

WOODLAND TRAILS

(PURSUANT TO PROPOSED PLAT)

LOCATED AT THE

NORTHWEST CORNER OF BECKER ROAD AND PORT ST. LUCIE BLVD

CITY OF PORT ST. LUCIE
FLORIDA

PROJECT TEAM:

DEVELOPER
THE MORGAN COMPANIES
SCOTT FRIEDMAN
5900 N. ANDREWS AVE, SUITE 410
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CAULFIELD & WHEELER, INC.
RONNIE L. FURNISS, PSM
7900 GLADES RD. SUITE 100
BOCA RATON, FL 33434
TEL: (561) 392-1991

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
CHRIS HOLLOW, P.E.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
TEL: (772) 794-4087

TRAFFIC
KIMLEY-HORN AND ASSOCIATES, INC. INC.
ALEX MEMERING, P.E.
189 SOUTH ORANGE, SUITE 1000
ORLANDO, FL 32801
TEL: (407) 815-3572

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
KYLER DURHAM, PLA
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VERO BEACH, FL 32960
TEL: (772) 621-2758

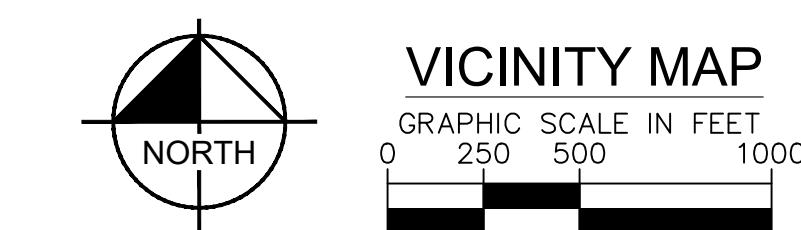
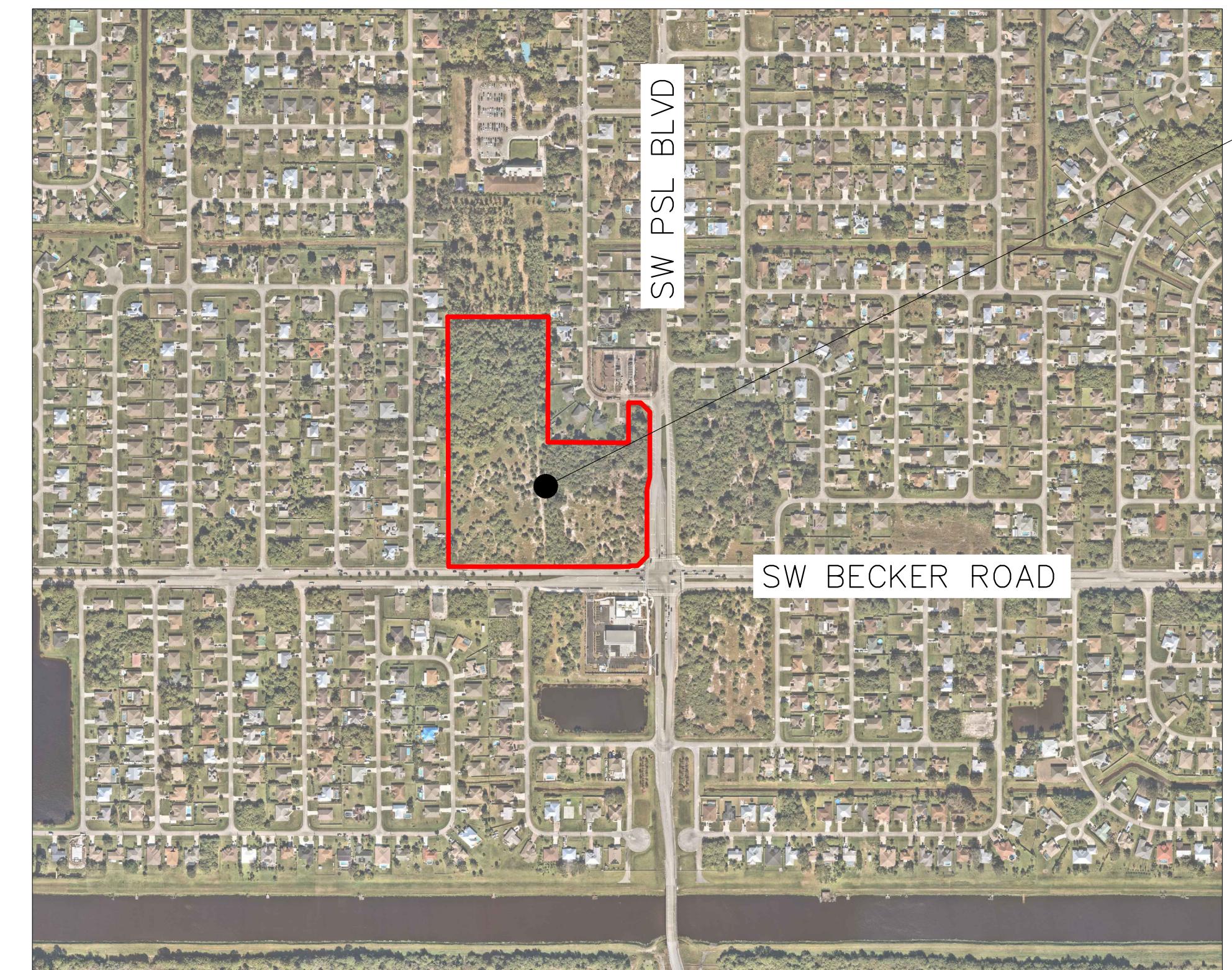
ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING/ZONING
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5212

FIRE CHIEF
ST. LUCIE COUNTY FIRE DEPT.
5160 N.W. MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3400

STORMWATER
GLEN GAREAU
S. FL. WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
(561) 686-6800

ENGINEERING
COLT SCHWERTZ
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5100



PREPARED BY:

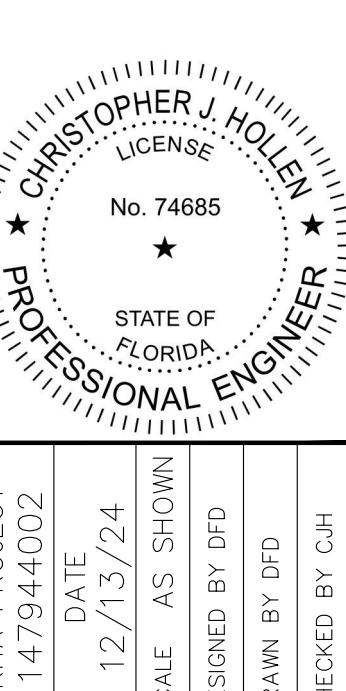
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CITY OF PORT ST. LUCIE PROJECT #
P25-022
PSLUSD PROJECT #
11-952-00

SHEET NUMBER
C-000

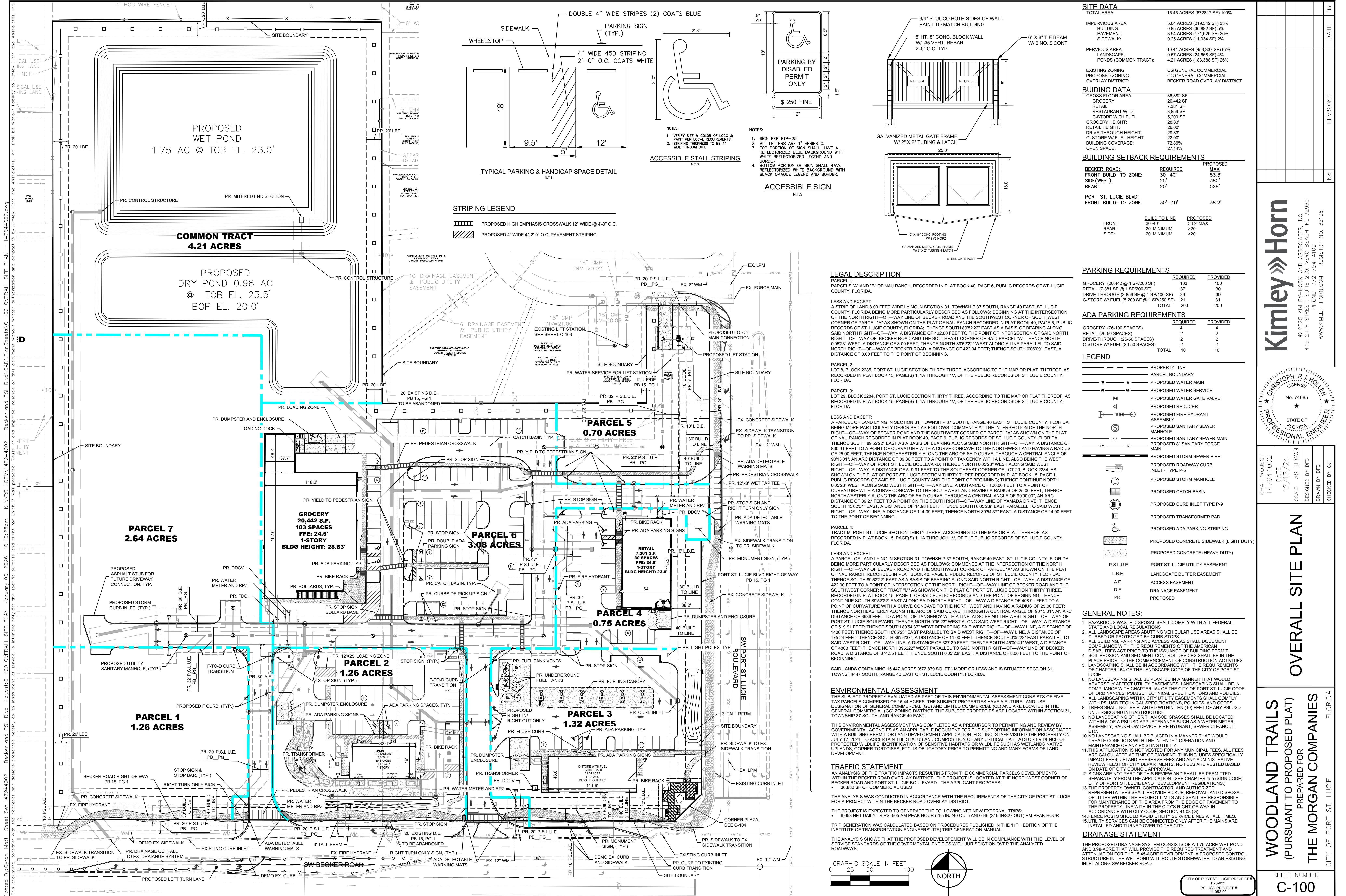
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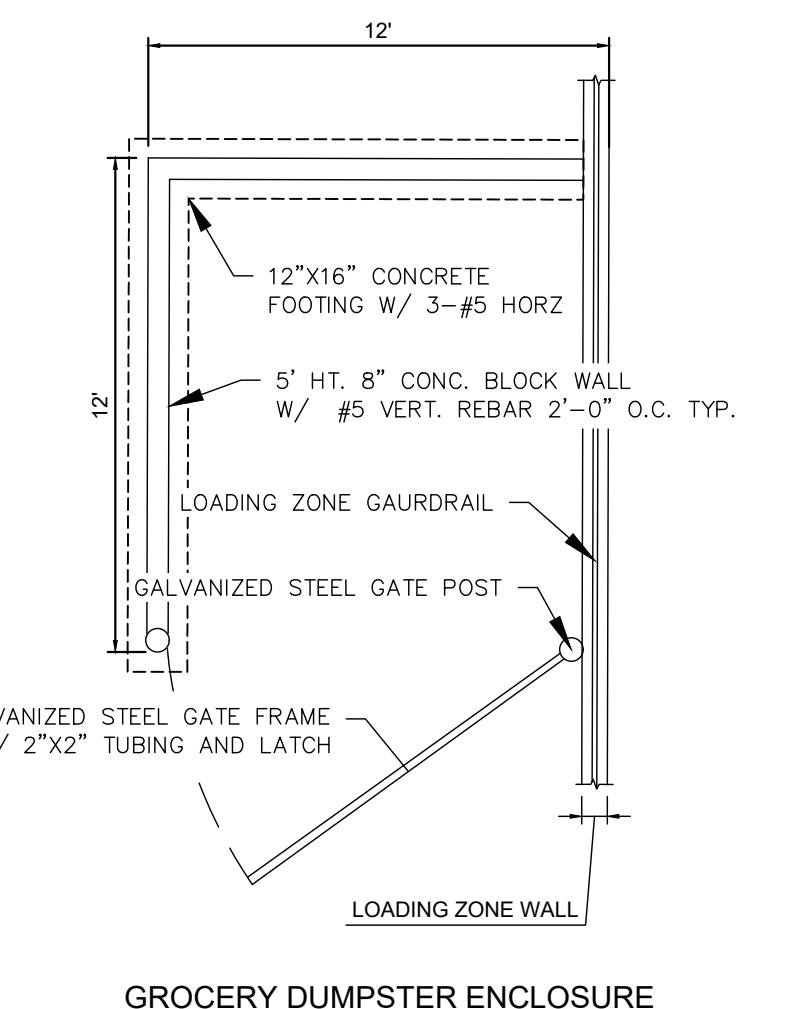
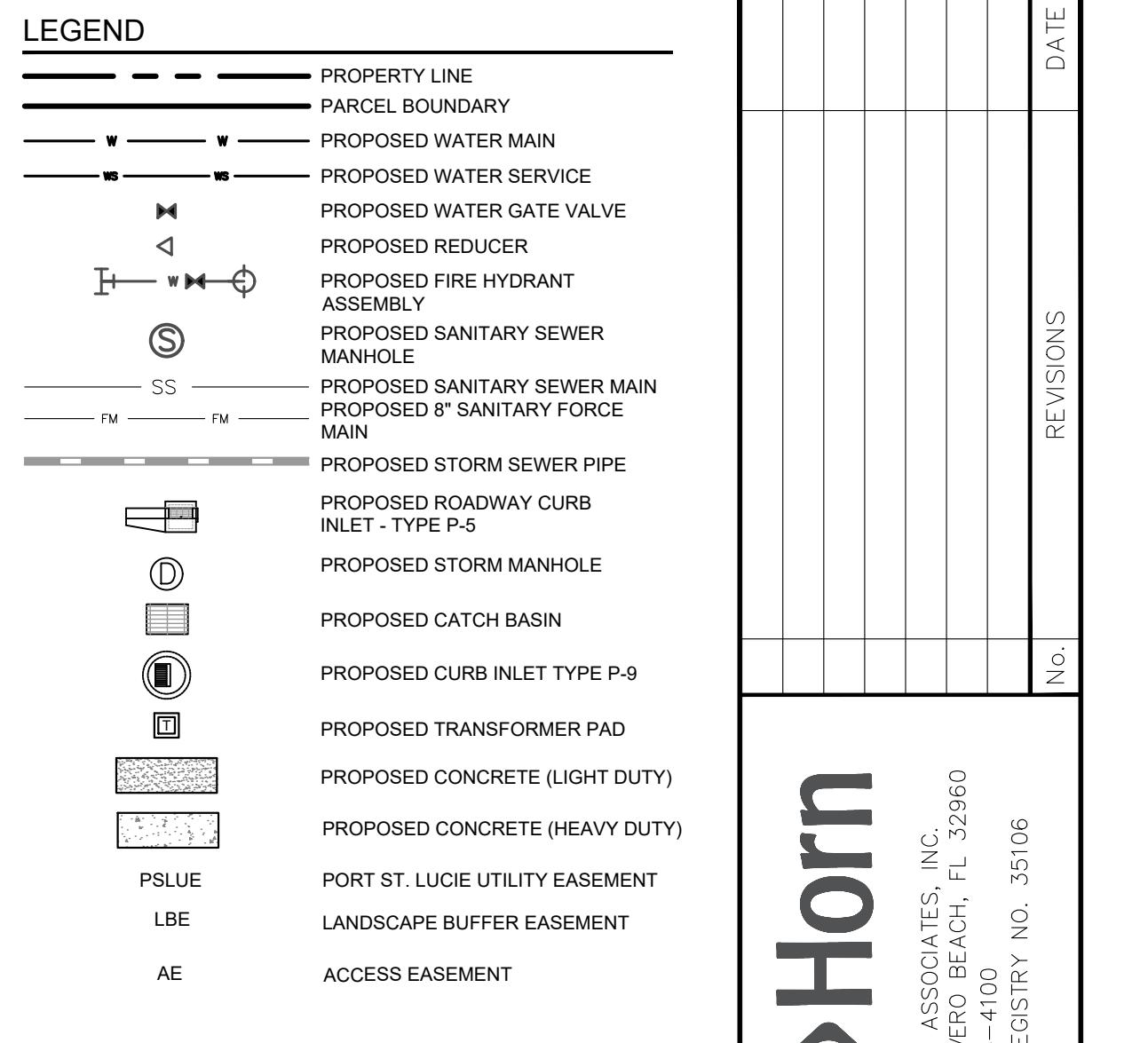
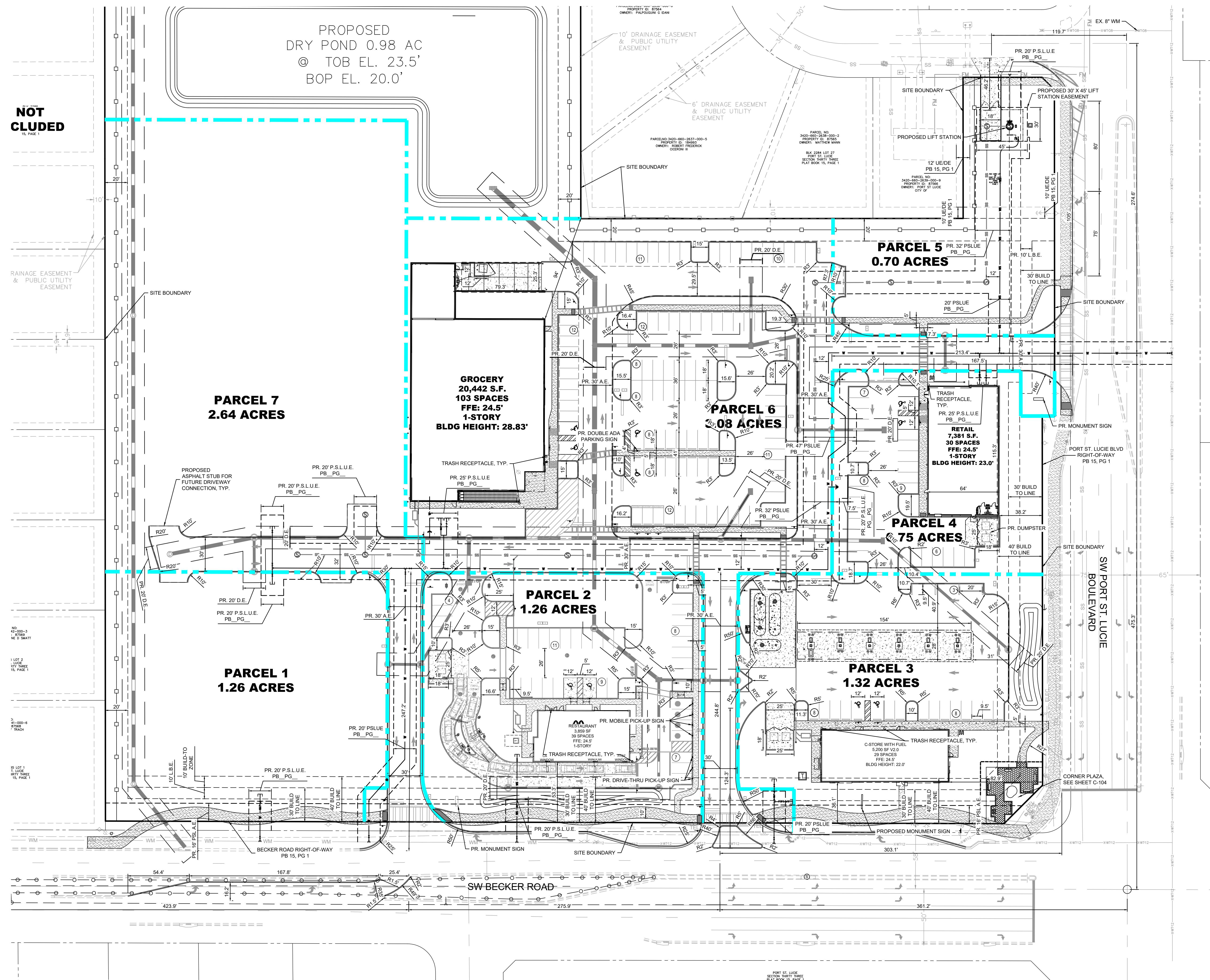
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WOODLAND TRAILS
(PURSUANT TO PROPOSED PLAT)
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE
FLORIDA





SITE PLAN ENLARGEMENT

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FLORIDA

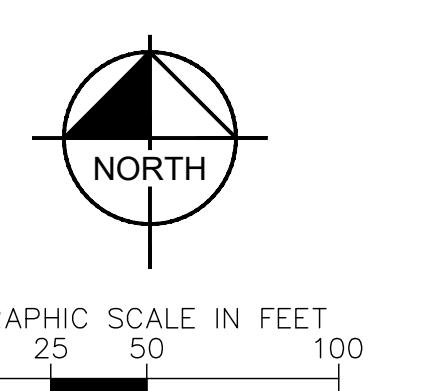
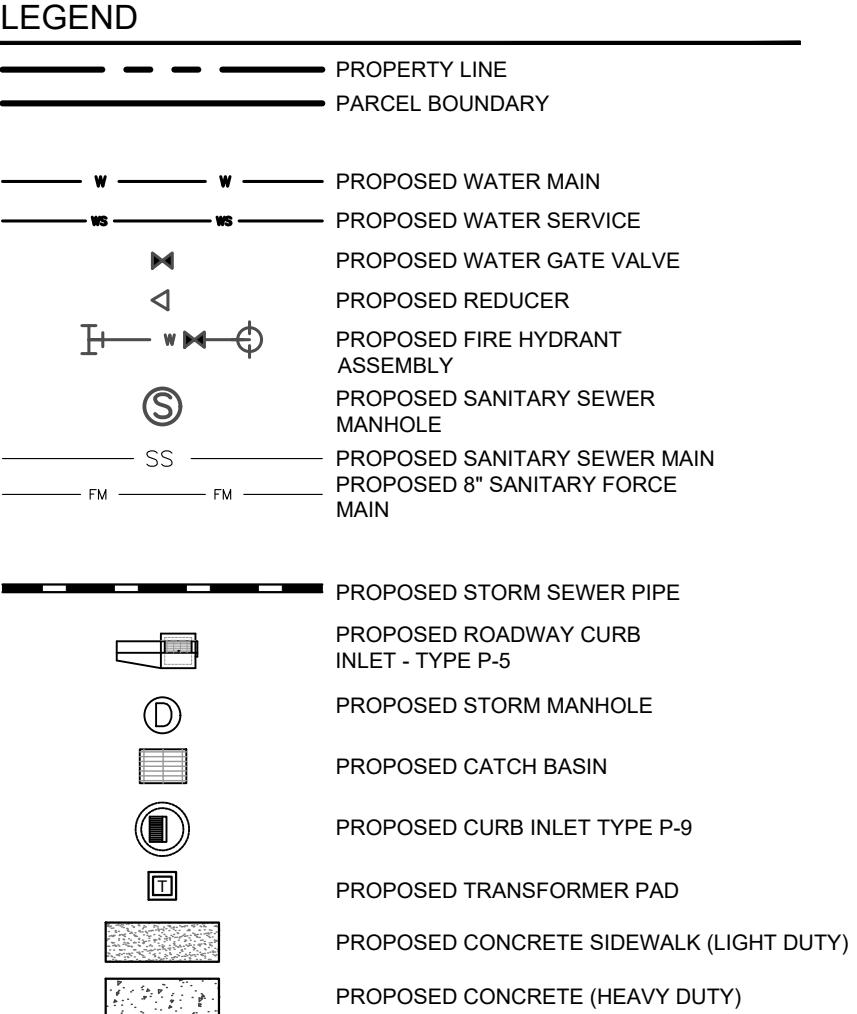
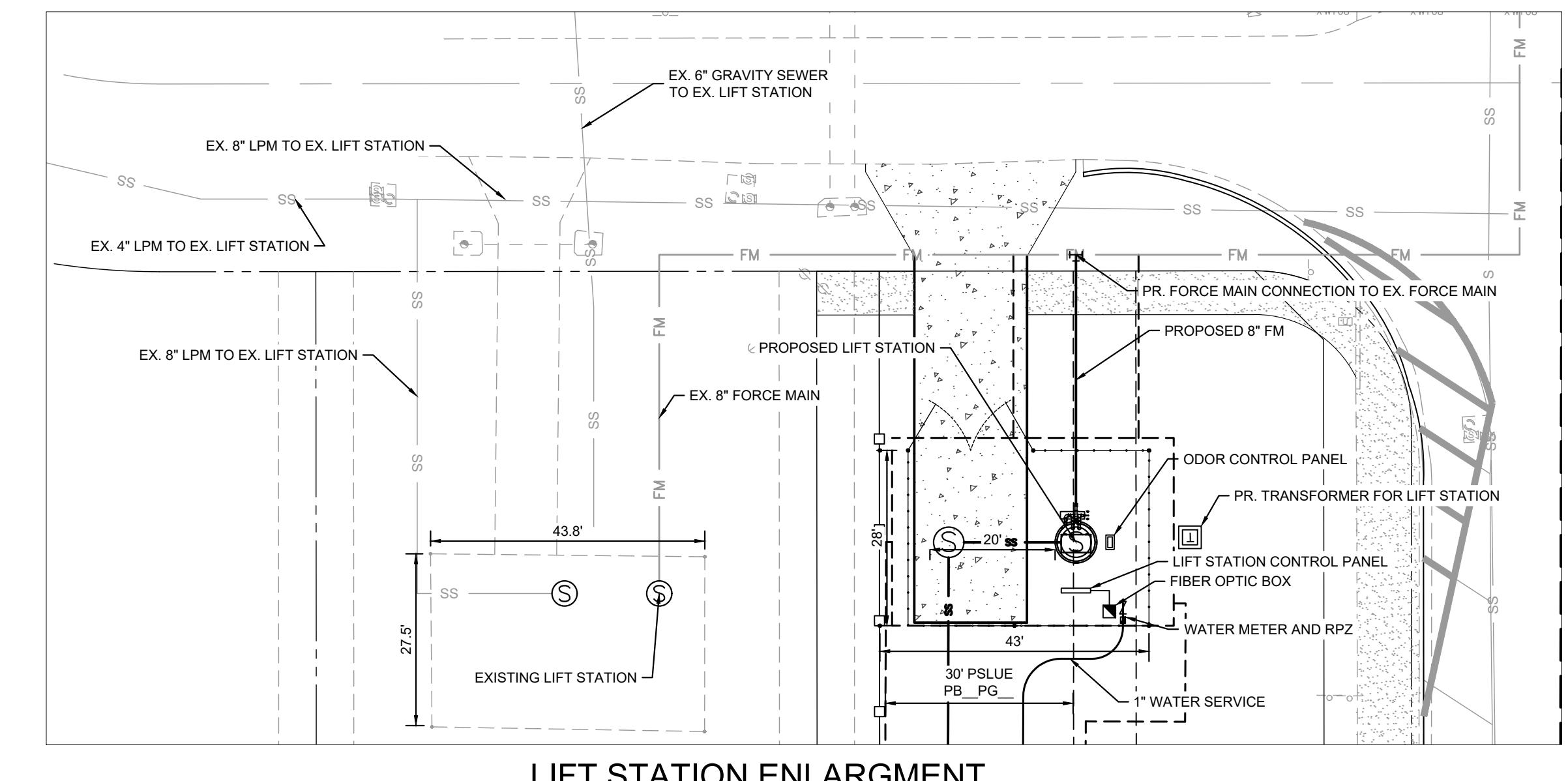
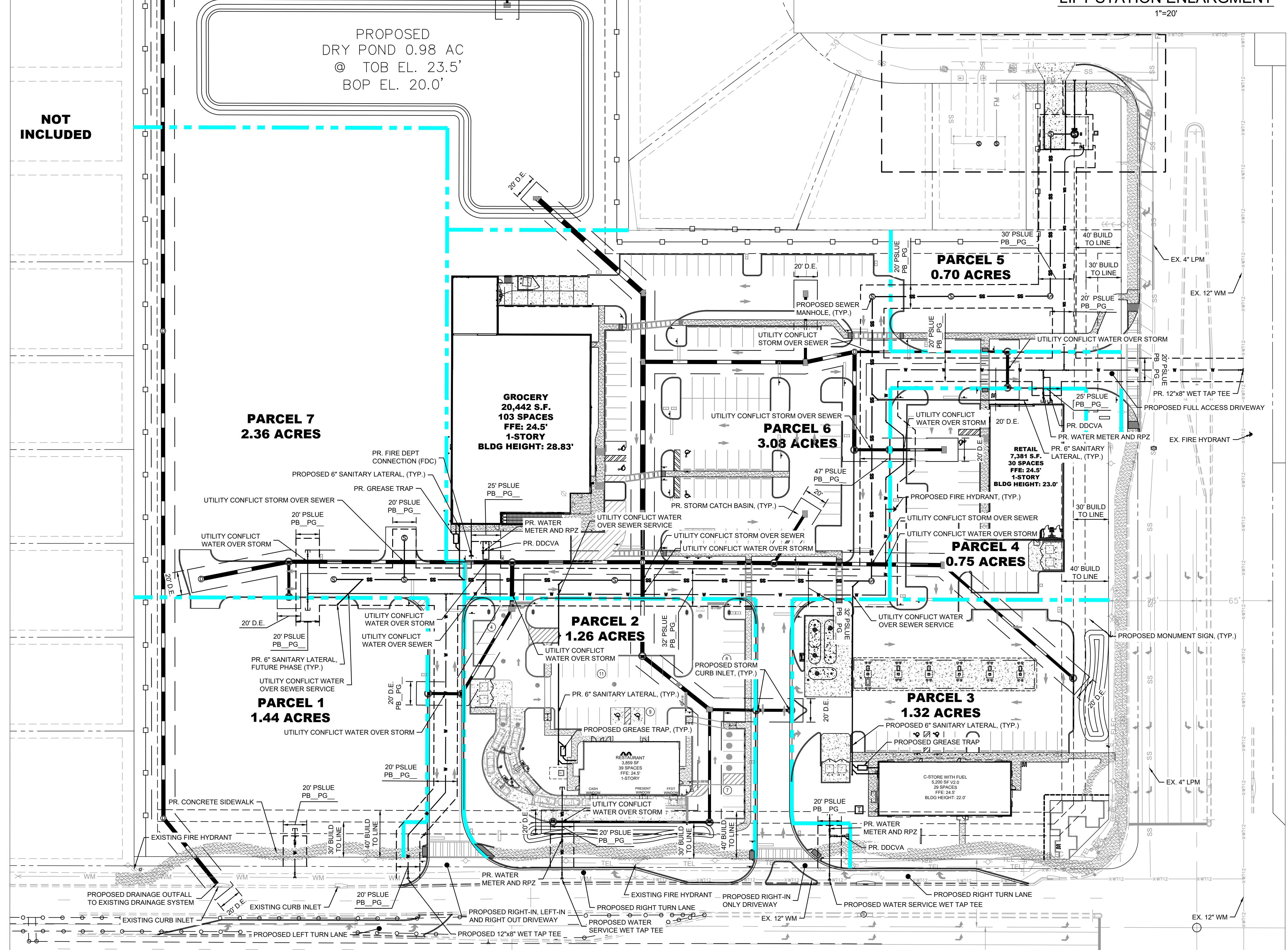
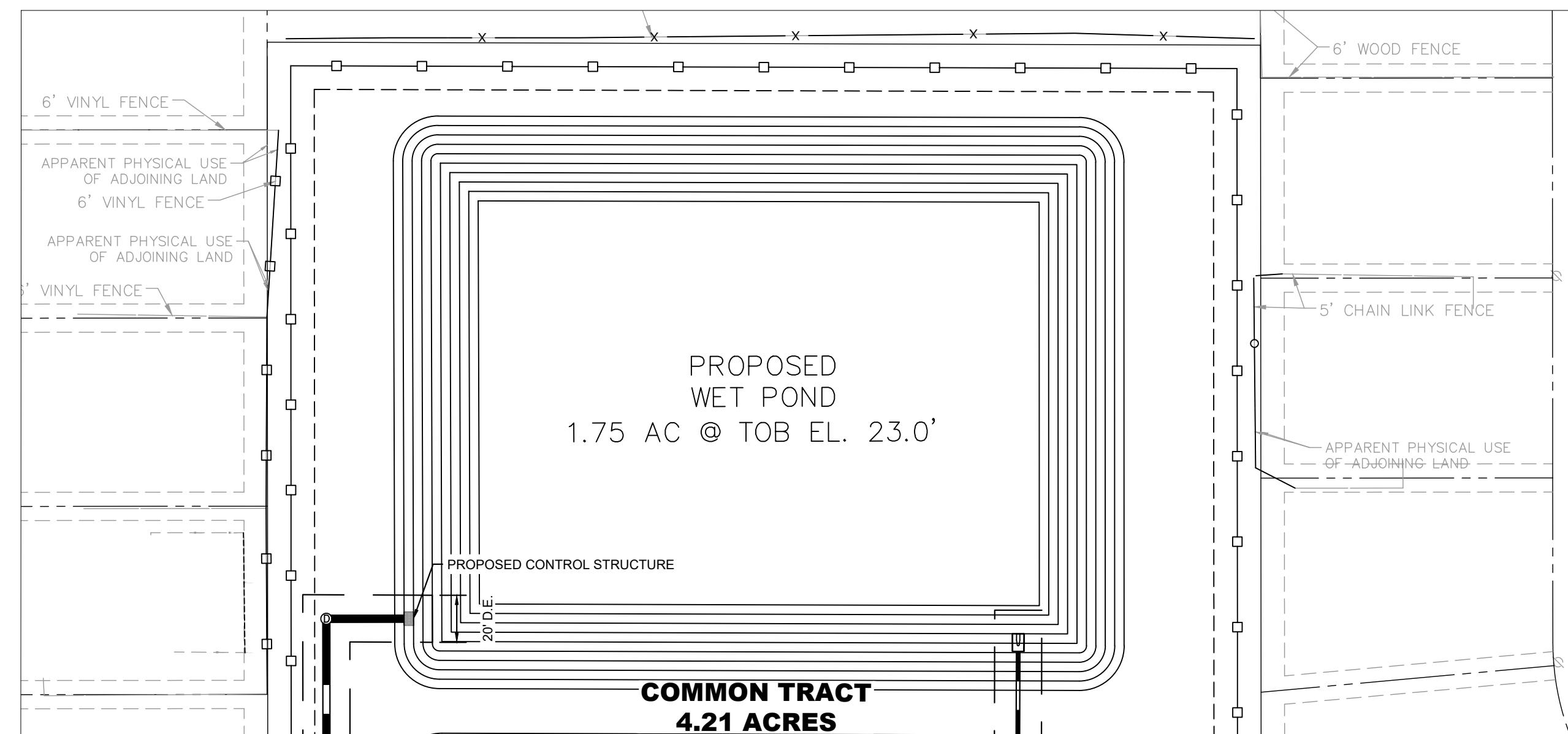
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C-101

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



CITY OF PORT ST. LUCIE PROJECT #
P25-022
PSLUD PROJECT #
11-952-00



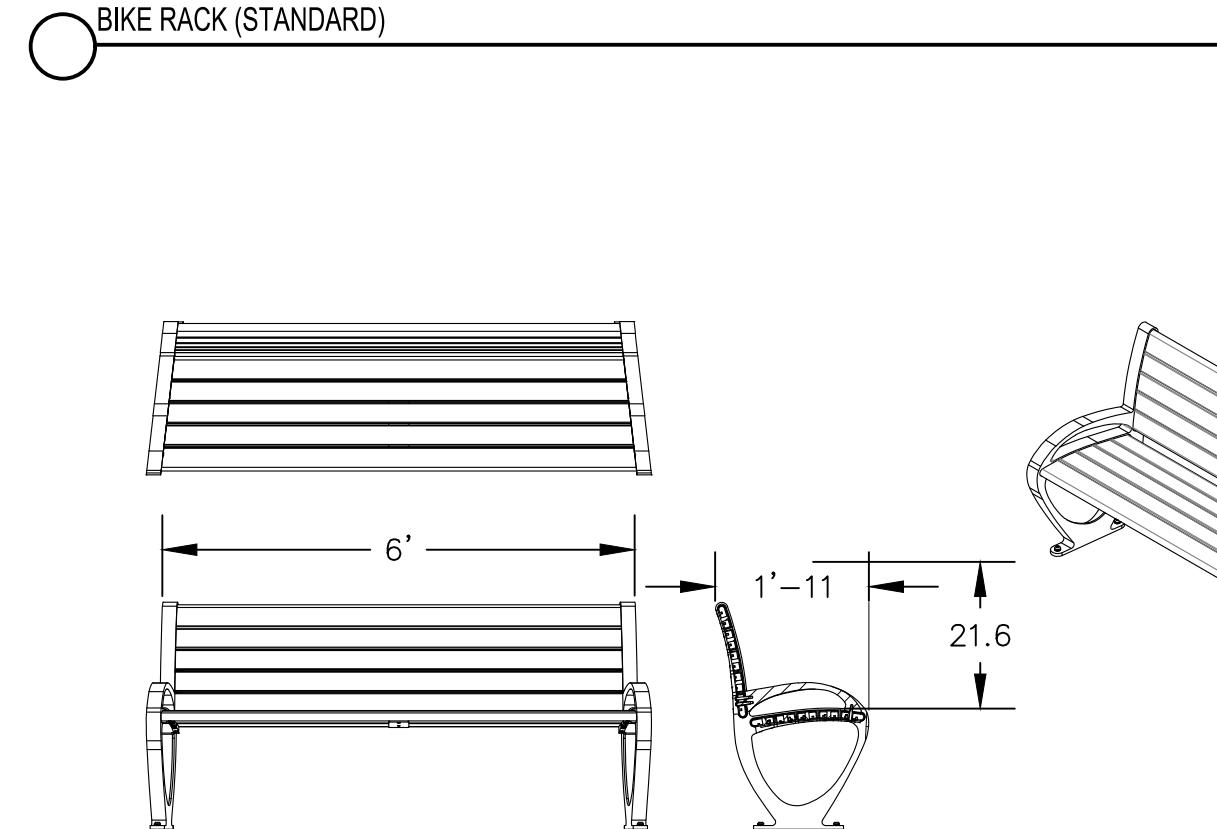
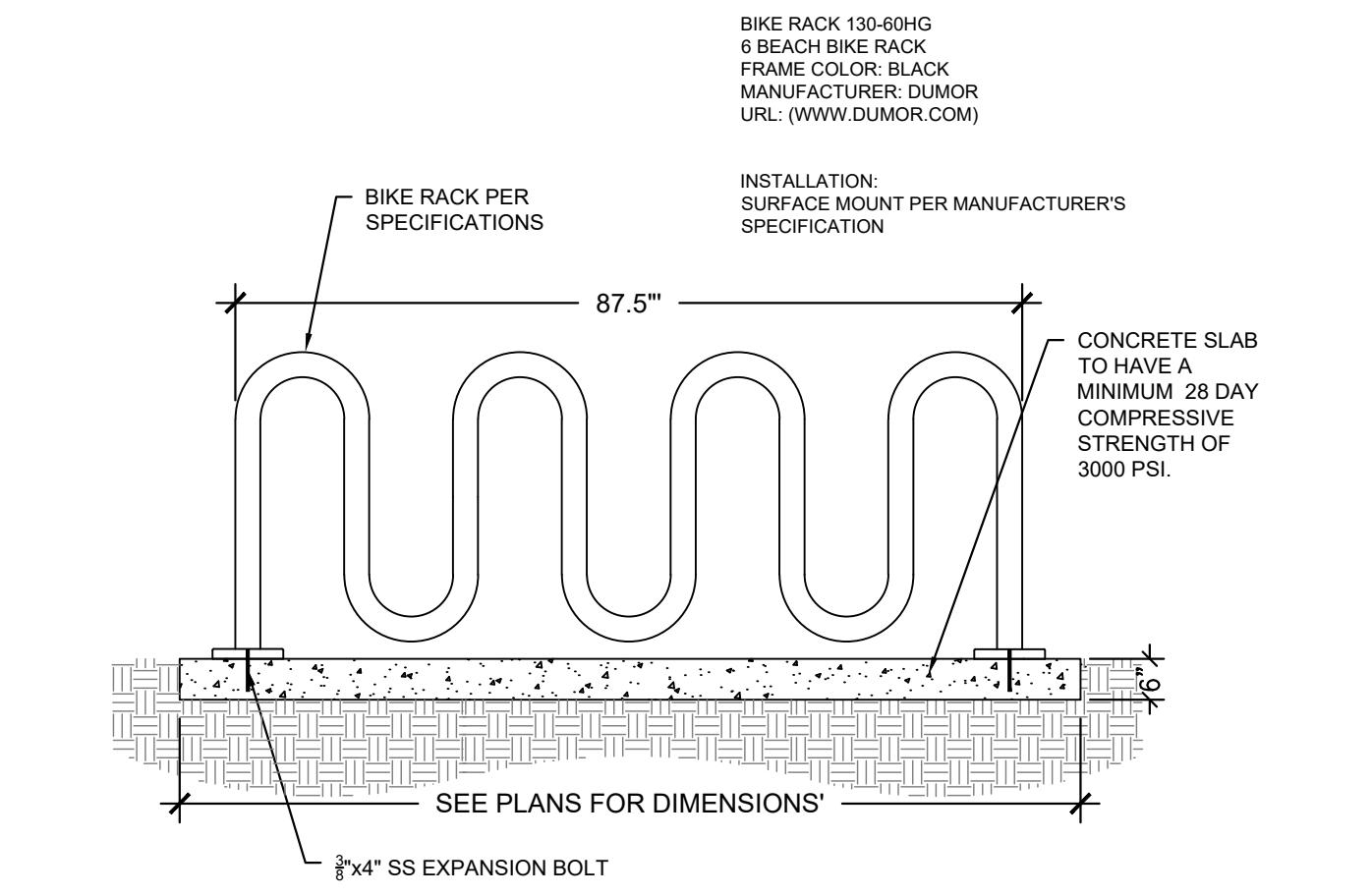
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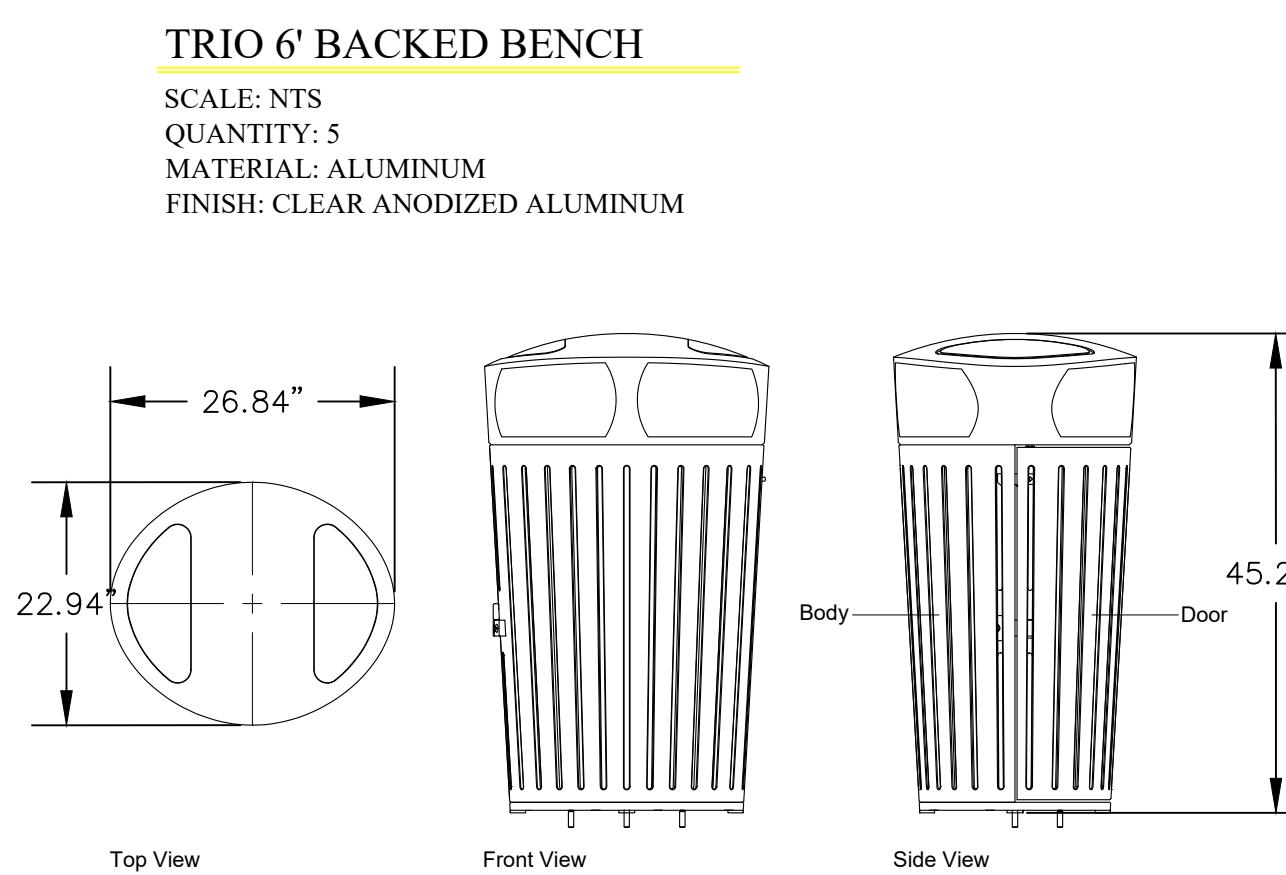
- Becker and PSL Blvd\CAD\PlanSheets\C-104 CORNER PLAZA ENLARGEMENT – 147944002.dwg

lmm K:\VRB_LDEV\147944002 was prepared. Reuse of and improp

Plotted By: Cyran, Matt Sheet Set: 147944002 - Becker and PSL Blvd Layout: C-104 CORNER PLAZA ENLARGEMENT January 06, 2026 09:57:59a
This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it



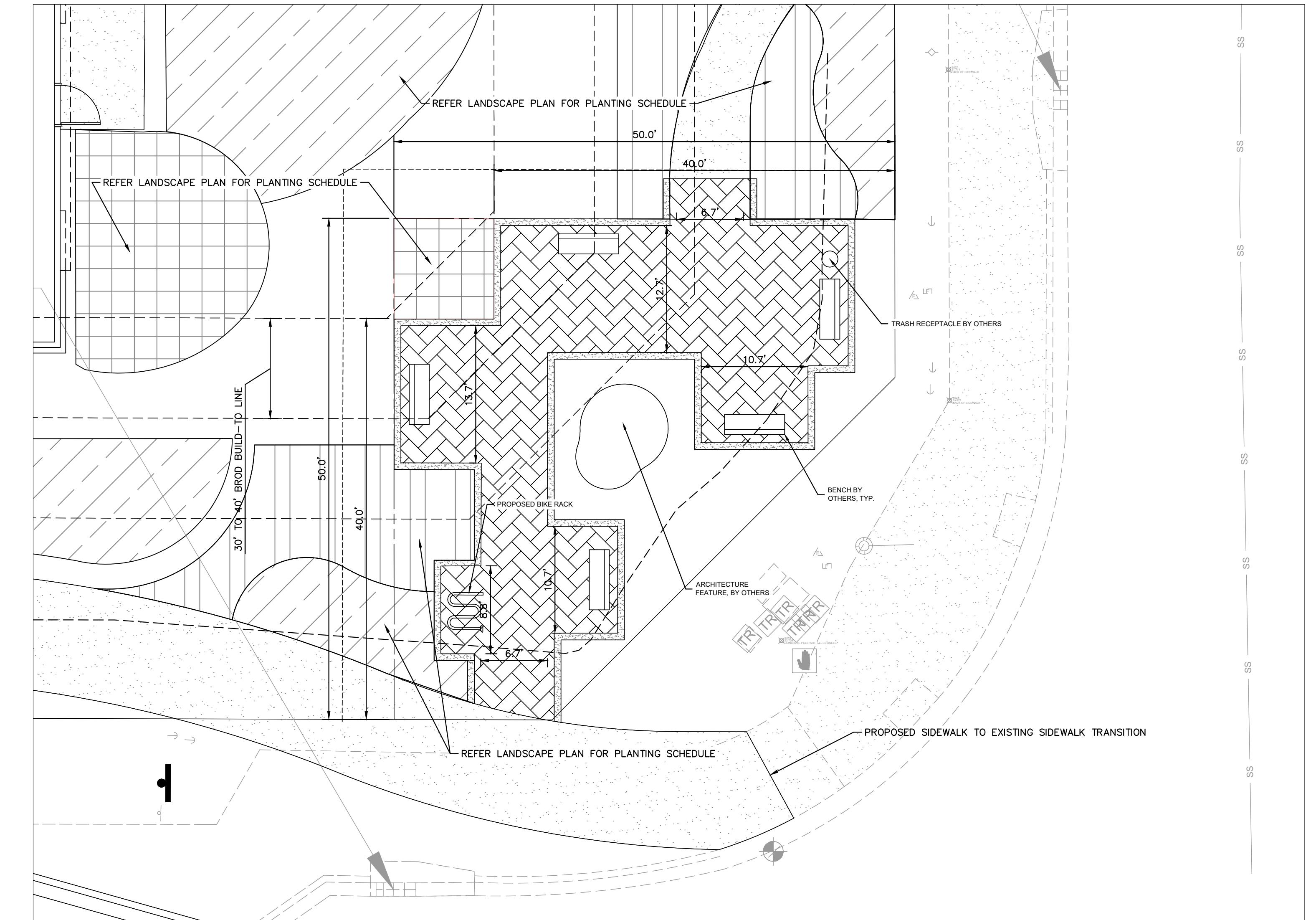
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES	 FORMS + SURFACES 30 Pine Street, Pittsburgh, PA Tel (412) 781-9003 Fax (412) 781-9004			
TOLERANCES (UNLESS OTHERWISE SPECIFIED): FRACTIONAL: $\pm 1/32$ ANGULAR/BEND: $\pm 1^\circ$ TWO PLACE DECIMAL $\pm .030$ THREE PLACE DECIMAL $\pm .020$				
MATERIAL: -	NAME	DATE	DESCRIPTION:	
	DWN	JJH	07/08/2016	SBTRO-72B
	CHK			BACKED TRIO BENCH
FINISH: -	DO NOT SCALE DRAWING			
WEIGHT: -	PROPRIETARY AND CONFIDENTIAL			
SOURCE: -	THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF FORMS + SURFACES . ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED.			
SCALE: N.T.S	SIZE	DWG. NO.	REV	
	B	SBTRO-72B-CS	0	



UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES	 FORMS+SURFACES			
TOLERANCES (UNLESS OTHERWISE SPECIFIED) FRAC TOLERANCE $\pm 1/32$ ANGULAR/BEND $\pm 1^\circ$ TWO PLACE DECIMAL $\pm .030$ THREE PLACE DECIMAL $\pm .020$				
MATERIAL: - SEE DATA SHEET	NAME	DATE	DESCRIPTION: DISPATCH RECEPTACLE, 45 GALLON SURFACE MOUNT	
FINISH: - SEE DATA SHEET	DWN	MGJ		02/06/2018
WEIGHT: - SEE DATA SHEET	CHK	MGJ		02/06/2018
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Typical Trash Receptacle

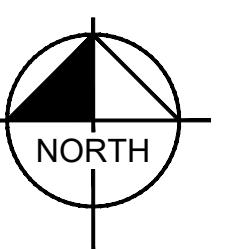
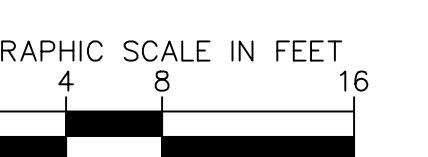
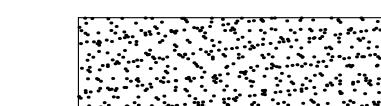
DISPATCH TRASH RECEPTACLE



6" x 12" LARGE CONCRETE PAVERS— 988 SF (87%)



LIGHT DUTY CONCRETE – 147 SF (13%)



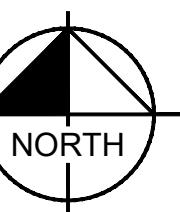
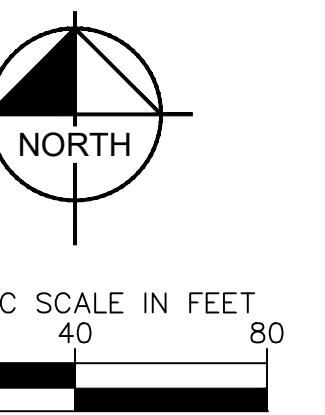
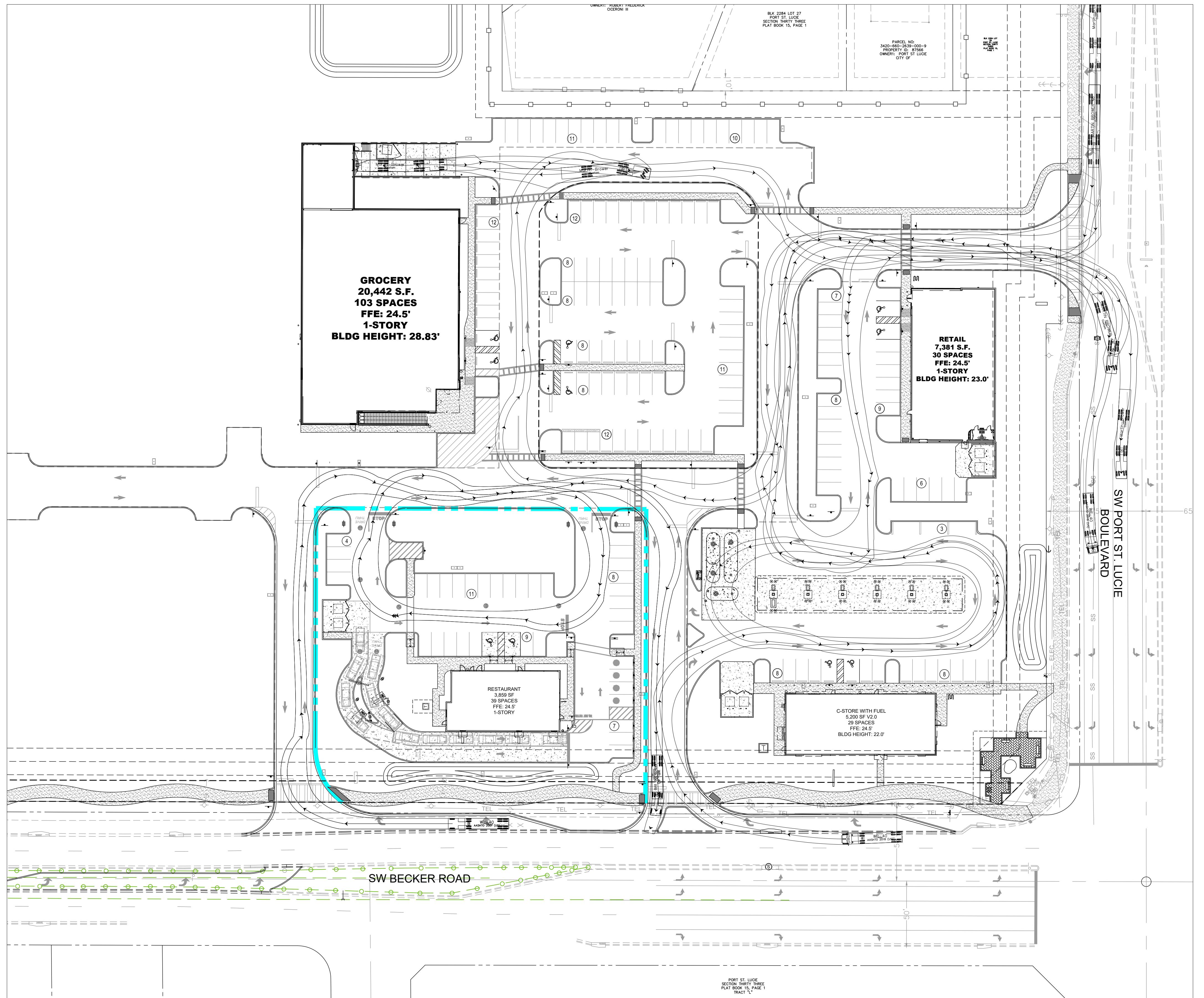
CORNER PLAZA ENLARGEMENT

WOODLAND TRAILS
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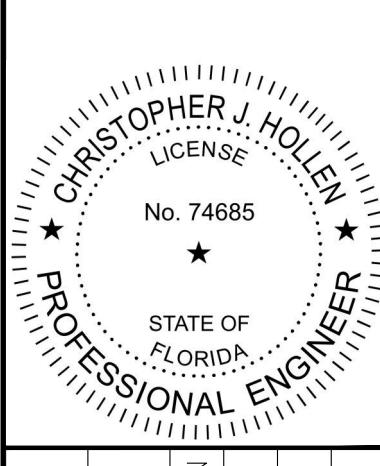
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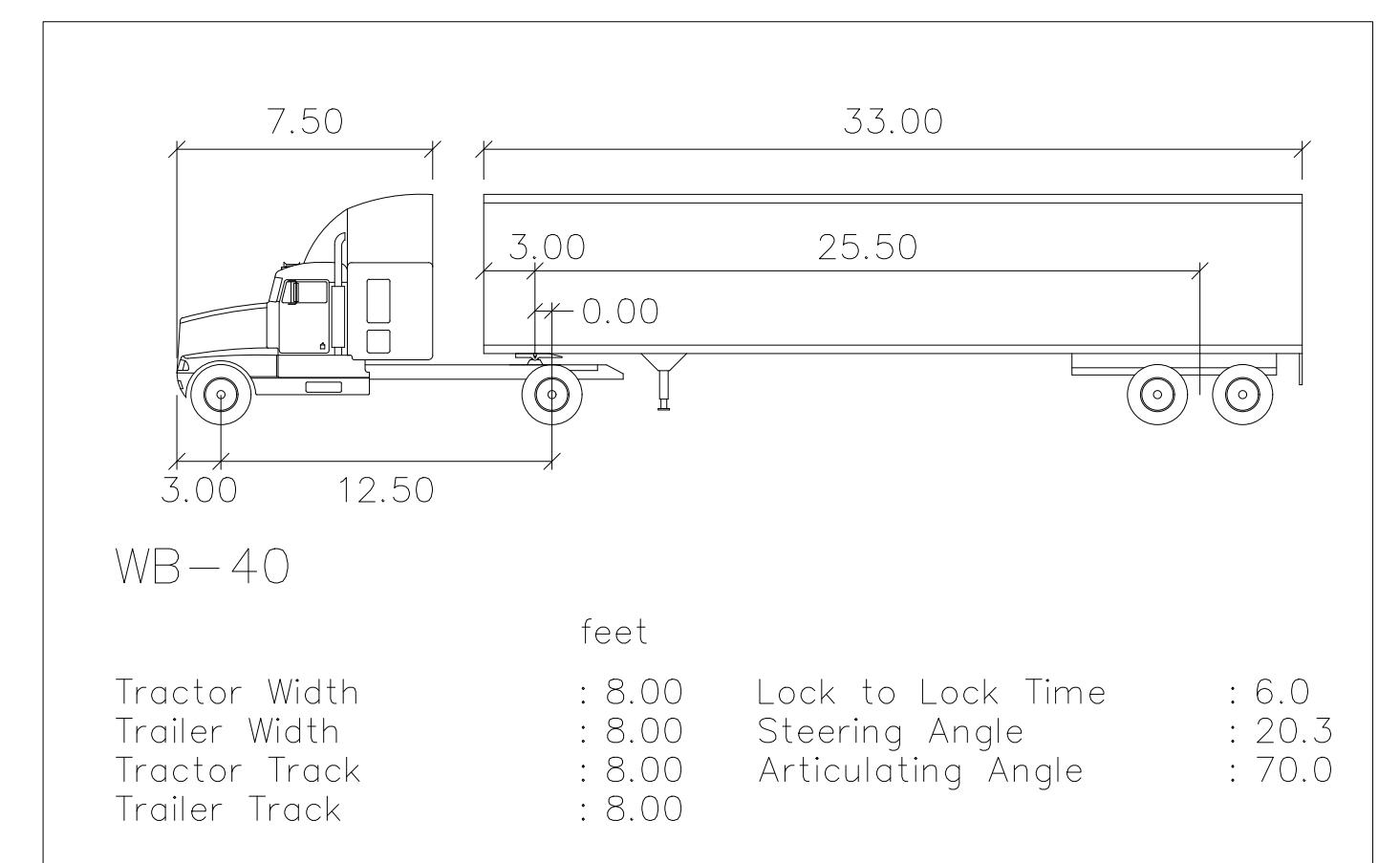
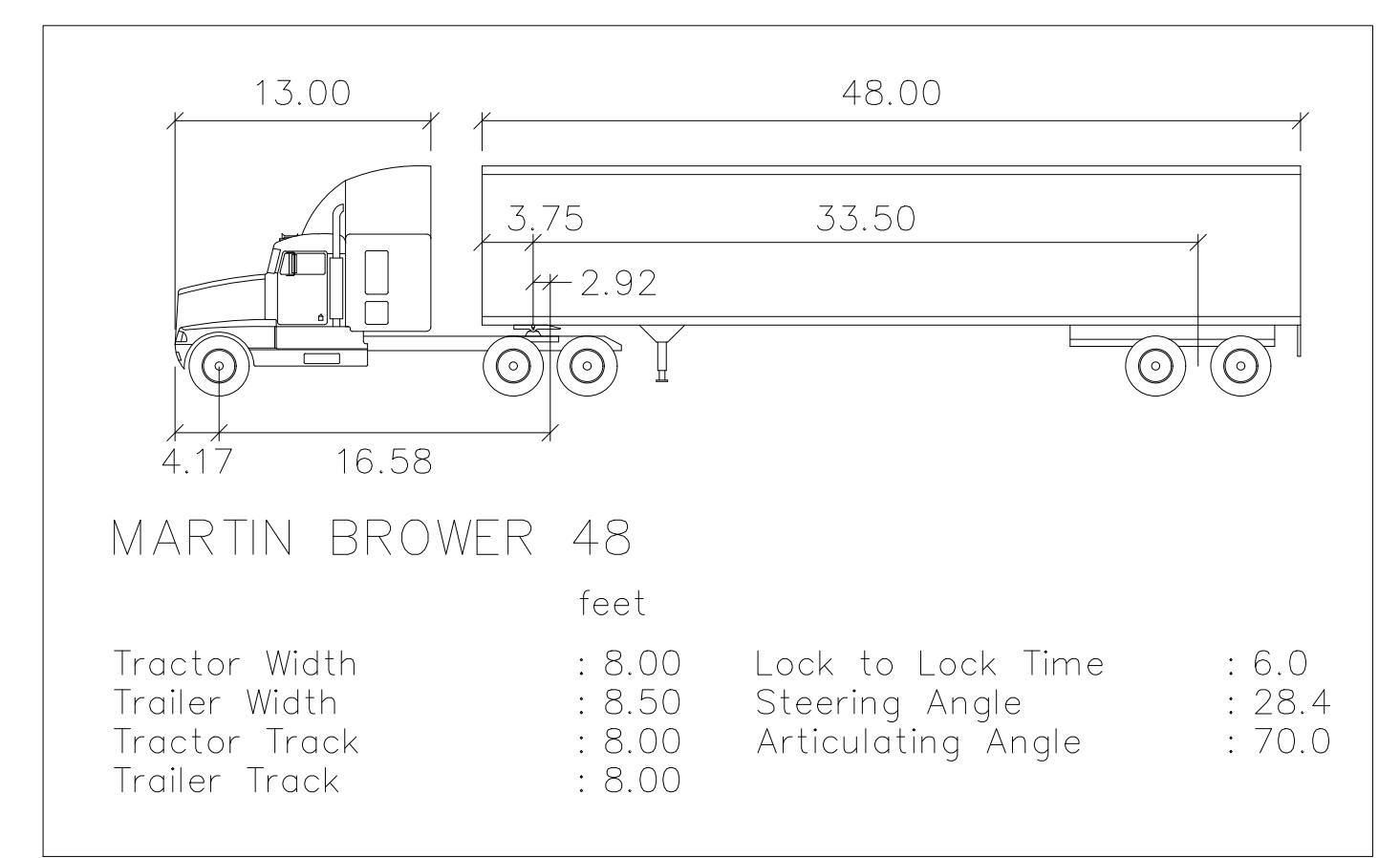
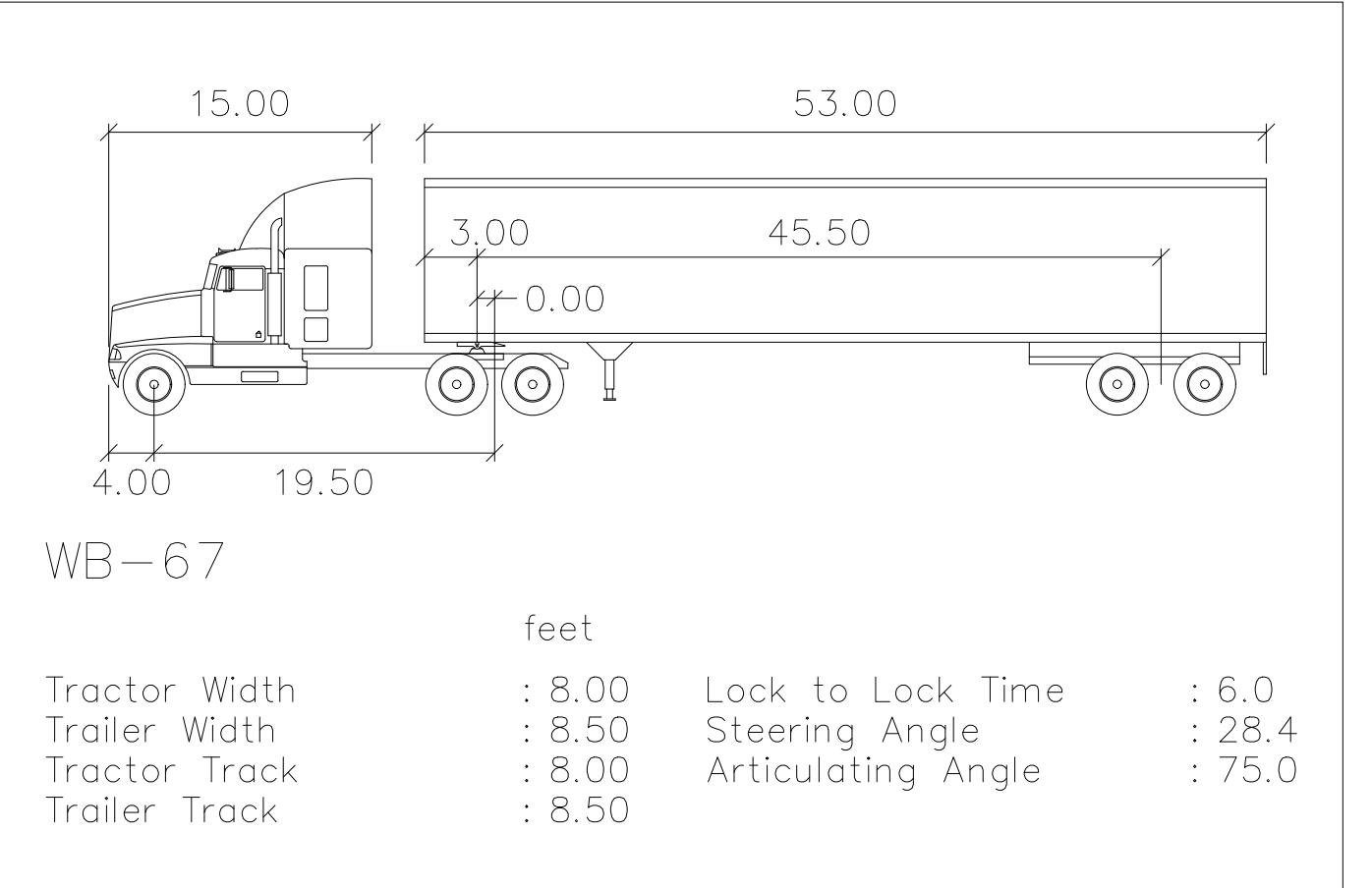
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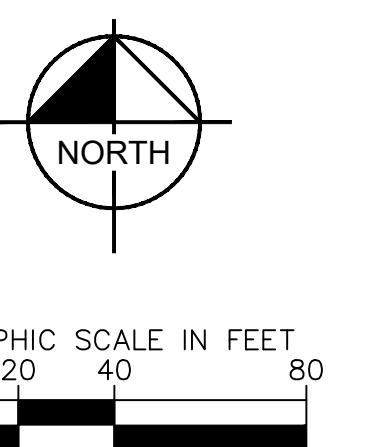
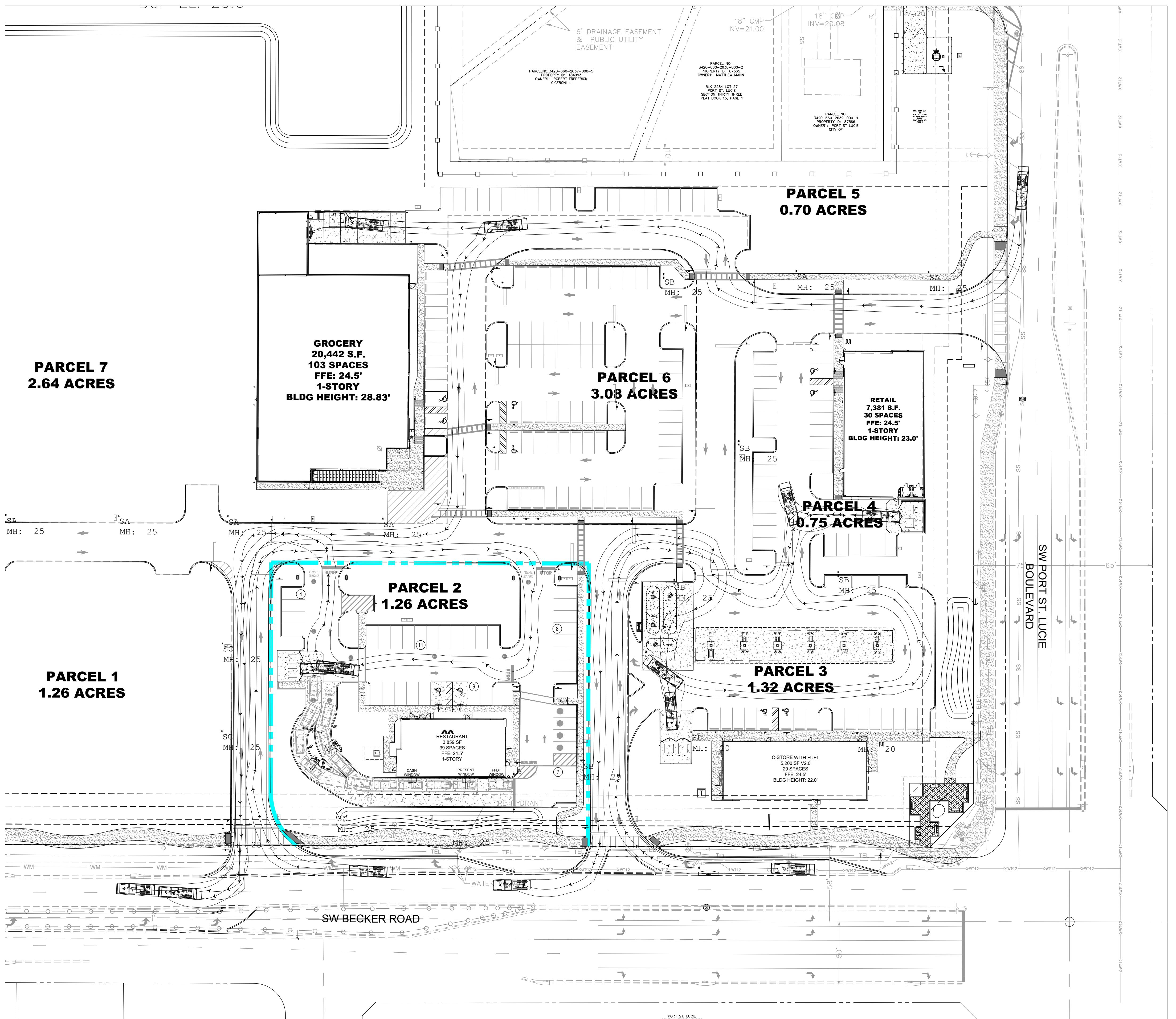
TURNING PLAN DELIVERY

WOODLAND TRAILS
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FLORIDA

SHEET NUMBER
C-105

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No.
REVISIONS
DATE BY





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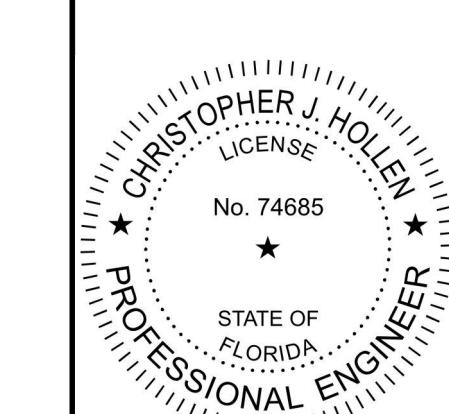
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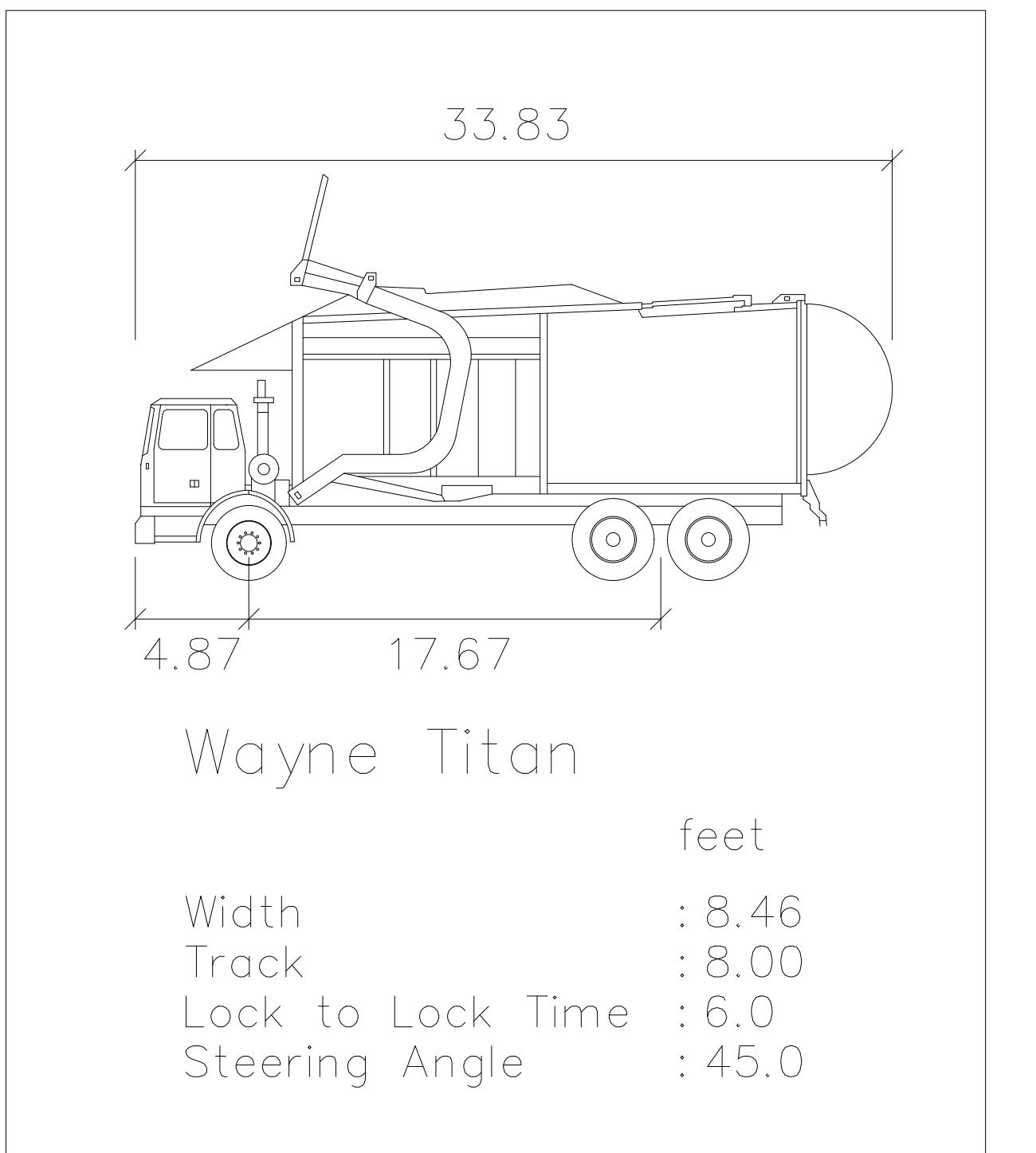


KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
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TURNING PLAN REFUSE

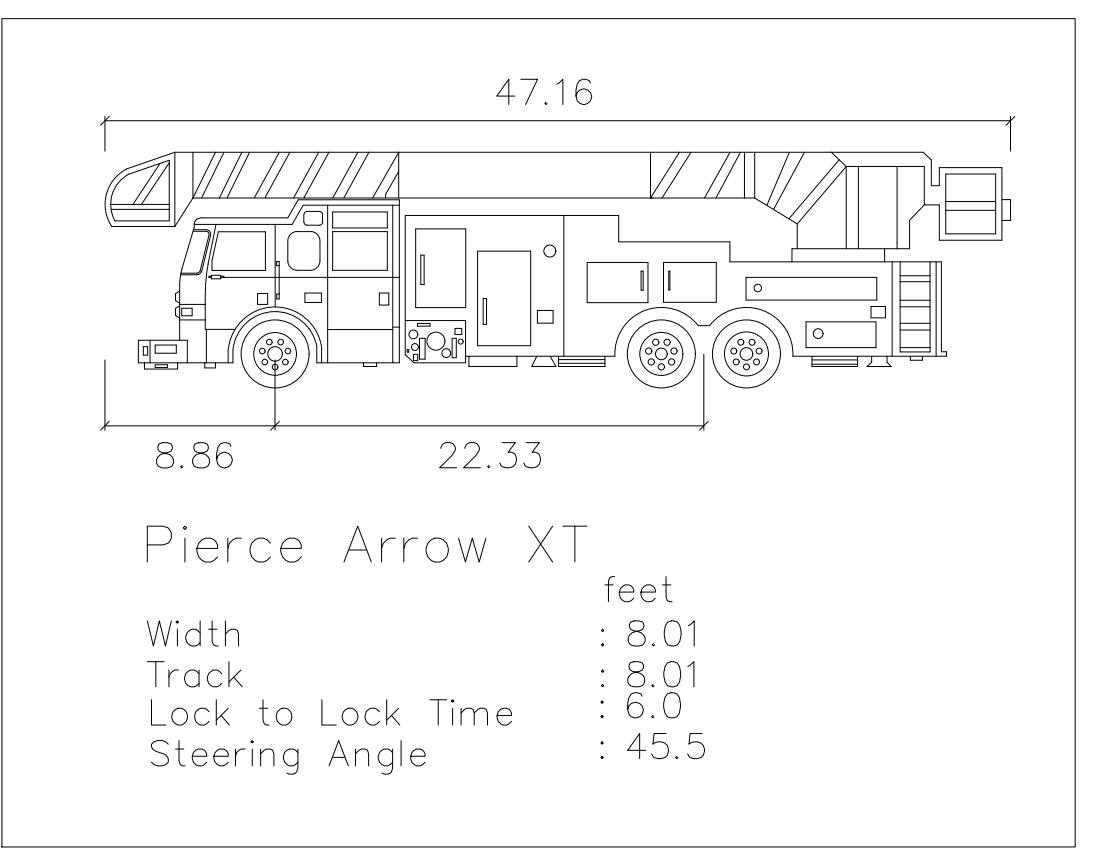
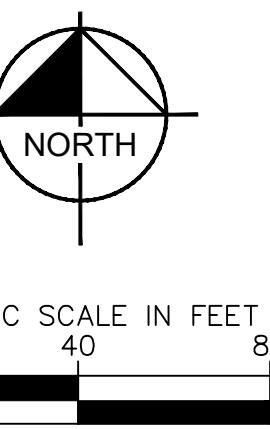
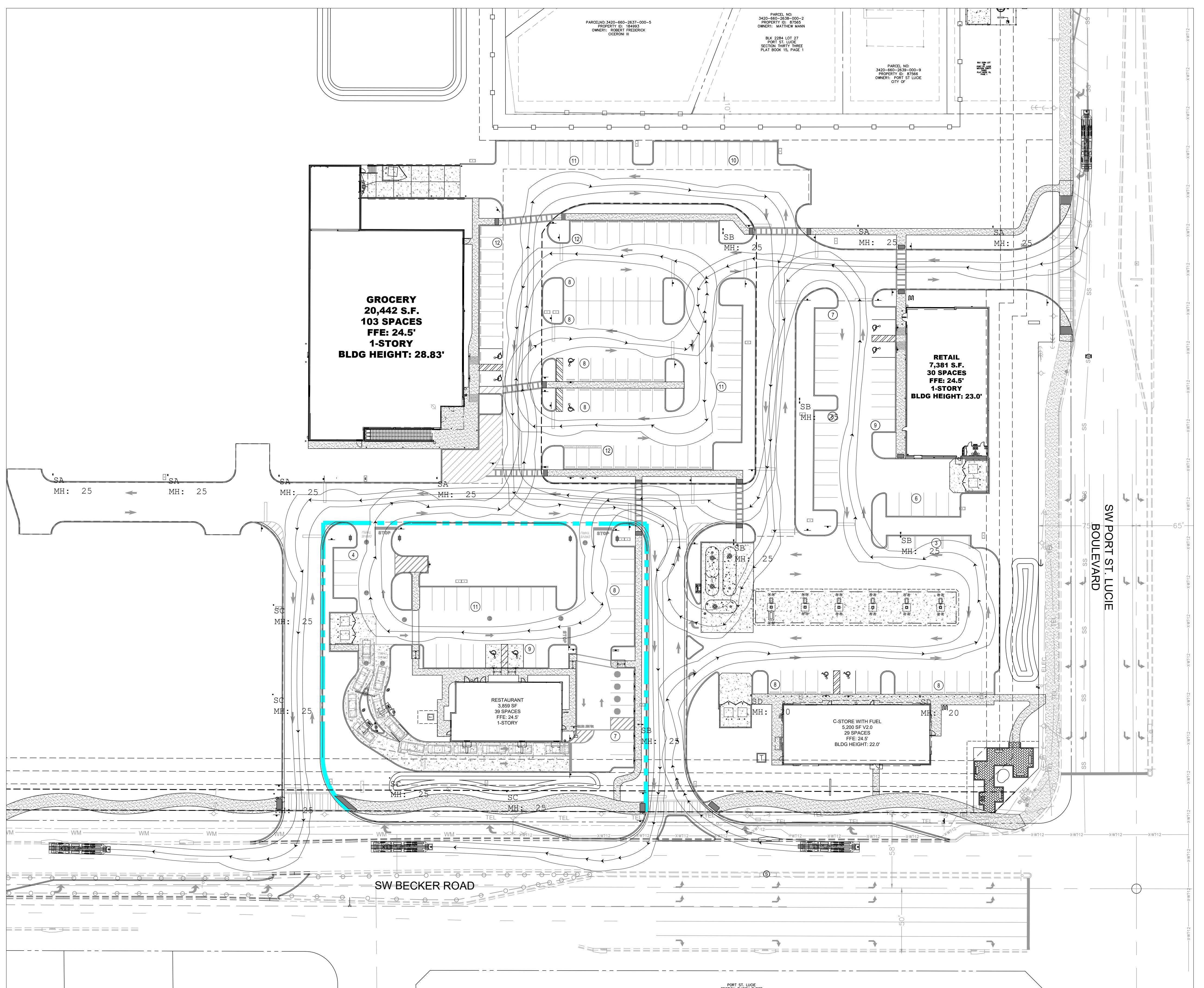
WOODLAND TRAILS
(PURSUANT TO PROPOSED PLAT)
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FLORIDA

SHEET NUMBER
C-106



CITY OF PORT ST. LUCIE PROJECT #
P25-022
PSLUSD PROJECT #
11-952-00

DATE BY
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WOODLAND TRAILS
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CITY OF PORT ST. LUCIE, FLORIDA

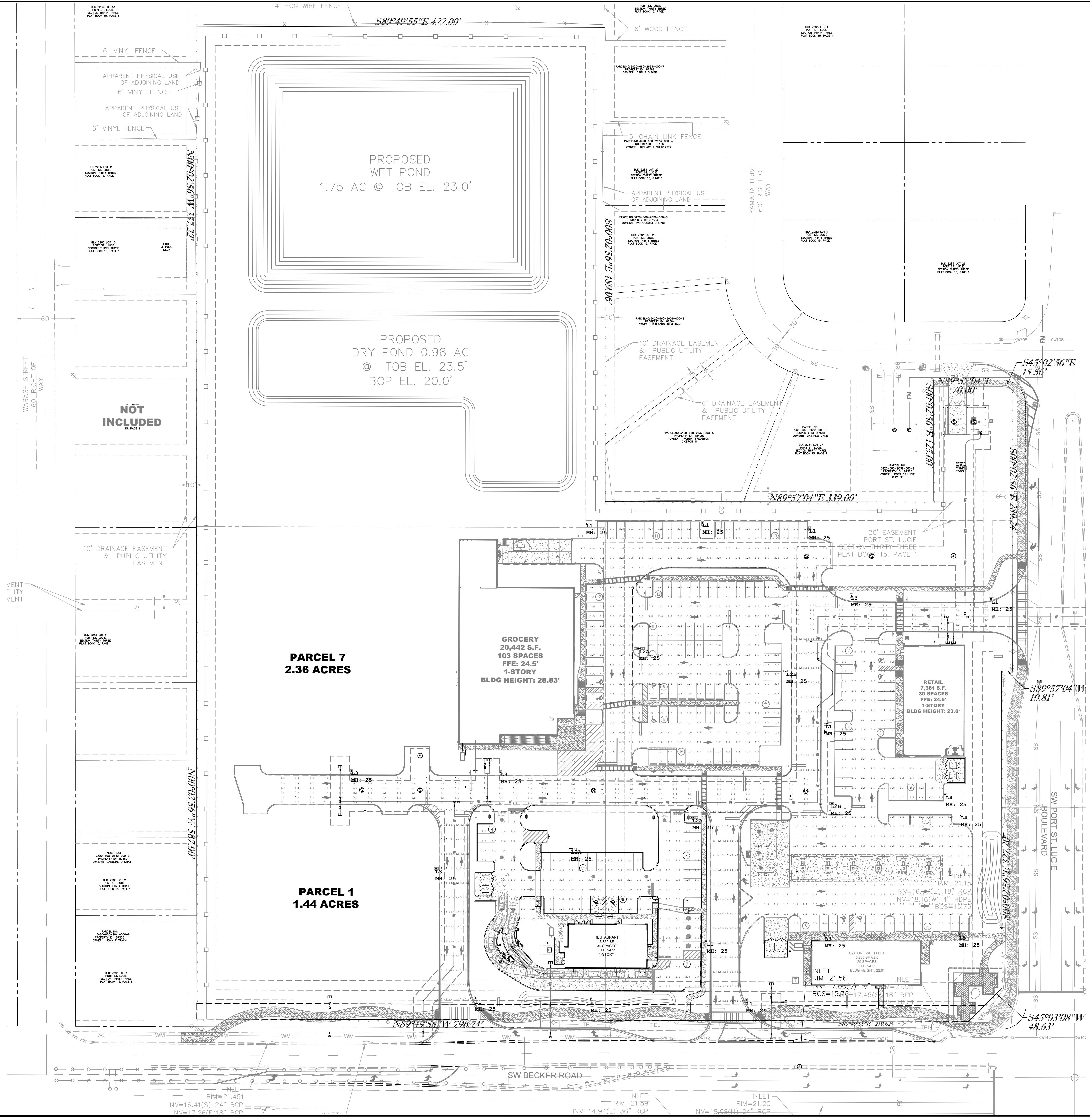
TURNING PLAN
FIRETRUCK

Kimley»Horn

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No. REVISIONS DATE BY

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
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SHEET NUMBER
C-107



LEGEND	
PROPERTY LINE	PARCEL BOUNDARY
PWT12	PROPOSED 12' WATER MAIN
PWT8	PROPOSED 8' WATER MAIN
PWT6	PROPOSED WATER SERVICE
	PROPOSED WATER GATE VALVE
	PROPOSED REDUCER
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY SEWER MANHOLE
SS	PROPOSED SANITARY SEWER MAIN
PFM 08	PROPOSED 8" SANITARY FORCE MAIN
PFM 06	PROPOSED 6" SANITARY FORCE MAIN
	PROPOSED STORM SEWER PIPE
	PROPOSED ROADWAY CURB INLET - TYPE P-5
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET TYPE P-9
	PROPOSED TRANSFORMER PAD
	EXISTING ASPHALT
	PROPOSED ASPHALT (STANDARD DUTY)
	PROPOSED ASPHALT (HEAVY DUTY)

GENERAL NOTES:

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL LANDSCAPING AND CURTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT OWNERSHIP AND USE IN ACCORDANCE WITH THE DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN THE PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 140 OF THE LANDSCAPE CODE OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A UTILITY LINE. FOR APPURTENANCES, THE UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE THE UTILITY LINE).
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- ALL UTILITIES SHALL PAY ALL MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON THE CITY COULD NOT APPROVE THE PROJECT.
- NOTES ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION (SEE CHAPTER 155 (SIGN CODE) AND CHAPTER 156 (LANDSCAPE CODE) FOR ADDITIONAL NOTES).
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE TO THE CITY FOR THE MAINTENANCE AND CARE OF PAVEMENT TO THE PROPERTY LINE IN WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
- FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
- UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.

Luminaire Schedule							
Symbol	Qty	Label	Description	Luminaire Watts	(MANUFAC)	LLF	Arm
■	9	L1	OFF-N-A13-740-BLC	176.3	SIGNIFY CANADA LTD	0.900	1
■■	3	L2A	OFF-N-A13-740-TSN	176.3	SIGNIFY CANADA LTD	0.900	1
■■	2	L2B	OFF-N-A13-740-TSN	176.3	SIGNIFY CANADA LTD	0.900	1
■■	5	L3	OFF-N-A13-740-T4N	176.3	SIGNIFY CANADA LTD	0.900	1
■■	2	L4	OFF-N-A13-740-LCR	176.3	SIGNIFY CANADA LTD	0.900	1
■■	1	L5	OFF-N-A13-740-LCL	176.3	SIGNIFY CANADA LTD	0.900	1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.0	0	0	N.A.	N.A.
NNNEAST PROPERTY LINE	Illuminance	Fc	0.0	0	0	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.0	0	0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.0	0	0	N.A.	N.A.
WEST PROPERTY LINE	Illuminance	Fc	0.0	0	0	N.A.	N.A.
C-STORE	Illuminance	Fc	2.0	8.3	0.7	2.9	11.9
E ENTRANCE EB	Illuminance	Fc	2.3	5.5	0.9	2.6	6.1
E ENTRANCE WB	Illuminance	Fc	2.5	6.9	0.8	3.1	8.6
GROCERY	Illuminance	Fc	2.0	6.1	0.6	3.3	10.2
RESTAURANT	Illuminance	Fc	2.5	6.3	1.0	2.5	6.3
RETAIL	Illuminance	Fc	2.6	7.4	0.7	3.8	10.6
SE ENTRANCE NB	Illuminance	Fc	2.0	5.4	0.7	2.8	7.7
SE ENTRANCE SB	Illuminance	Fc	2.1	4.8	0.6	3.4	8.0
SW ENTRANCE NB	Illuminance	Fc	2.8	5.4	1.4	2.0	3.9
SW ENTRANCE SB	Illuminance	Fc	2.9	6.7	1.2	2.4	5.6

