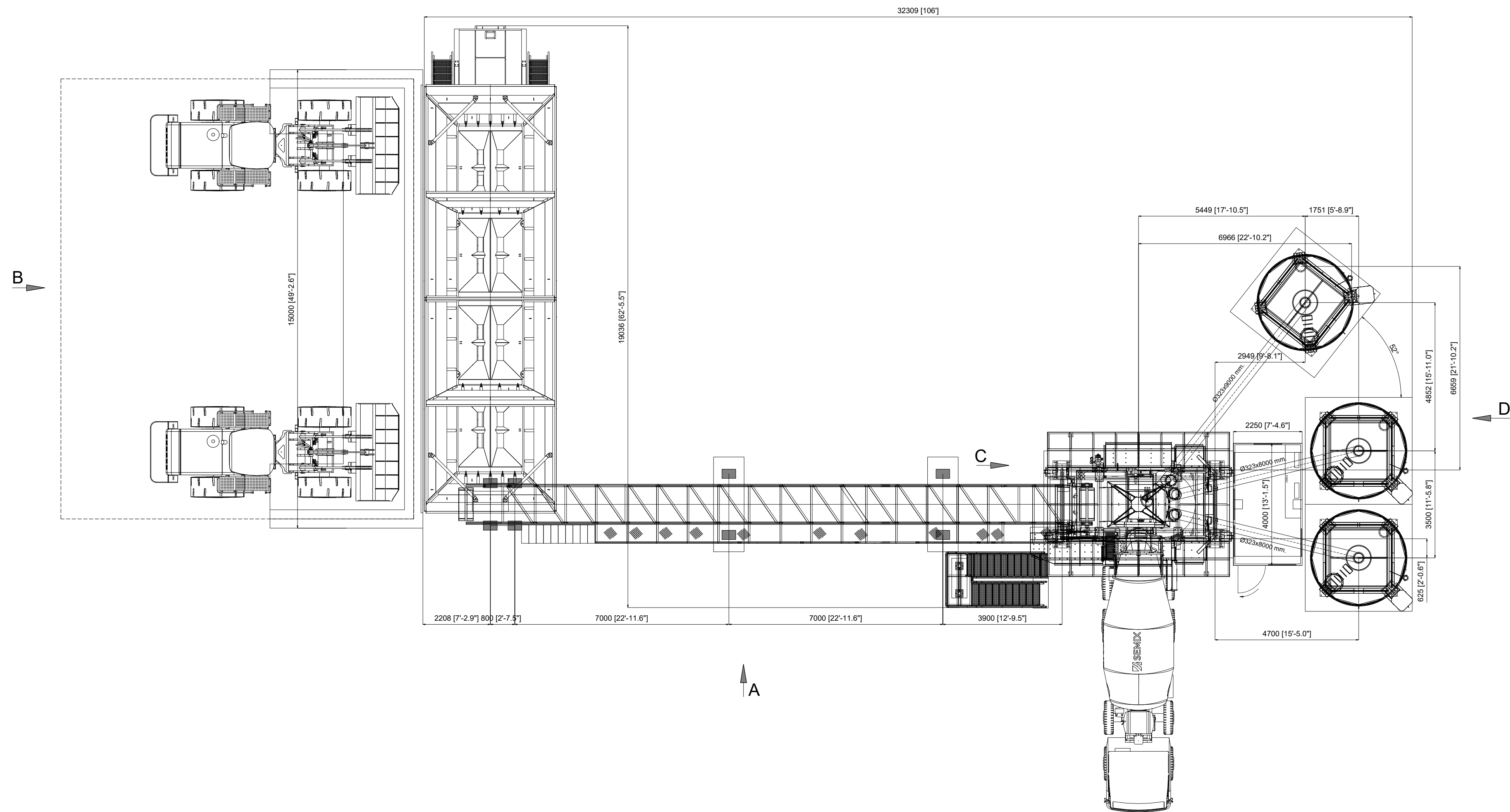
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VIEW-A



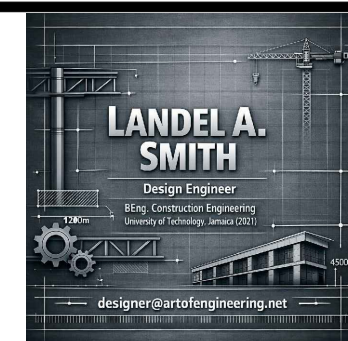
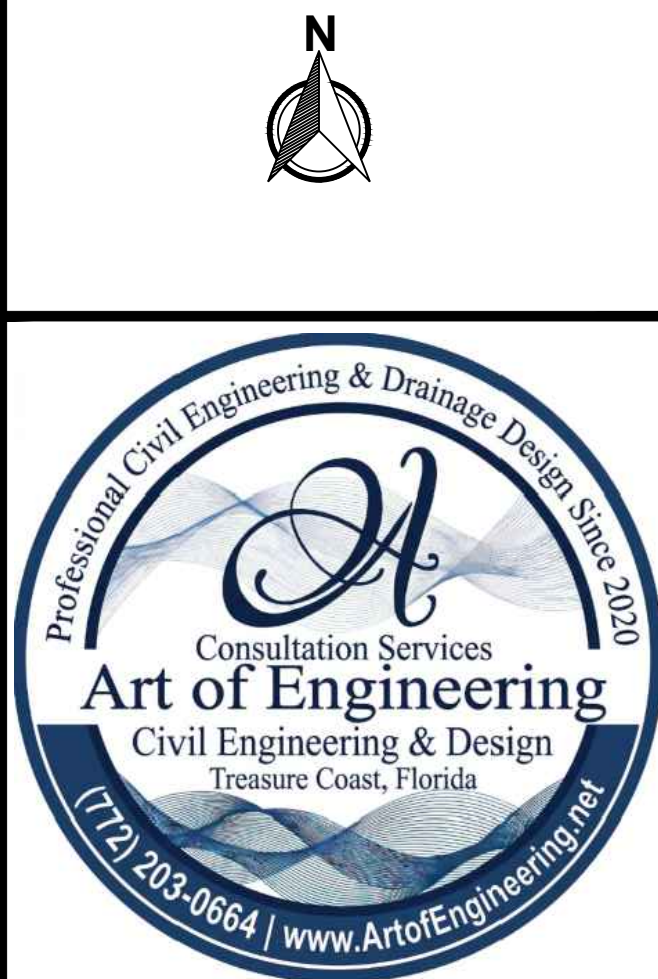
VIEW-B



VIEW-D

PROPOSED AGGREGATE BATCHER & SILO DETAIL

N.T.S.



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SHEET TITLE

PROP. SILO & BATCHING DETAILS

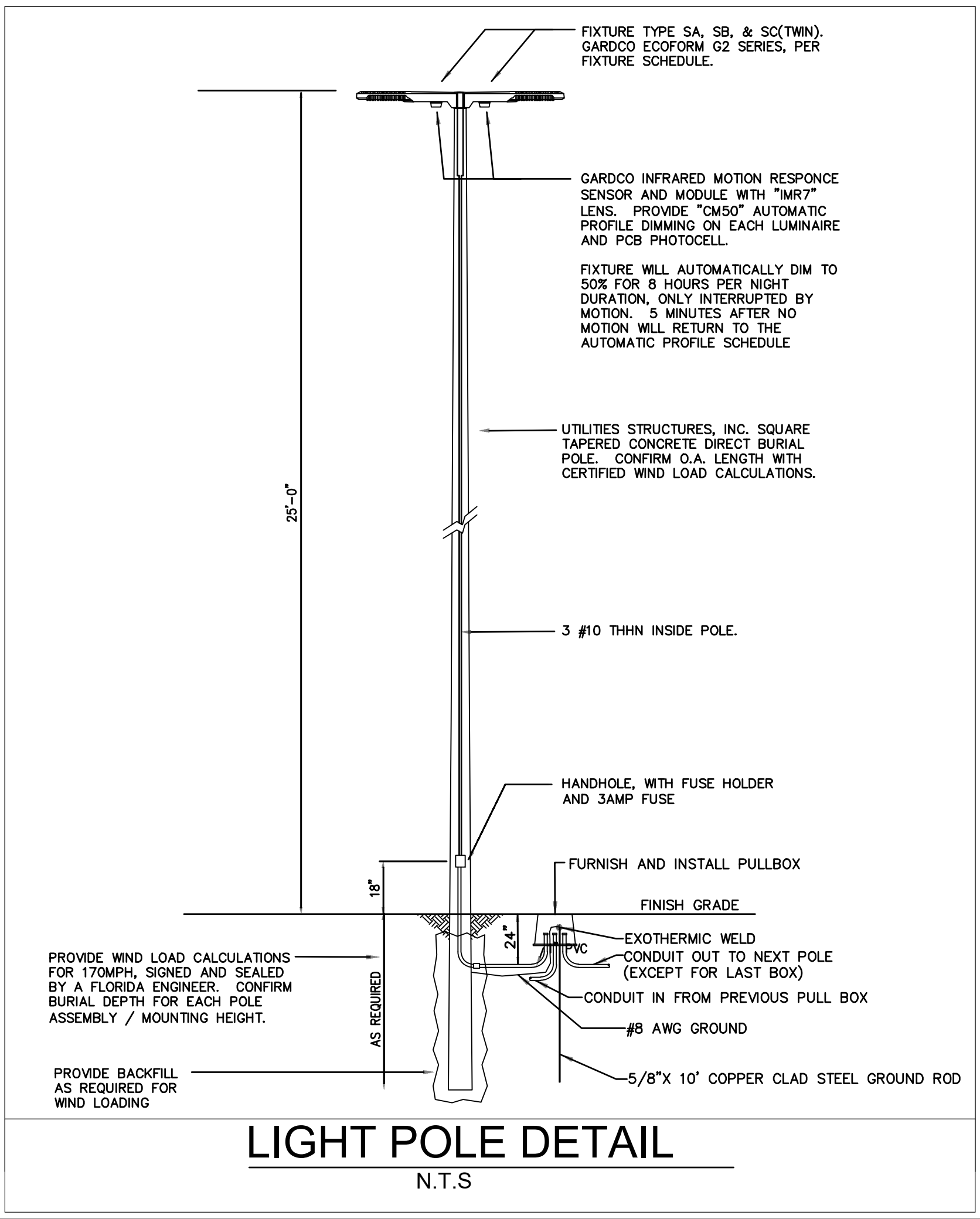
DATE	SHEET
12/2/2025	
SCALE	
N.T.S.	
DRAWN BY	
L.S.	

C-503

P19-067-A1



GARDCO FIXTURE



LIGHT POLE DETAIL

N.T.S



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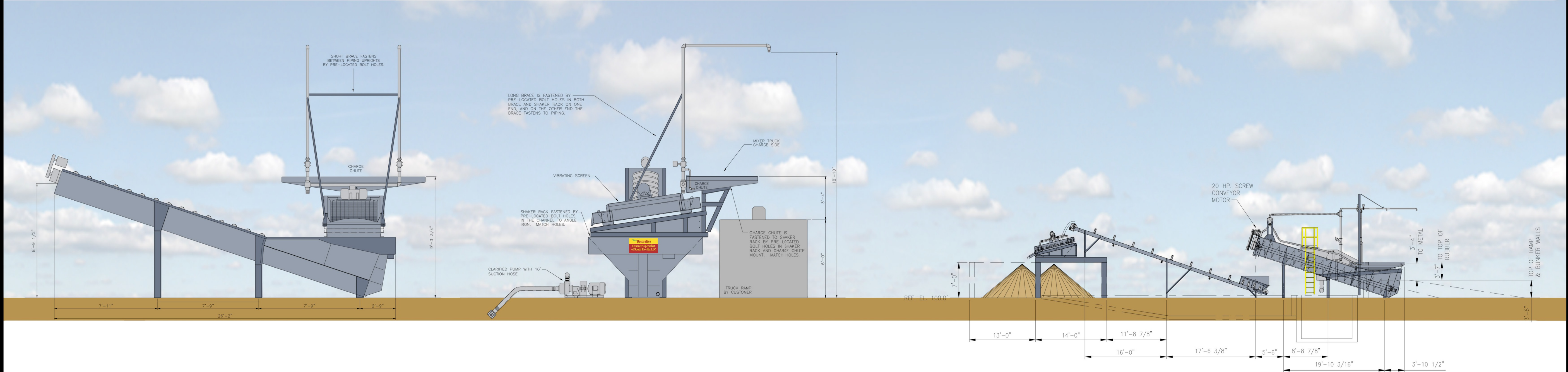
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ST LUCIE COUNTY

SHEET TITLE	
PROP. SITE LIGHT DETAILS	
DATE	SHEET
12/2/2025	C-504
SCALE	
N.T.S	
DRAWN BY	
L.S	

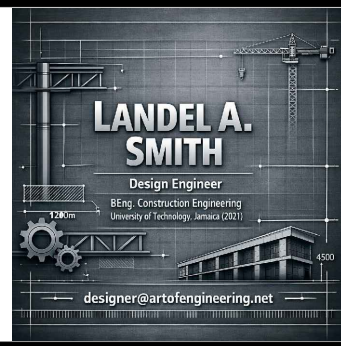


PROPOSED AGGREGATE BATCHER & SILO DETAIL



PROPOSED RECLAIMER DETAIL

Decorative Concrete Batch Plant Elevations



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PORT ST LUCIE, FL 34986
ST LUCIE COUNTY

SHEET TITLE	
PROP. COLORED RENDERING	
DATE	SHEET
12/2/2025	C-505
SCALE	
N.T.S	
DRAWN BY	
L.S	