



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

SITE PLAN NOTES

- 1 PROPOSED BICYCLE RACK
- 2 OUTDOOR ASH TRASH WASTE CONTAINER

PARCEL B
RESIDENTIAL

PARCEL C
UTILITY

PARCEL A

POND

10' LANDSCAPE
BUFFER

20' BUILDING
SETBACK

25' BUILDING
SETBACK

15' LANDSCAPE
BUFFER

10' LANDSCAPE
BUFFER

NW PINE TRACE AVE

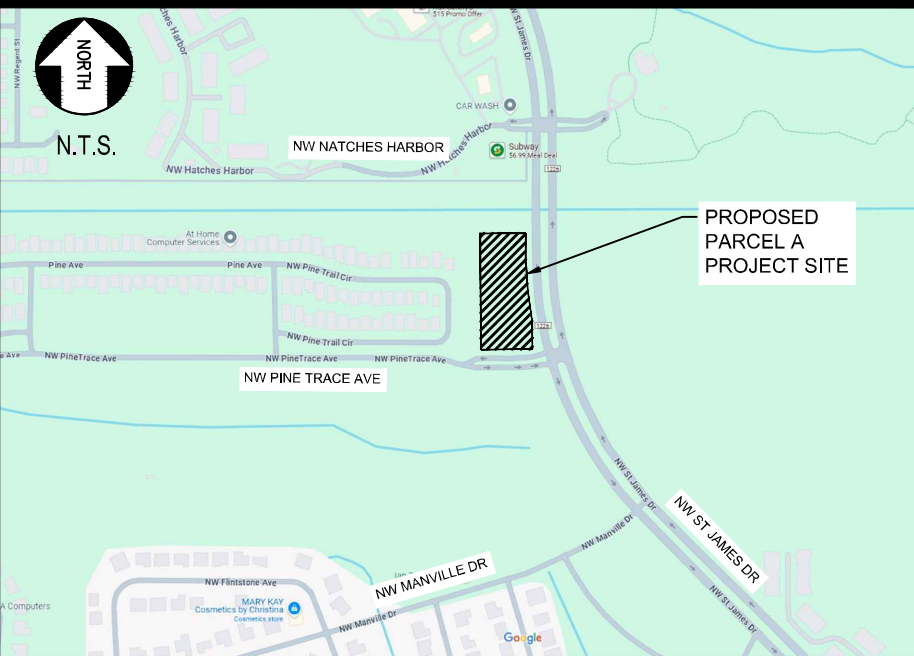
NW ST JAMES DR

25' BUILDING
SETBACK

10' LANDSCAPE
BUFFER



N.T.S.



PROPOSED
PARCEL A
PROJECT SITE

SITE DATA

SITE ZONING:
LAND USE
EXISTING ZONING

ROI
PUD

TOTAL SITE AREA:
PARCEL A

±96,287 SF / 2.21 AC

IMPERVIOUS AREA PARCEL A:
IMPERVIOUS AREA
PERVIOUS AREA

±46,954 SF / 48.8%
±49,333 SF / 51.2%

BUILDING DATA:
MAX BUILDING HEIGHT
PROPOSED BUILDING HEIGHT
PRODUCT TYPE
MAX STORY
COMMERCIAL FLOOR AREA

35 FT
20 FT
COMMERCIAL RETAIL
2
11,000 SQ FT

PARCEL "A" SETBACK:
PINE TRACE AVE (FRONT OR SIDE YARD)
ST. JAMES (FRONT YARD)
REAR YARD
SIDE YARD

25 FT
25 FT
20 FT
20 FT

PARKING CALCULATION:
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA FOR BUILDING UNDER THIRTY THOUSAND (30,000) SQUARE FEET.
 $11,000 / 200 = 55.0$
PARKING REQUIRED: 55
PARKING PROPOSED: 55
STANDARD PARKING: 52
ADA PARKING: 3
TOTAL: 55

PSLUSD: PROJECT NUMBER (5131)

LEGAL DESCRIPTION

PINE TRACE PUD PB 49 PG5-9

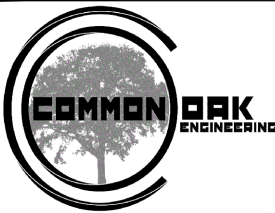
NOTES:

1. ALL UPLAND PRESERVE REQUIREMENTS SHALL BE MITIGATED ACCORDING TO CITY OF PSL CRITERIA.
2. PARCEL "A" TO BE CONSTRUCTED IN ONE PHASE BEGINNING WITHIN 1 YEAR OF APPROVAL AND SHALL BE COMPLETED WITHIN 5 YEARS.
3. CITY ACCESS TO THE UTILITY SITE IS PROVIDED ON THE PLAT.
4. WATER AND SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF PORT ST. LUCE UTILITY SYSTEMS DEPARTMENT. FIRE HYDRANT LOCATIONS AND SPACING, WATER MAIN MINIMUM SIZES, COMMERCIAL FIRE LANES, MINIMUM PAVEMENT WIDTH AND BUILDING FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO MEET ST. LUCE COUNTY FIRE DISTRICT FIRE PREVENTION CODE (RESOLUTION NO. 406-03) CRITERIA, REGULATIONS AND REQUIREMENTS.
5. SURFACE WATER MANAGEMENT SYSTEM WILL BE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND PEAK DISCHARGE ATTENUATION FOR ALL STORM WATER RUNOFF FROM THE DEVELOPED AREAS. THE MASTER LAKE SYSTEM WILL OUTFALL INTO THE C-108 AND WILL BE DESIGNED TO LIMIT THE POST-DEVELOPMENT DISCHARGE TO PRE-DEVELOPMENT RATES IN ACCORDANCE WITH SFWMD AND CITY OF PORT ST. LUCE REQUIREMENTS AND REGULATIONS.

CONCEPTUAL PLAN

RETAIL STORE

AT
NWC OF
PINE TRACE AVE
AND
NW ST JAMES DR
PORT ST. LUCE, FL



COMMON OAK ENGINEERING, LLC
4020 EDGEWATER DRIVE,
ORLANDO, FL 32804
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 951-5915

PROJECT #
223.134

DATE
06/04/2025

SCALE
1"=100'

SHEET
1

APP# PLANNING & ZONING : P24-217
APP# PUBLIC WORKS : P24-217

CP