



LEGAL DESCRIPTION:

PARCEL 1, OF SOUTHERN GROVE PLAT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 29, OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DEVELOPER:

TRADITION ONE, LLC  
4545 SW LONGWAY DRIVE  
PALM CITY, FL 34990

PARCEL IDENTIFICATION NUMBER:

4315-502-0005-000-5  
4315-502-0006-000-2

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) = 5,238 S.F. GROSS FLOOR AREA  
BUILDING #2 (RETAIL) = 5,238 S.F. GROSS FLOOR AREA  
BUILDING #3 (HOTEL) = 38,545 S.F. GROSS FLOOR AREA

BUILDING HEIGHTS:  
BUILDINGS #1 & 2 (RETAIL) = 22 FEET (1-STORY)  
BUILDING #3 (HOTEL) = 48 FEET (4-STORY)

PARKING CALCULATIONS:

HOTEL:  
1 SPACE FOR EACH GUEST ROOM, PLUS 1 SPACE FOR EACH TEN GUEST ROOMS  
82 ROOMS = 82  
82 ROOMS / 10 = 8  
TOTAL = 90 SPACES

RETAIL:

1 SPACE PER 250 S.F. GROSS FLOOR AREA  
(5,238 S.F. BLDG. + 5,238 S.F. BLDG.) / 250 = 42 SPACES  
TOTAL SPACES REQUIRED = 132 SPACES (6 HANDICAP)  
TOTAL SPACES PROVIDED = 141 SPACES (6 H.C., 135 REGULAR)

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE EXFILTRATION TRENCH SYSTEM THAT WILL PROVIDE THE REQUIRED 1/2" OF DRY PRETREATMENT PRIOR TO DISCHARGING TO THE EAST SIDE OF THE SITE. STORMWATER WILL THEN BE DIRECTED EAST BY A SWALE SYSTEM CONSTRUCTED THROUGH DRAINAGE EASEMENTS FOUND ON THE PARCELS TO THE EAST AND THEN DIRECTED TO THE EXISTING 8-SHAPED LAKE WHERE THE MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE THE REMAINING WATER QUALITY PRETREATMENT AND ATTENUATION.

UTILITY PROVIDERS:

POTABLE WATER = PSLUSD  
WASTEWATER = PSLUSD  
IRRIGATION = TRADITION IRRIGATION COMPANY

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION  
CATEGORY: HOTEL (310)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT ROOMS	TRIPS
WEEKDAY DAILY TRIPS:	8.36 / ROOM	82	686
P.M. PEAK HOUR TRIPS:	0.61 / ROOM	82	50
A.M. PEAK HOUR TRIPS:	0.54 / ROOM	82	43

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 ONE 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.

SITE DATA:

TOTAL PROJECT AREA	130,661 S.F.	3,000 AC	100.00%
IMPERVIOUS AREA	20,644 S.F.	0.474 AC	15.80%
TOTAL BUILDINGS	74,575 S.F.	1.712 AC	57.07%
PROP. PAVEMENT/WALKS	95,219 S.F.	2.186 AC	72.87%
TOTAL IMPERVIOUS	35,442 S.F.	0.814 AC	27.13%
TOTAL PAVEMENT (OPEN SPACE)			

LEGEND

	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	NUMBER OF PARKING SPACES
	EXISTING GAS MAIN
	EXISTING BURIED ELECTRIC
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING FIBER OPTIC CABLE
	EXISTING IRRIGATION MAIN
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CLEAN OUT
	PROPOSED LIGHT FIXTURE 25' HEIGHT

SEAL

ENGINEER'S APPROVAL

VELCON ENGINEERING LLC & SURVEYING LLC

590 NW PEACOCK BLVD, SUITE #8  
PORT ST. LUCIE, FL 34986  
PHONE: 888.222.7777  
FAX: 888.222.7777  
FBPE C.O.A. # 32222

DATE: 02/27/19

BY: [Signature]

REVISIONS

REV.	DATE	DESCRIPTION
1	02/27/19	PER SPEC COMMENTS

SITE PLAN

DISCOVERY PLAZA & HOTEL

CITY OF PORT ST. LUCIE, FLORIDA

SHEET NO.: 1

SCALE: 1" = 20'

DATE: 02/27/19

DRAWN BY: [Signature]

CHECKED BY: [Signature]

CADD FILE: 19-100600.DWG

JOB NO.: 19-1009

SunshineFL

BEFORE YOU DIG  
CALL THE 811 NUMBER  
HEAR FROM THE 811 TO BE AWARED  
RESPECT THE WORKS  
BE AWARE

CITY OF PSL PROJECT NO. P19-052  
PSLUSD FILE NO. 5253