

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.

PARCEL 2, 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.

4545 SW LONGBAY DRIVE

PARCEL IDENTIFICATION NUMBER:

PROPERTY CLASSIFICATIONS:

MPUD - MASTER PLANNED UNIT DEVELOPMENT

NCD - NEW COMMUNITY DEVELOPMENT

MIN. BUILDING SETBACKS:

25 FEET 10 FEET 10 FEET

= 5,238 S.F. GROSS FLOOR AREA = 5,238 S.F. GROSS FLOOR AREA = 38,545 S.F. GROSS FLOOR AREA

= 22 FEET (1-STORY)

= 48 FEET (4-STORY)

BUILDINGS #1 & 2 (RETAIL)

1 SPACE FOR EACH GUEST ROOM, PLUS 1 SPACE FOR EACH TEN GUEST ROOMS = 82

= 90 SPACES

1 SPACE PER 250 S.F. GROSS FLUOR AREA

(5,238 S.F. BLDG. + 5,238 S.F. BLDG) / 250 = 42 SPACES

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 B-SHAPED LAKE WHERE THE MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE THE REMAINING WATER QUALITY PRETREATMENT AND ATTENUATION.

= PSLUSD

= TRADITION IRRIGATION COMPANY

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

(AVERAGE RATES UTILIZED) AVERAGE RATE PROJECT ROOMS 8.36 / ROOM 0.61 / ROOM 0.54 / ROOM

AVERAGE RATE

37.75 / 1,000 S.F. 10,476 S.F. 4.21 / 1,000 S.F. 10,476 S.F. 3.00 / 1,000 S.F. 10,476 S.F.

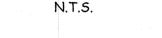
WELLFIELD PROTECTION ORDINANCE: THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- 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

TAL PROJECT AREA	130,661 S.F.	3.000 AC	100.00%
PERVIOUS AREA			
TAL BUILDINGS	20,644 S.F.	0.474 AC	15.80%
P. PAVEMENT/WALKS	74,575 S.F.	1.712 AC	57.07%
TAL IMPERVIOUS	95,219 S.F.	2.186 AC	72.87%
TAL PERVIOUS (OPEN SPACE)	35,442 S.F.	0.814 AC	27.13%



LEGEND

LOCATION MAP

Ğ	HANDICAP STALL	
Ų.	TRAFFIC FLOW DIRECTION	
7	NUMBER OF PARKING SPACES	
	EXISTING GAS MAIN	
E	EXISTING BURIED ELECTRIC	
WM	EXISTING WATER MAIN	
FM	EXISTING FORCE MAIN	
6S	EXISTING GRAVITY SEWER MAIN	S
	EXISTING EDGE OF PAVEMENT	NOIT O
morning to morning	EXISTING FIBER OPTIC CABLE	 REVISIONS DESCRIPTION
IQ	EXISTING IRRIGATION	ZE)

PROPOSED CLEAN OUT

25' HEIGHT

PROPOSED LIGHT FIXTURE

PROPOSED ASPHALT PAVEMENT

VELCON ENGINEE & SURVEYING L

HEET NO .:

CITY OF PSL PROJECT NO. P19-052 PSLUSD FILE NO. 5233