

FOR
GRECO PARK

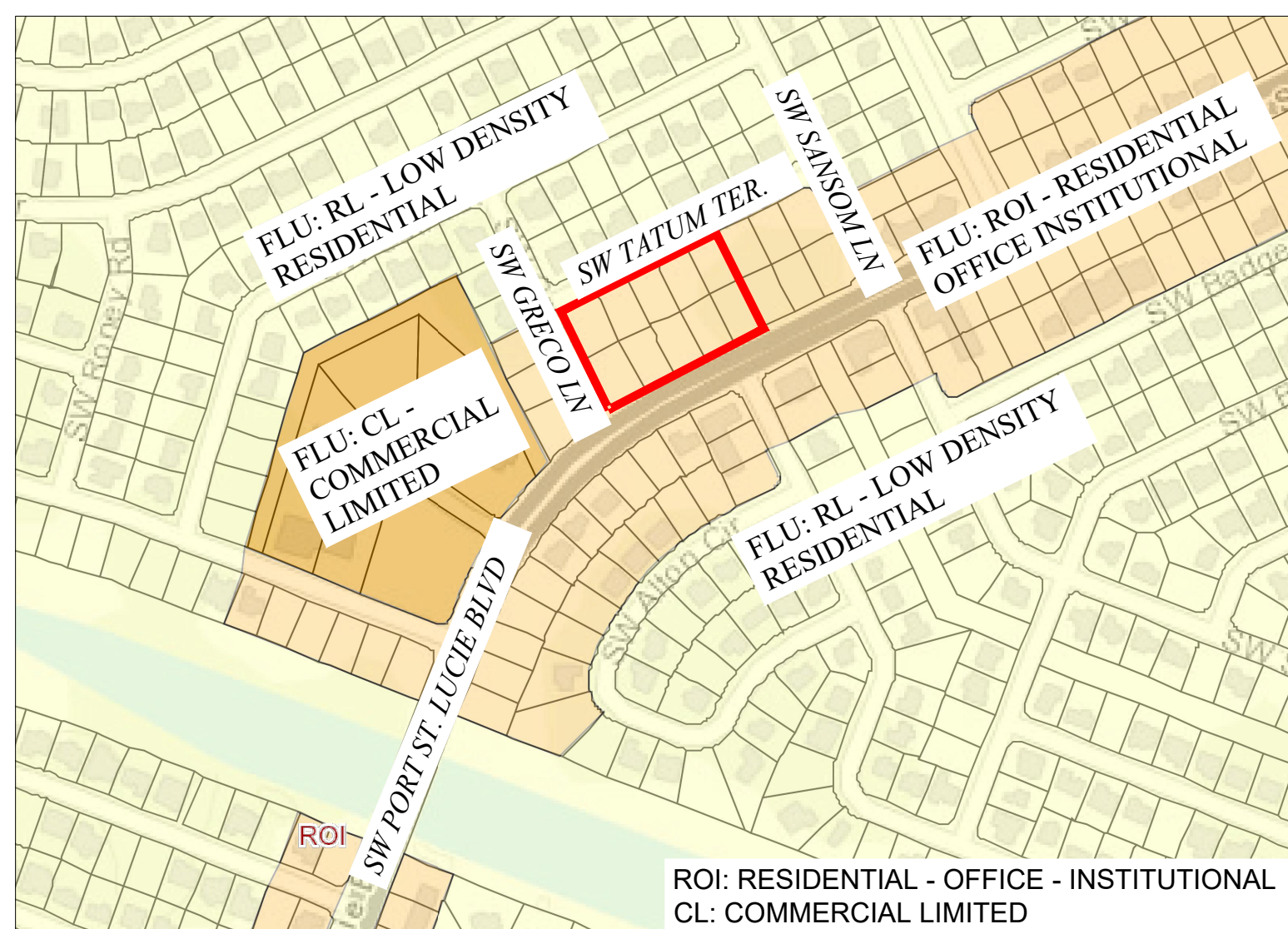
PREPARED FOR:
GRECO PARK 18, LLC

PROPERTY ADDRESS:
2491 SW GRECO LN.



SITE LOCATION

1 IN = 2,000 FT



FLU MAP



ZONING MAP

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	DETAILS
C-3.1	DETAILS

DEVELOPER/OWNER:

GRECO PARK 18, LLC
800 SE 4TH AVENUE
SUITE 618
HALLANDALE BEACH, FL 33009
FREDDY BOULTON

ARCHITECT:

TI ARCHITECTURE, INC.
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
HAROLD TUTTLE

ENGINEERS

STORYBOOK HOLDINGS,LLC
5260 N. LAKE BURKETT LANE.
WINTER PARK, FL 32792
JOSE A. CHAVES P.E.

LANDSCAPE ARCHITECT:

COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL
PH 407-758-9456
DONALDSON E. HEARING, PLS, ASLA, LEED

SURVEYORS:

EDC
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
MICHAEL T. OWEN

STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKHOLDINGS.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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GRECO LANE
CONCEPTUAL SITE PLAN COVER

PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

1. PROPOSED USE: RESTAURANT, RETAIL PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET IF THE SPECIAL EXCEPTION USE IS APPROVED.

LMD

RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)

6. INTENSITY*

MAX ALLOWED FAR:	40.0% - 41,295 SF
PROVIDED FAR :	17.0% - 17,520 SF

*(GROSS BLDG AREA / GROSS SF SITE AREA)

PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
 1 SPACES PER 200 SF
(17,520SF)/(200 SF)*1 SPACES
 88 PARKING SPACES
 4 SPACES REQUIRED TO MEET ADA STANDARDS.

86 STANDARD SPACES
4 ADA COMPATIBLE SPACES
90 TOTAL PARKING SPACES

REQUIRED	PROVIDED
25 FT	81 FT
25 FT	39.2 FT
25 FT	98.1 FT
25 FT	61.5 FT

REQUIRED	PROVIDED
10 FT	15 FT
10 FT	10 FT
15 FT	15 FT
12.5 FT	10 FT

11. BUILDING HEIGHTS:
MAXIMUM -
PROVIDED -

35 FT
27 FT

BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.

14. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.

16. STORMWATER MANAGEMENT - A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.

17. THE PROPERTY OWNER, CONTRACT, 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)

AM & PM Peak Hour of Generator Trip Generation - AM (7-9 AM) and PM (4-6 PM) Peak Hour									
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Proposed Site Traffic									
Strip Retail Plaza (<40k) - Peak Hour of Generator	17.520	1000 SF	969	133	67	66	232	125	107
Pass-by/Drive	AM P/MIDAY								
Strip Retail Plaza (<40k) - Peak Hour of Generator	40% 40%		388	53	27	26	93	50	43
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			581	80	40	66	139	75	64
NET CHANGE IN DRIVEWAY VOLUMES			969	133	67	66	232	125	107

	Pass-by Rate	AM Peak Hour		PM Peak Hour	
		in/out	Rate	in/out	Equation
68	40%	50/50	7.60	54/46	13.24

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UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

PROJECT AREA:	103,280 SF	(2.371 AC)
EXISTING UPLANDS:	103,280 SF	(2.371 AC)
REQUIRED UPLAND PRESERVE: $(103,280 \text{ SF} * 0.25) =$	25,820 SF	(0.593 AC)

MITIGATION REQUIRED:
 UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S
 CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3)
 PORT ST. LUCIE CODE OF ORDINANCE.

1 RIGHT-OF-WAY LINE (TYP.)

2 EASEMENT LINE (TYP.)

3 LOT LINE (TYP.)

4 PROJECT BOUNDARY

SCALE: 1" = 80'

USABLE OPEN SPACE 8,290 SF
(REQ. 559 SF)

SW 11TH AVE

SW 12TH AVE

SW 13TH AVE

N.T.S.

LMD REZON PROJ. N°: P22-337
SEU PROJ. N°: P22-338
PSLUSD PROJ. N°: 5292

GRECO PARK
CONCEPTUAL SITE PLAN

PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

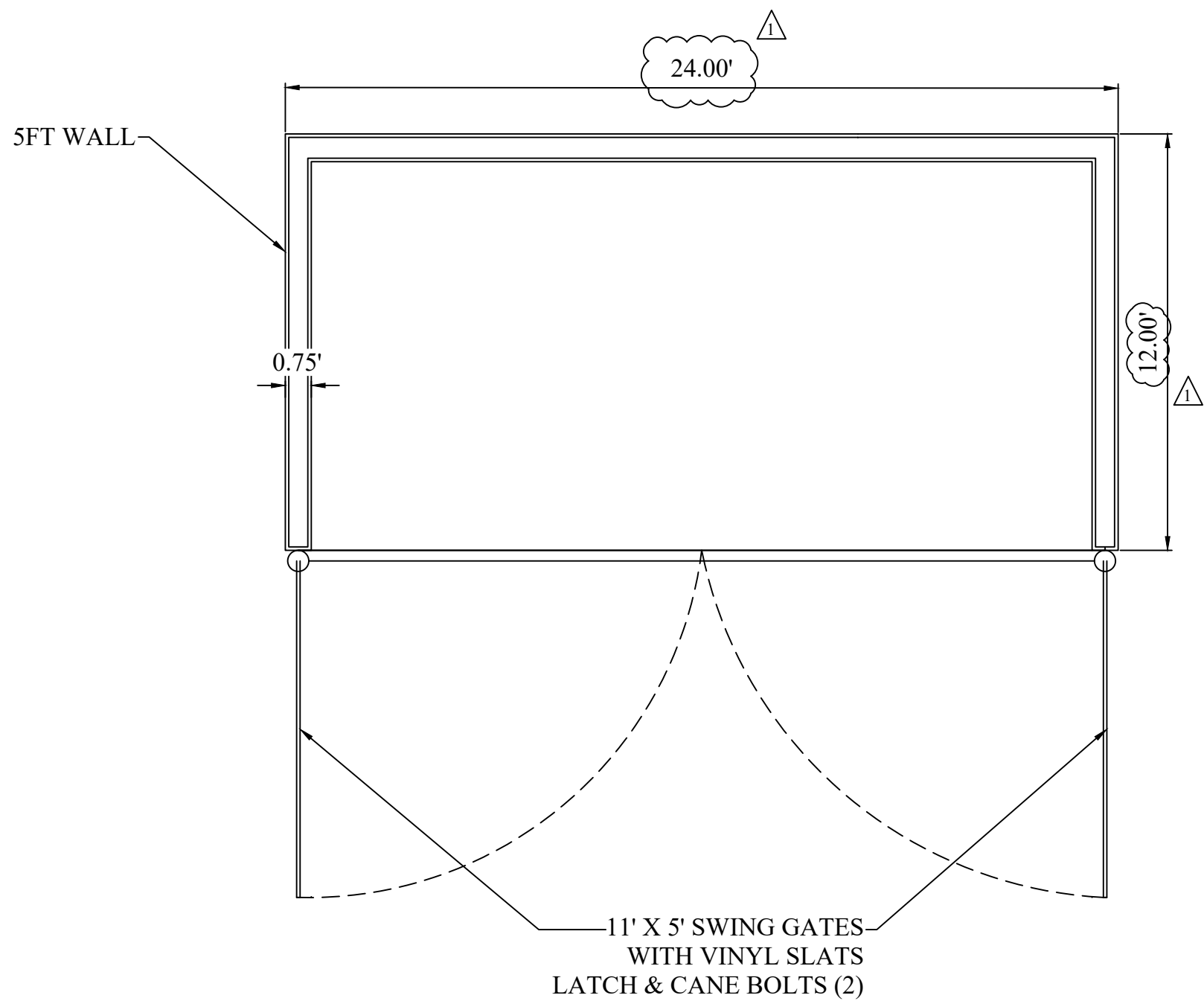
PROJECT NO.:

CHECKED BY: JAC

SHEET: C-2.0

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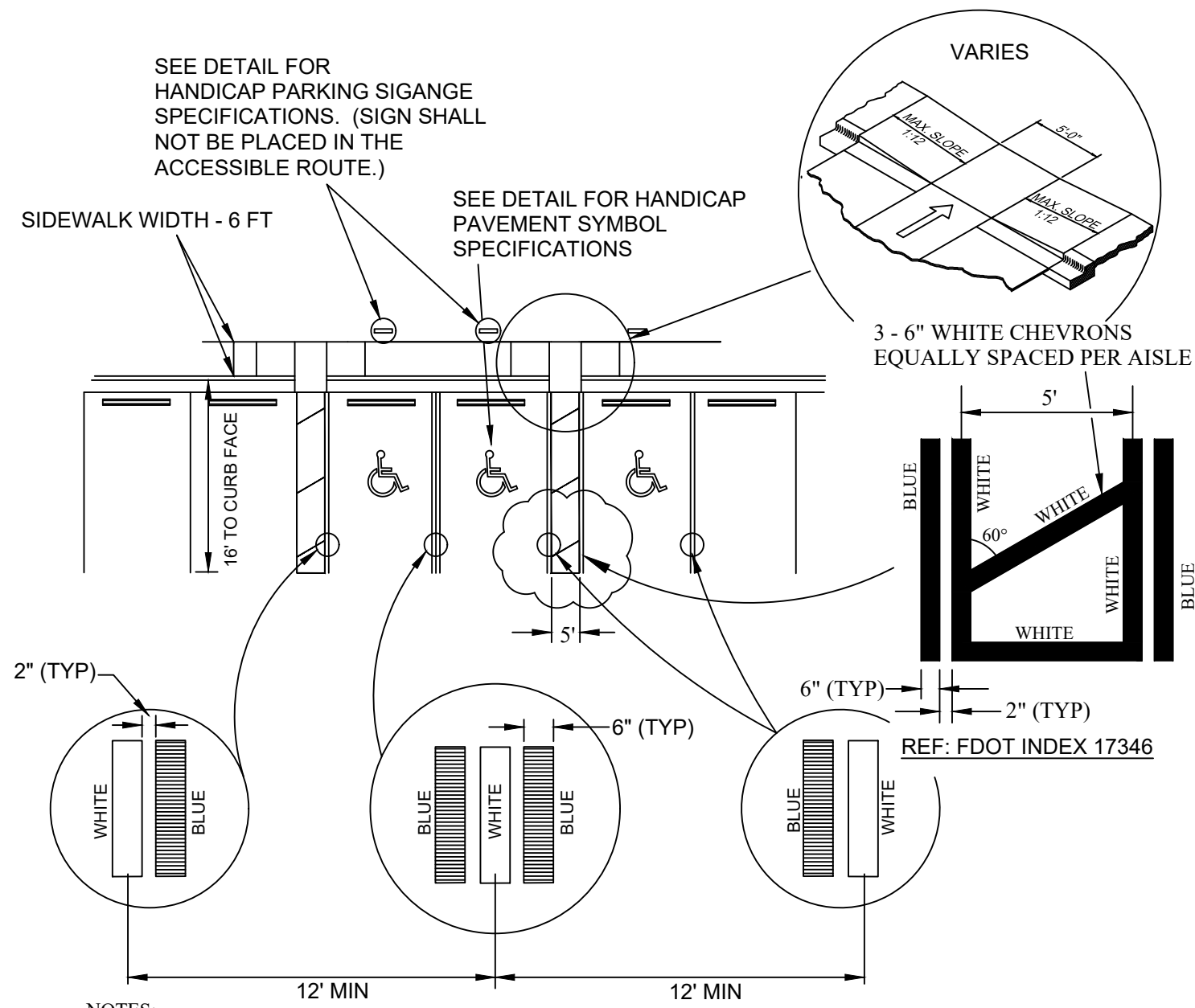


DUMPSTER ENCLOSURE DETAIL
(N.T.S.)

Accessible Parking Spaces

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

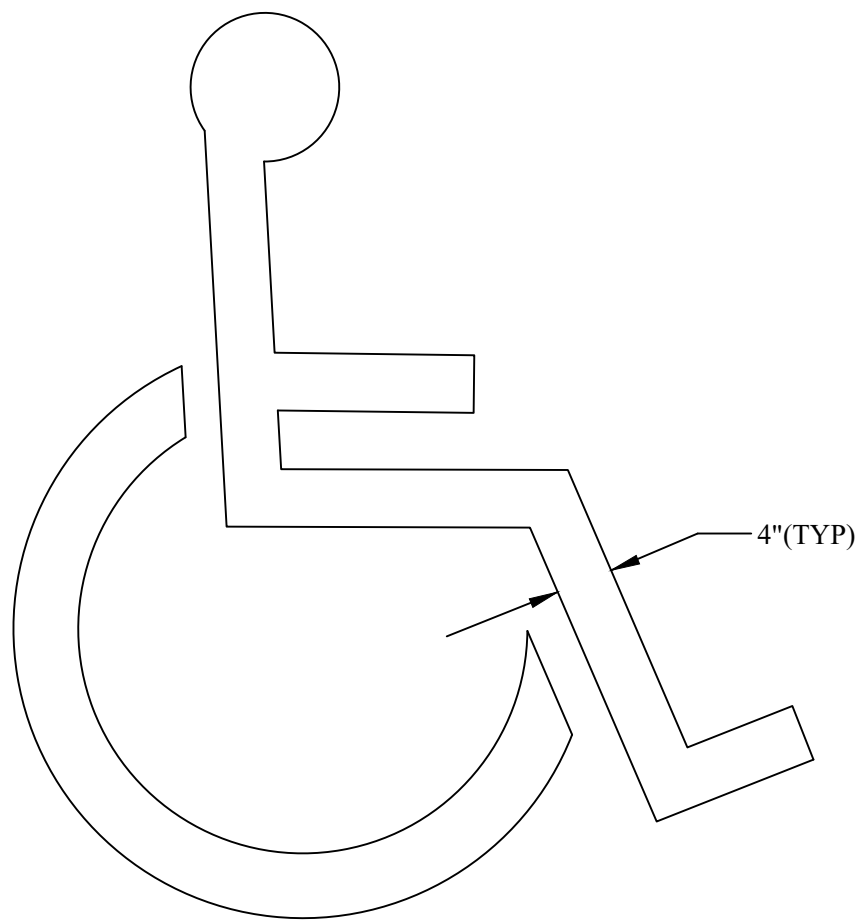
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



NOTES:

- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
- PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
- WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
- CURB RAMP'S CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

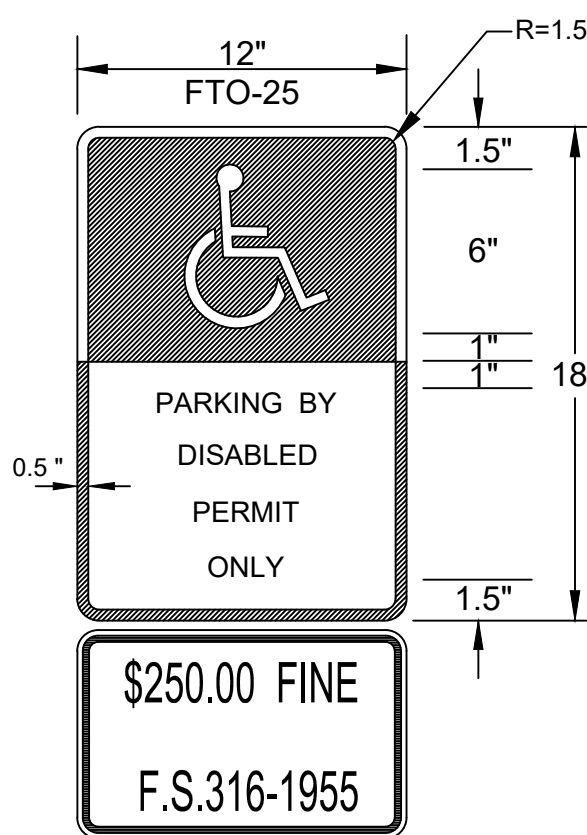
TYPICAL PAVEMENT SYMBOL
FOR HANDICAP PARKING
(N.T.S.)



NOTES:

- SYMBOL SHALL BE 42"x42" OR 48"x48".
- THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE



NOTES:

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
- SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

GRECO PARK
CONCEPTUAL SITE PLAN DETAILS

PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

LMD REZON PROJ. N°: P22-337
SEU PROJ. N°: P22-338
PSLUSD PROJ. N°: 5292

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0

STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			