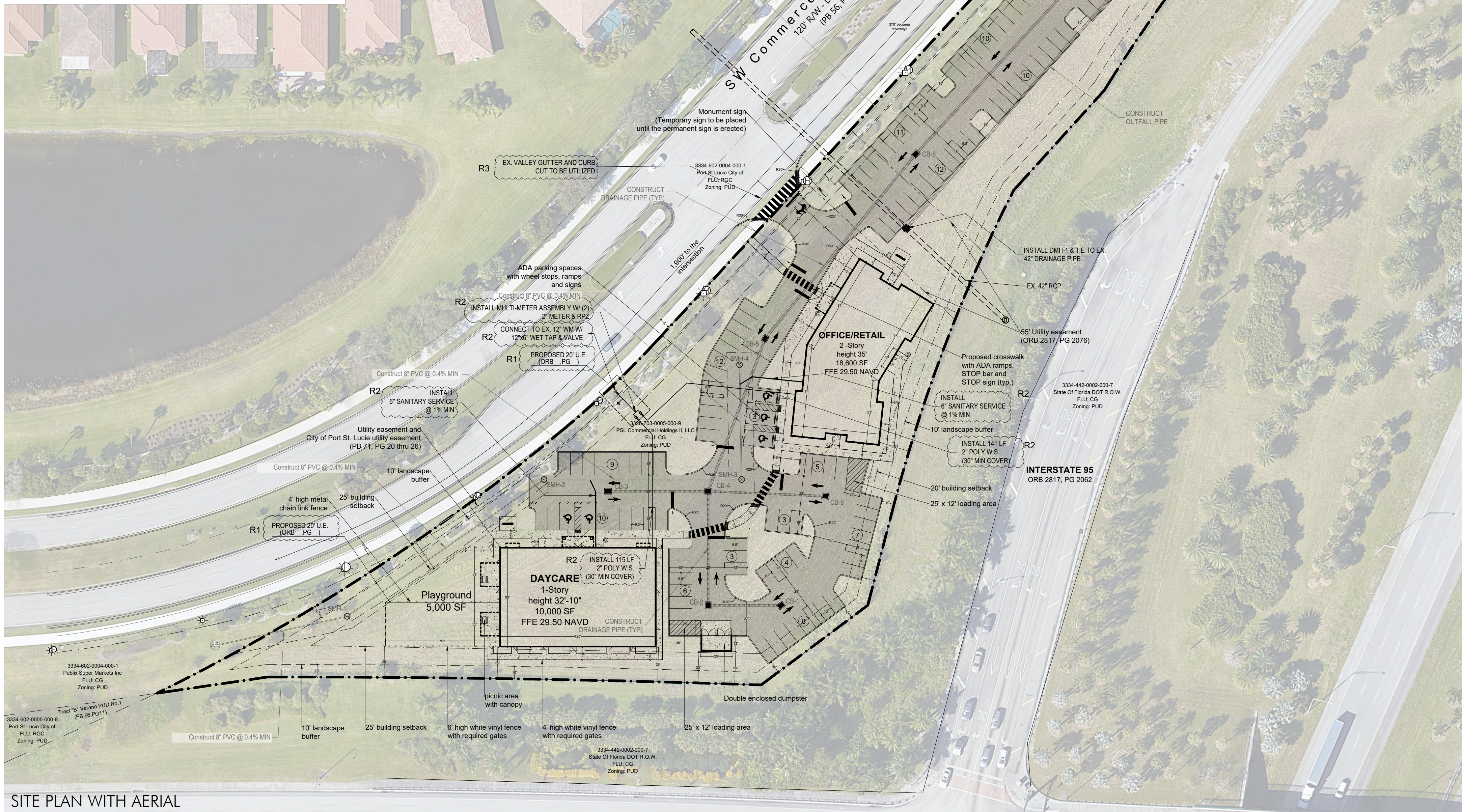


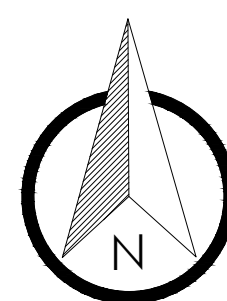
Location (N.T.S.)



SITE PLAN WITH AERIAL

LEGEND

- Project property line
- Property line
- Landscape strip
- Building setback
- Road centerline
- Utility easement
- 6' high white vinyl fence
- Canopy
- Existing landscape
- Concrete
- Asphalt
- ADA ramp with tactile surface
- Bike rack (8'x9' pad - 6 bikes)
- Exterior trash bin location
- = ELECTRIC BOX
- = FIRE HYDRANT
- = IRRIGATION VALVE
- = LIGHT POLE
- = SANITARY SEWER MANHOLE
- = SEWER VALVE
- = SIGN
- = WATER METER
- = WATER VALVE
- = FPL TRANSFORMER



0 50' 100'



PARCEL NUMBER
3328-703-0005-000-9

PLANNER
RETAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

NOTES:

Location of utilities - not to be installed beneath playground area

Playground grading not to exceed 1/8"-1/4" per FT

All PSLUSD pipes shall have a minimum horizontal separation of 5' from all other underground utilities including light poles and a vertical separation of at least 18" including footers

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).

SITE DATA

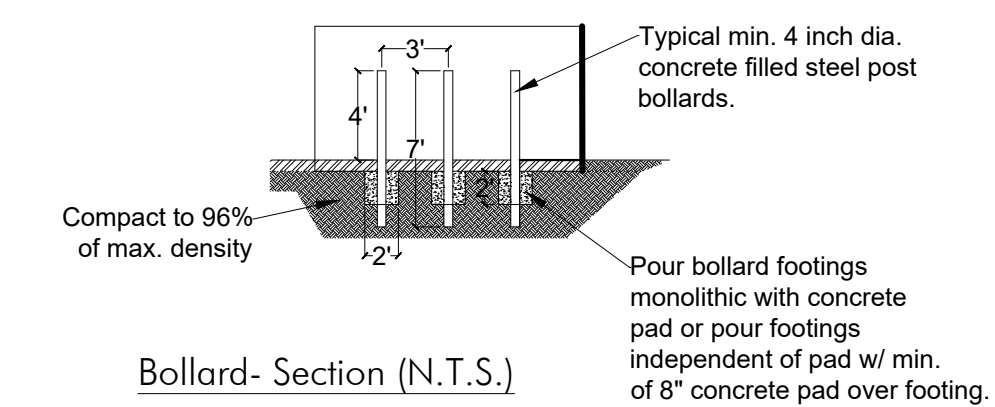
1. PROJECT NAME: 4 Acre Commerce Centre Drive
2. PARCEL ID: 3328-703-0005-000-9
3. LOCATION: North-West of intersection between SB Interstate 95 and SW Crosstown Parkway
4. SECTION / TOWNSHIP / RANGE: S34/T36S/R39E
5. APPLICANT: RedtailDG, 100 S. 2nd Street, Fort Pierce, FL 34950
6. OWNER: PSL Commercial Holdings II, LLC
7. TYPE OF PROJECT: Site Plan
8. ZONING: PUD - Planned Unit Development
9. FUTURE LAND USE: CG - Commercial General
10. FLOOD ZONE: X (12111CO275J 2/16/2012)
11. MAX. BUILDING HEIGHT: Allowed: 35 ft
12. GROSS PROJECT SIZE:

Residential Area	0.00 ac	0 SF	0 %
Non-Residential Area	4.06 ac	176,705 SF	100 %
13. LOT AREA: 4.06 ac
14. BUILDING FOOTPRINTS:

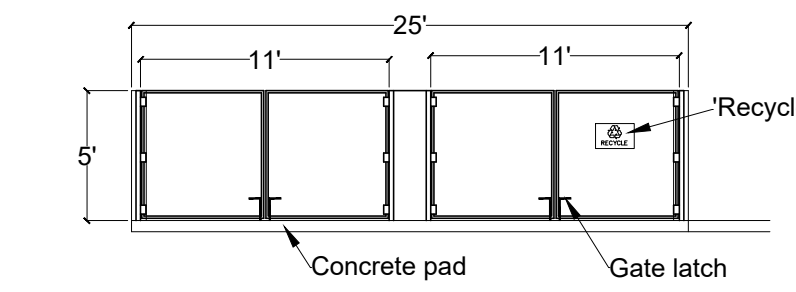
Day care	10,000 SF
Office	9,300 SF
Total	19,300 SF (10.92 % of the site)
15. PARKING SPACES:

Day care (1 per 300 SF)	10,000 / 300 = 33.33 = 33 parking spaces
Office/Retail (1 per 200 SF)	18,600 / 200 = 93.00 = 93 parking spaces
Total required	126 parking spaces
Total provided	127 parking spaces (5 ADA)
16. PERVIOUS / IMPERVIOUS AREAS

TOTAL IMPERVIOUS AREA	80,417 SF	1.85 ac	45.57%
Buildings	19,300 SF	0.44 ac	10.92%
Pavement and curb	53,274 SF	1.22 ac	30.05%
Sidewalk and hardscape	7,843 SF	0.18 ac	4.44%
TOTAL PERVIOUS AREA	96,287 SF	2.21 ac	54.43%
Landscape area	79,730 SF	1.83 ac	45.07%
Dry retention area	11,556 SF	0.27 ac	6.54%
Playground	5,000 SF	0.11 ac	2.83%



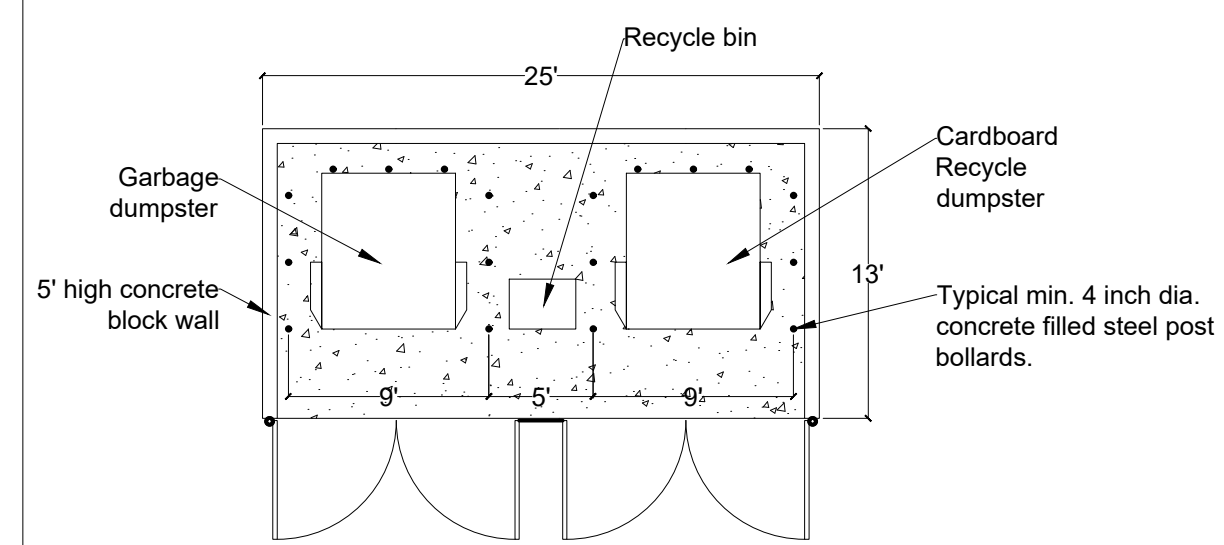
Bollard- Section (N.T.S.)



Enclosed Dumpster - Front view (N.T.S.)

Gates shall maintain a min. 90 degree swing clearance when anchored and in full open position. Gates to be made of solid material (wood, metal and similar) and have metal framework

Enclosed Dumpster - Detail (N.T.S.)



Enclosed Dumpster - Detail (N.T.S.)



Designed by
VP
Drawn by
1" = 60'
Scale
05/23/2024
Date

DATE	REVISION COMMENTS
01/03/24	REVISED PER THE STAFF COMMENTS
03/02/24	REVISED PER THE STAFF COMMENTS
04/05/24	REVISED PER THE STAFF COMMENTS
05/06/24	REVISED PER THE STAFF COMMENTS (PW)
05/23/24	REVISED PER THE STAFF COMMENTS

4 ACRE COMMERCE CENTRE DRIVE
SITE PLAN
Port St Lucie
Florida

P23 - 200
PSLUSD # 5066

SP 1 of 2



Canmeleon 15-Gallon Outdoor Plastic Trash Can with Built-in Stainless Steel Ashtray (Safco Products Company)

- REVISION LIST**
 R1 - Showed and labeled size of proposed on-site easements
 R2 - Showed the location and size of existing water and wastewater mains and approximate location of proposed on-site and off-site mains
 R3 - Labeled valley gutters

TRAFFIC STATEMENT

The proposed development on the 4.06 AC commercial site located on Commerce Center Dr. will produce 745 daily trips with 157 AM Peak Hour Trips, and 159 PM Peak Hour Trips.

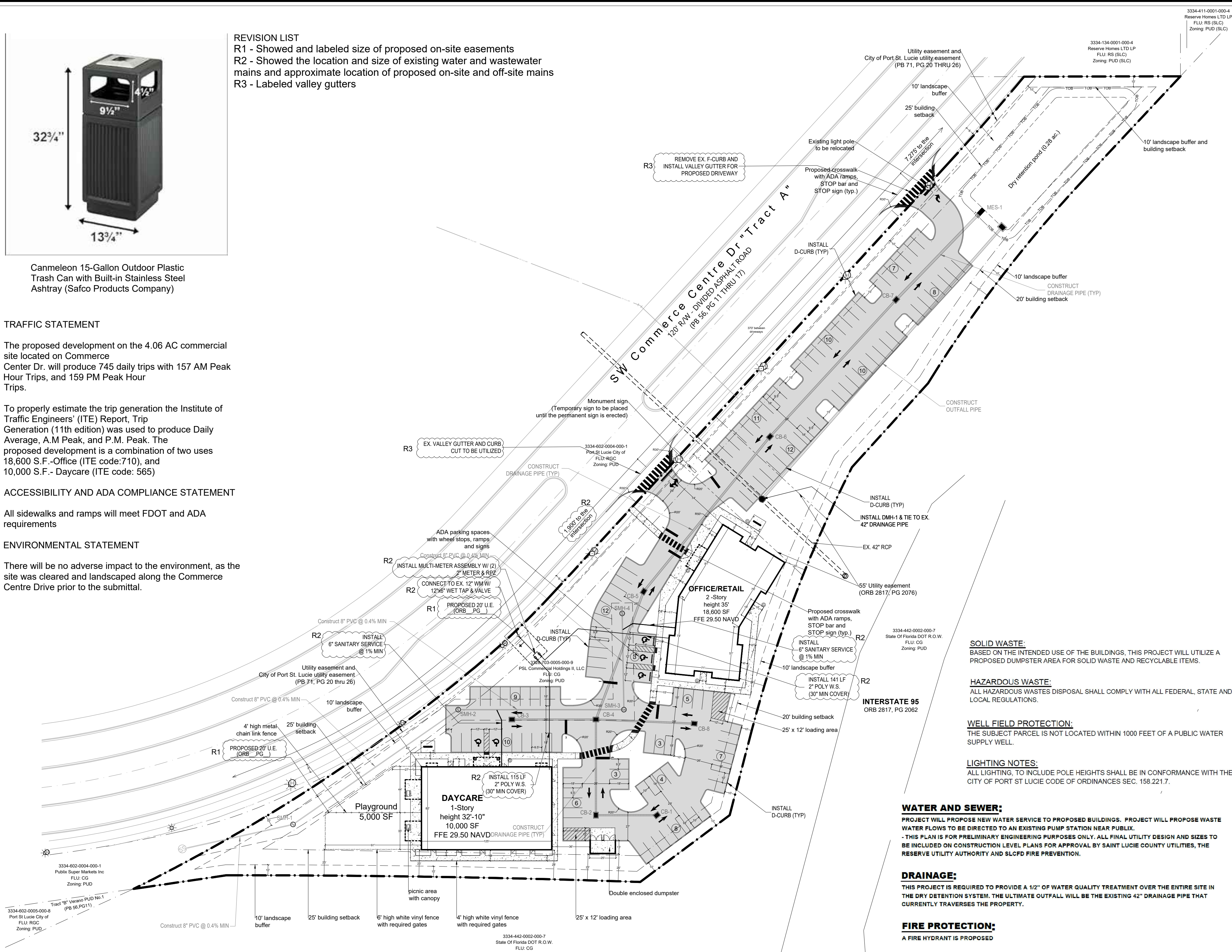
To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th edition) was used to produce Daily Average, A.M. Peak, and P.M. Peak. The proposed development is a combination of two uses 18,600 S.F.-Office (ITE code:710), and 10,000 S.F.- Daycare (ITE code: 565)

ACCESSIBILITY AND ADA COMPLIANCE STATEMENT

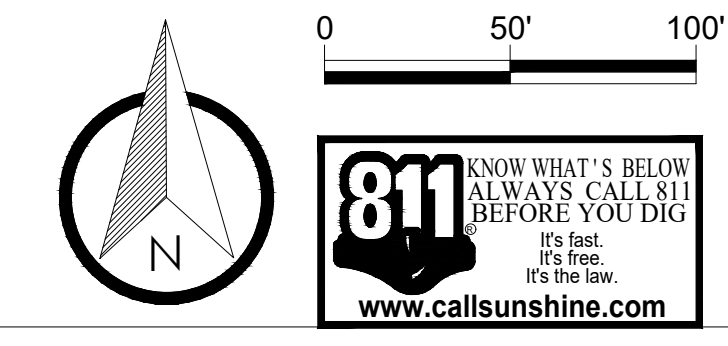
All sidewalks and ramps will meet FDOT and ADA requirements

ENVIRONMENTAL STATEMENT

There will be no adverse impact to the environment, as the site was cleared and landscaped along the Commerce Centre Drive prior to the submittal.



- LEGEND**
- Project property line
 - Property line
 - Landscape strip
 - Building setback
 - Road centerline
 - Utility easement
 - White vinyl fence
 - Traffic sign
 - Canopy
 - Existing landscape
 - Concrete
 - Asphalt
 - ADA ramp with tactile surface
 - Bike rack (8'x9' pad - 6 bikes)
 - Exterior trash bin location
 - Picnic area
 - ELECTRIC BOX
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SEWER VALVE
 - SIGN
 - WATER METER
 - WATER VALVE
 - FPL TRANSFORMER



PARCEL NUMBER
3328-703-0005-000-9

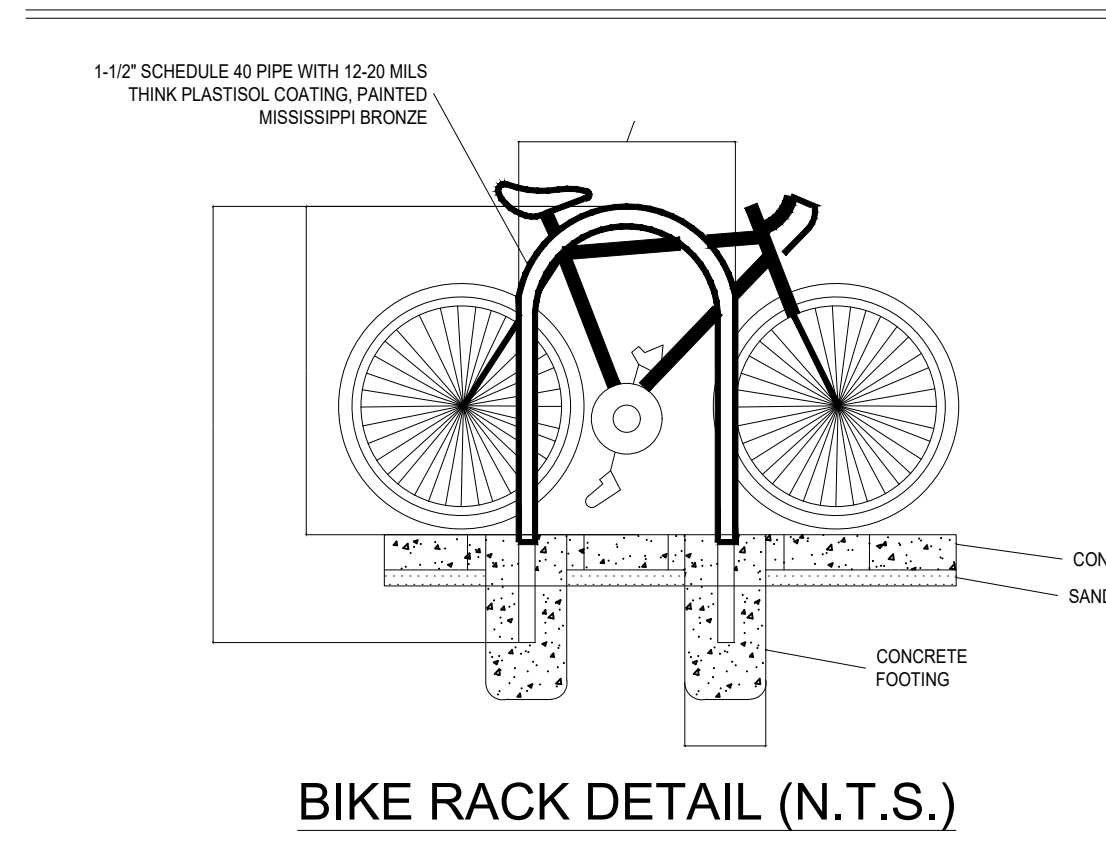
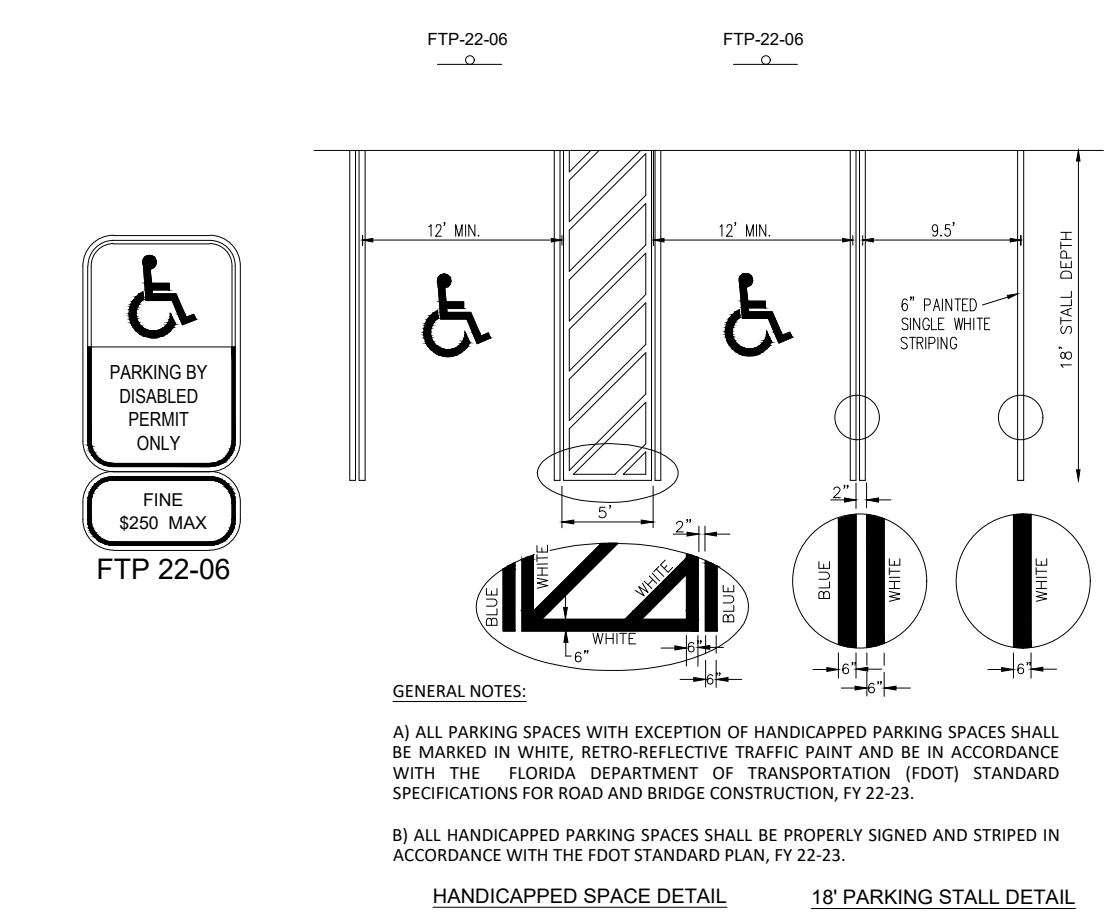
PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

SITE DATA

- PROJECT NAME: 4 Acre Commerce Centre Drive
- PARCEL ID: 3328-703-0005-000-9
- LOCATION: North-West of intersection between SB Interstate95 and SW Crosstown Parkway
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- TYPE OF PROJECT: Site Plan
- ZONING: PUD - Planned Unit Development
- FUTURE LAND USE: CG - Commercial General
- FLOOD ZONE: X (12111 CO275J 2/16/2012)
- MAX. BUILDING HEIGHT: Allowed: 35 ft
- GROSS PROJECT SIZE: Residential Area: 0.00 ac, 0 SF, 0%; Non-Residential Area: 4.06 ac, 176,705 SF, 100%
- LOT AREA: 4.06 ac
- BUILDING FOOTPRINTS: Day care: 10,000 SF; Office: 9,300 SF; Total: 19,300 SF (10.92% of the site)
- PARKING SPACES: Day care (1 per 300 SF): 10,000 / 300 = 33.33 = 33 parking spaces; Office/Retail (1 per 200 SF): 18,600 / 200 = 93.00 = 93 parking spaces; Total required: 126 parking spaces; Total provided: 127 parking spaces (5 ADA)
- PERVIOUS / IMPERVIOUS AREAS:

TOTAL IMPERVIOUS AREA	80,417 SF	1.85 ac	45.57%
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Playground	5,000 SF	0.11 ac	2.83%

DETAIL - PARKING STALLS (N.T.S.)



BIKE RACK DETAIL (N.T.S.)

- SOLID WASTE:**
BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.
- HAZARDOUS WASTE:**
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- WELL FIELD PROTECTION:**
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.
- LIGHTING NOTES:**
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 158.221.7.
- WATER AND SEWER:**
PROJECT WILL PROPOSE NEW WATER SERVICE TO BUILDINGS. PROJECT WILL PROPOSE WASTE WATER FLOWS TO BE DIRECTED TO AN EXISTING PUMP STATION NEAR PUBLIX. - THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS FOR APPROVAL BY SAINT LUCIE COUNTY UTILITIES, THE RESERVE UTILITY AUTHORITY AND SLCFD FIRE PREVENTION.
- DRAINAGE:**
THIS PROJECT IS REQUIRED TO PROVIDE A 1/2" OF WATER QUALITY TREATMENT OVER THE ENTIRE SITE IN THE DRY DETENTION SYSTEM. THE ULTIMATE OUTFALL WILL BE THE EXISTING 42" DRAINAGE PIPE THAT CURRENTLY TRAVERSES THE PROPERTY.
- FIRE PROTECTION:**
A FIRE HYDRANT IS PROPOSED
- NOTE:**
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 (9).

- Location of utilities - not to be installed beneath playground area
- Playground grading not to exceed 1/8"-1/4" per FT
- Exterior lighting shall be designed in civil design phase
- Water mains and pipes are copied from the preliminary engineering plans and are to be used for informational purposes only. Exact locations are shown on the preliminary engineering and or construction plans.
- Mailbox exact location will be determined in cooperation with USPS
- Monument sign and building mounted signs shall be per TLE prototype designs and must be maximum sizes allowed by the code. Coordinate with TLE and TLE's specified signage vendor.



Designed by TLE
 Drawn by VP
 1" = 60'
 Scale
 05/23/2024
 Date

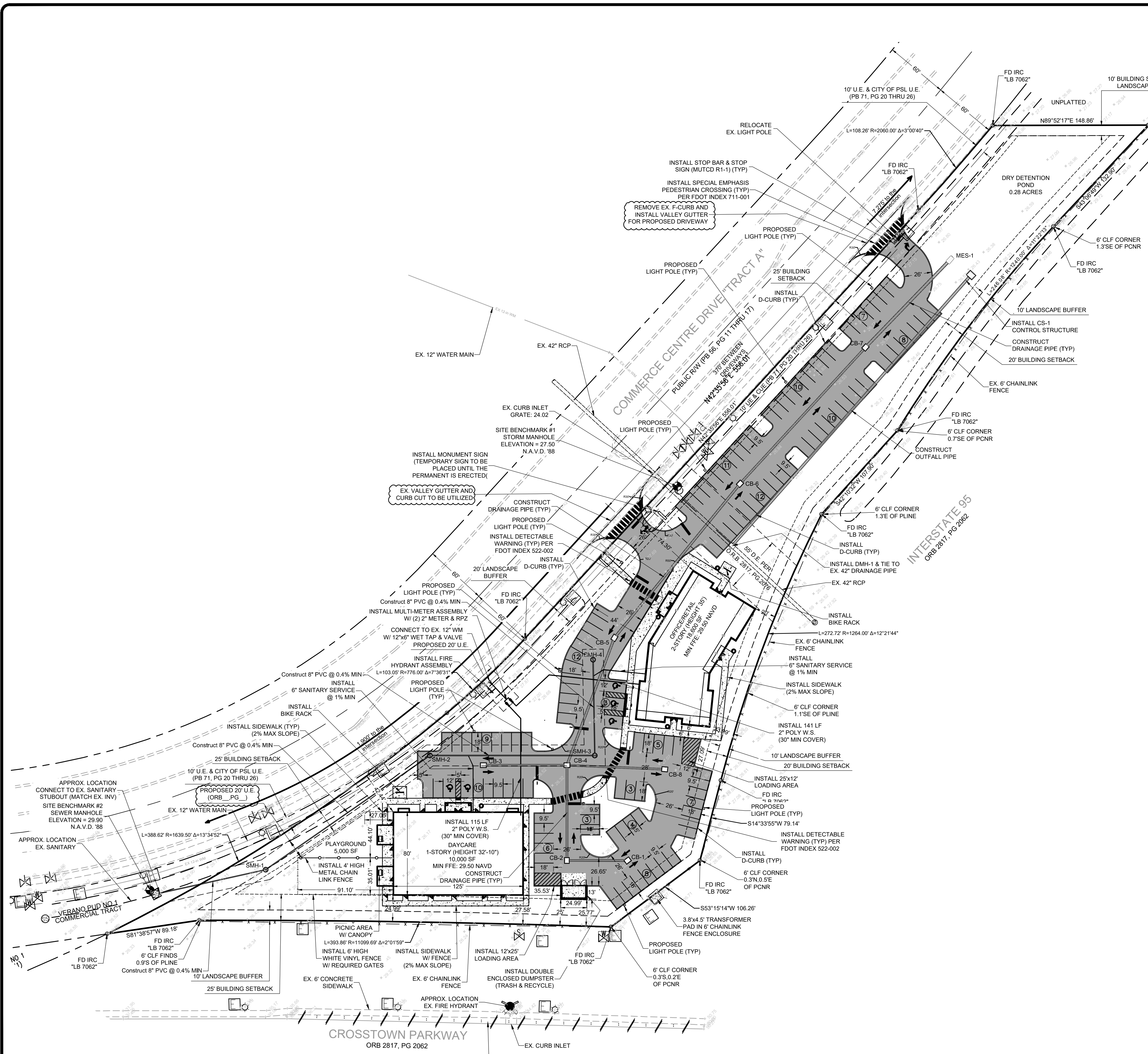
DATE	REVISION COMMENTS
01/03/24	REVISED PER THE STAFF COMMENTS
03/02/24	REVISED PER THE STAFF COMMENTS
04/05/24	REVISED PER THE STAFF COMMENTS
05/06/24	REVISED PER THE STAFF COMMENTS (PW)
05/23/24	REVISED PER THE STAFF COMMENTS

4 ACRE COMMERCE CENTRE DRIVE
 SITE PLAN
 Florida
 Port St Lucie

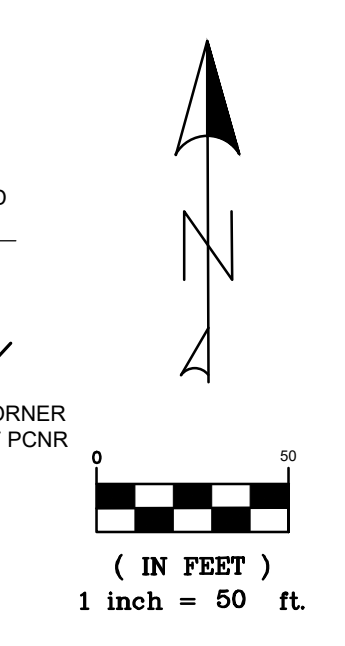
P23 - 200
 PSLUSD # 5066

SP 2 of 2

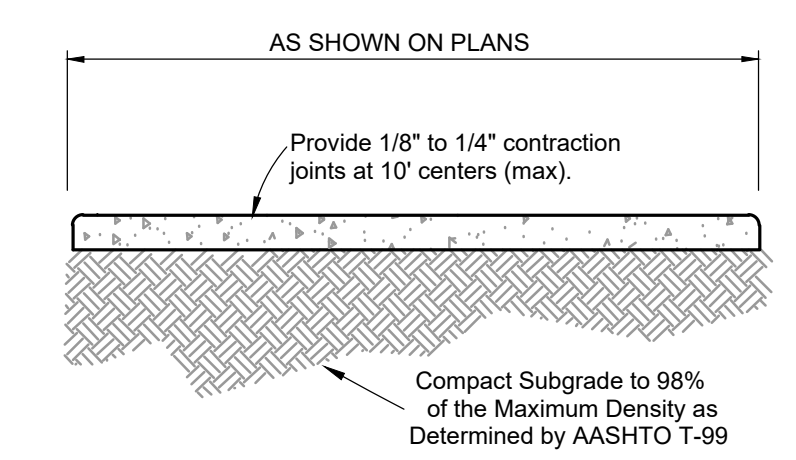
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SURVEY NOTES:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD



MIN FFE: 29.50 NAVD
 MIN BERM: 27.00 NAVD
 MIN ROAD: 25.00 NAVD



NOTES:
 1. Use 3,000 P.S.I. Concrete at 28 Days for sidewalk construction.
 2. Refer to FDOT Index 522-001 for further details.

TYPICAL ON-SITE PAVEMENT SECTION

WATER AND SEWER:
 PROJECT WILL PROPOSE NEW WATER SERVICE TO PROPOSED BUILDINGS. PROJECT WILL PROPOSE WASTE WATER FLOWS TO BE DIRECTED TO AN EXISTING PUMP STATION NEAR PUBLIX.
 -THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS FOR APPROVAL BY SAINT LUCIE COUNTY UTILITIES, THE RESERVE UTILITY AUTHORITY AND SLCFD FIRE PREVENTION.

DRAINAGE:
 THIS PROJECT IS REQUIRED TO PROVIDE A 1/2" OF WATER QUALITY TREATMENT OVER THE ENTIRE SITE IN THE DRY DETENTION SYSTEM. THE ULTIMATE OUTFALL WILL BE THE EXISTING 42" DRAINAGE PIPE THAT CURRENTLY TRAVERSES THE PROPERTY.

FIRE PROTECTION:
 A FIRE HYDRANT IS PROPOSED

NOTE:
 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).



EDC
 ENGINEERS & SURVEYORS
 ENVIRONMENTAL & LAND PLANNERS
 INTERIOR DESIGNERS
 10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

DESIGNED BY	JLV
DRAWN BY	JLV
FILE NAME	23-338 Preliminary Eng (3.dwg)
DATE	05/23/2024
SCALE	AS SHOWN
REVISION COMMENTS	

DATE	05-23-2024	ADD PROPOSED 20' U.E. FOR SANITARY AND ADD DRAINWAY NOTES
DATE	05-09-2024	UPDATE PLANS PER REVISED SITE PLAN
DATE	05-09-2024	ADD LIGHT POLE LOCATION OF PLAN
DATE	12-02-2023	UPDATE PLANS PER CITY COMMENTS

4 ACRE COMMERCE CENTER DRIVE
FLORIDA
PORT ST LUCIE
SITE PLAN / PRELIMINARY ENGINEERING PLAN

J.R. HARRISON, P.E. (DATE)
#82270
EDC
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

23-338
1 OF 1

LEGEND

	EXISTING/PROPOSED METER		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. LIGHT POLE
	HANDICAP PARKING SYMBOL		PROPOSED LIGHT POLE
	EXISTING CONCRETE		DRAINAGE FLOW ARROW
	PROPOSED PAVEMENT		PARKING STALL COUNT
	PROPOSED CONCRETE		PROPOSED SANITARY MANHOLE
	PROPOSED PAVERS		PROPOSED SIGN