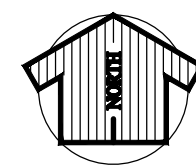


RIVERLAND PARCEL B MODEL ROW AND SALES CENTER

SITE PLAN
SECTIONS 21 AND 22, TOWNSHIP 37 S, RANGE 39 E
CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02 - 04	SITE PLAN AND SITE DETAILS

NOTE:
PSLUSD STANDARDS AND DETAILS (01-01-2019)

LEGAL DESCRIPTION:

RIVERLAND PARCEL B - PLAT ONE, LOTS 1-36, ACCORDING TO THE PLAT THEREOF, RECORDED PLAT BOOK 97, PAGE 1-19, ST. LUCIE COUNTY, FLORIDA.

PLAN FOR
RIVERLAND DEVELOPMENT COMPANY, LLC

ENGINEER & SURVEYOR



VELCON

ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 21-1017

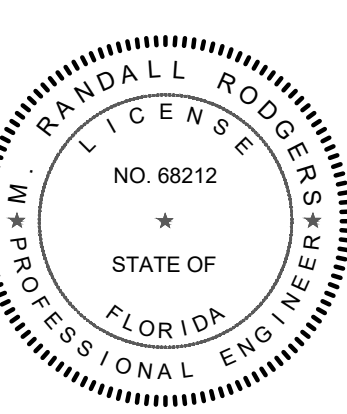


ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

BY:	DATE:	REVISIONS PER SPRC	COMMENTS
JM	07-06-21		REVISIONS PER SPRC COMMENTS
JM	08-06-21		REVISIONS PER GLH MARKUPS
JM	08-23-21		REVISIONS PER SPRC COMMENTS
CP	09-07-21		REVISIONS PER SPRC COMMENTS

PROJECT:
RIVERLAND PARCEL B
MODEL ROW
SALES CENTER

CLIENT:
RIVERLAND ASSOCIATES II, LLLP
CITY OF PORT ST. LUCIE, FLORIDA



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
10/1/21

PROJECT No.: 21-1017
DRAWN BY: JM
CHECKED BY: RR
DATE: 10/1/2021
EACH L2/SITE PLAN COVER SHEET

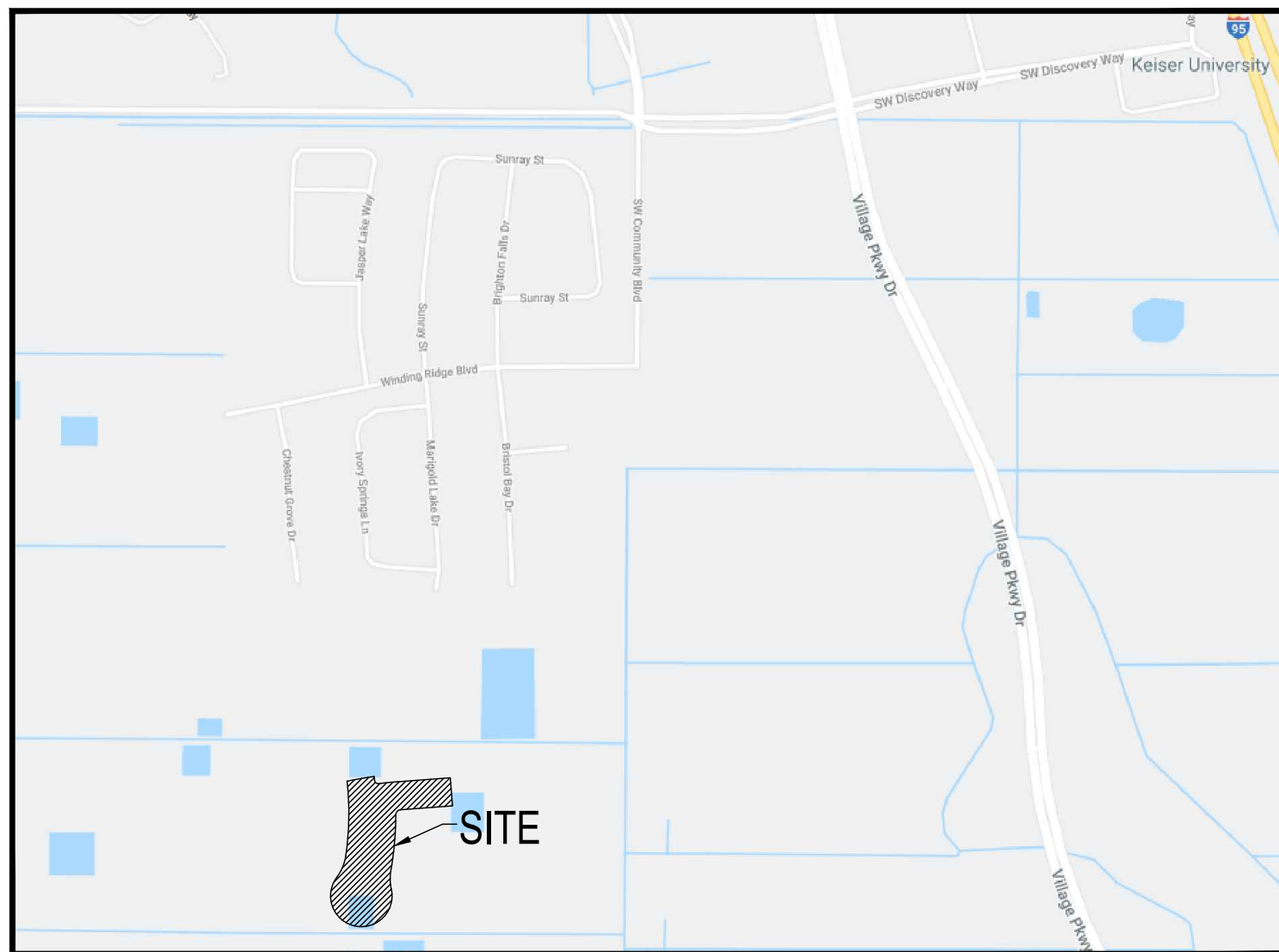
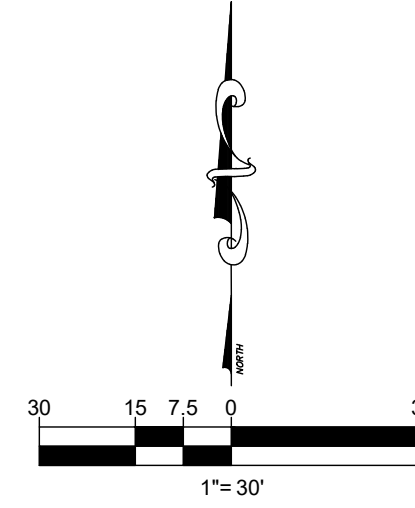
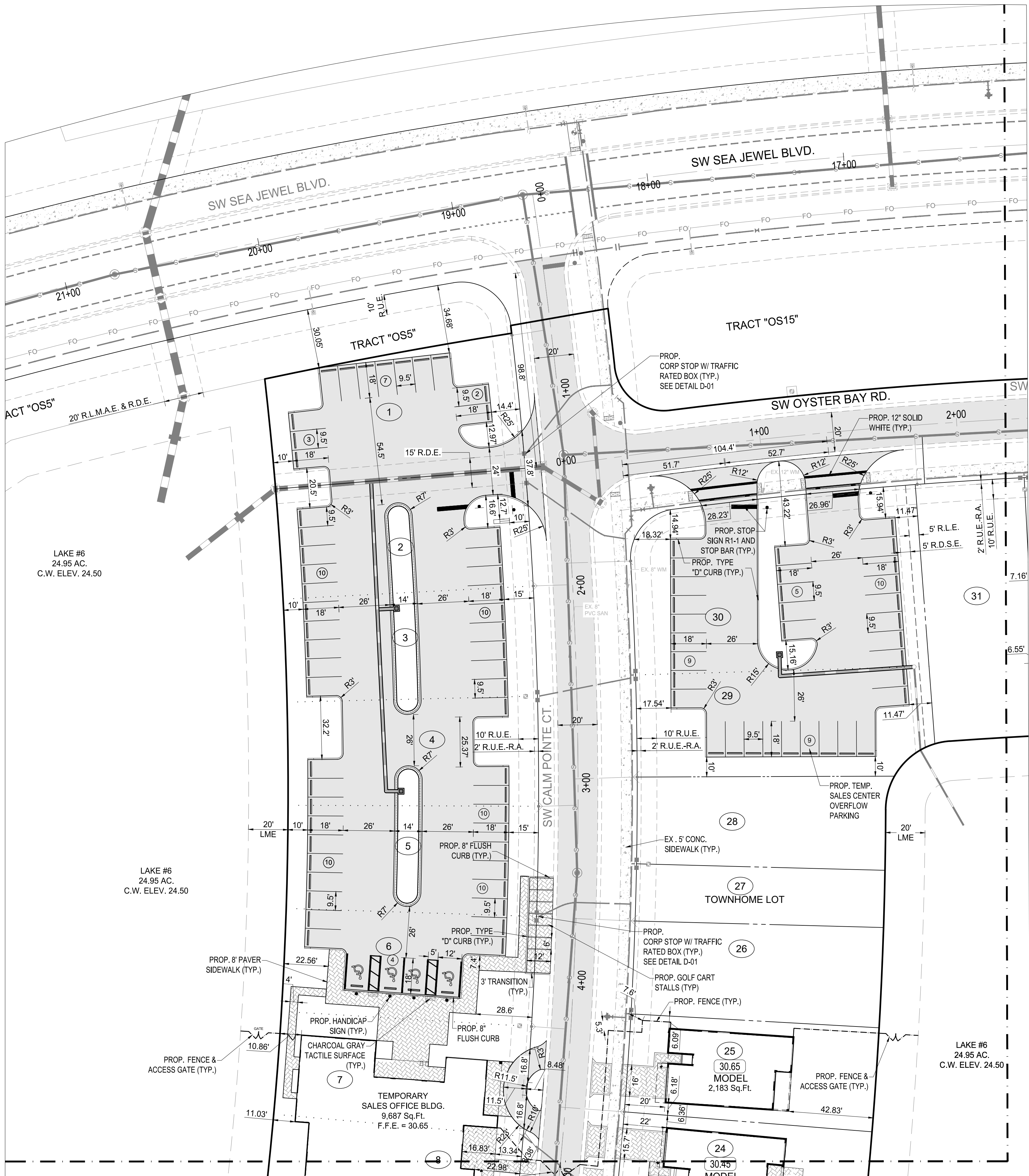
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01



CITY OF PSL PROJECT NO. P21-120
PSLUSD FILE NO. 5266B-1

Printed on Friday, October 01, 2021, 4:16 PM by Doreen Gomez
C:\Users\jrodgers\Documents\CONSTRUCTION PLANS\21-1017 SITE PLAN COVER SHEET\CONSTRUCTION COVER SHEET



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

RIVERLAND PARCEL B - PLAT ONE, LOTS 1-36, ACCORDING TO THE PLAT THEREOF, RECORDED PLAT BOOK 97, PAGE 1-19, ST. LUCIE COUNTY, FLORIDA.

DEVELOPER:

RIVERLAND ASSOCIATES II, LLLP
1600 SAWGRASS CORPORATE PARKWAY SUITE 400
SUNRISE, FL 33323

PARCEL IDENTIFICATION NUMBERS:

4321-131-0001-000-8

PROPERTY CLASSIFICATIONS:

ZONING: MPUD - MASTER PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT

MIN. BUILDING SETBACKS:

FRONT TO HOUSE:	MIN.	12.5'
FRONT TO GARAGE:		18.5'
REAR:		10.0'
SIDE:		6.0'

BUILDING DATA

PROPOSED MODEL HOMES	= 60,333 S.F.
PROPOSED SALES OFFICE	= 9,687 S.F.
PROPOSED BUILDING HEIGHT (1-STORY)	= 31 FEET

PARKING CALCULATIONS:

1 SPACE PER 200 S.F. GROSS FLOOR AREA FOR SALES OFFICE	= 48 SPACES
9,687 S.F. / 200	
TOTAL SPACES REQUIRED	= 48
SPACES PROVIDED	= 97 SPACES (4 HANDICAP, 85 REGULAR, 8 GOLF CART)

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING TO THE EXISTING INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO LAKE #6 LOCATED AT THE SOUTH, EAST AND WEST OF PROJECT. THE MASTER STORMWATER MANAGEMENT SYSTEM PROVIDES ALL WATER QUALITY PRETREATMENT AND ATTENUATION.

UTILITY PROVIDERS:

POTABLE WATER	= PSLUSD
WASTEWATER	= PSLUSD
IRRIGATION	= EXISTING LAKES

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION			
CATEGORY: GENERAL OFFICE (710)			
(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	9.74 / 1000 S.F.	9,687	94
A.M. PEAK HOUR TRIPS:	1.15 / 1000 S.F.	9,687	11
P.M. PEAK HOUR TRIPS:	1.16 / 1000 S.F.	9,687	11

HAZARDOUS WASTE STATEMENT:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:

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

UPLAND PRESERVE REQUIREMENTS:

PROJECT AREA:	279,213 S.F. (6.410 AC)
EXISTING UPLANDS:	0 S.F. (0.000 AC)
MITIGATION REQUIRED:	NO MITIGATION REQUIRED
UPLANDS ON SITE:	NO

PROJECT NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY

SITE DATA:

TOTAL PROJECT AREA	279,213 S.F.	6.410 AC	100.00%
IMPERVIOUS AREA			
PROP. SALES OFFICE	9,687 S.F.	0.222 AC	3.47%
PROP. MODEL HOMES	60,333 S.F.	1.385 AC	21.61%
PROP. PAVEMENT	40,357 S.F.	0.926 AC	14.45%
PROP. DRIVE & WALKS	16,380 S.F.	0.376 AC	5.37%
PROP. POOL	1,941 S.F.	0.045 AC	0.70%
PROP. DECK	4,126 S.F.	0.095 AC	1.48%
TOTAL IMPERVIOUS	132,824 S.F.	3.049 AC	47.58%
TOTAL PERVIOUS	146,389 S.F.	3.361 AC	52.42%

ENVIRONMENTAL STATEMENT:

THIS SITE WAS INCLUDED IN THE OVERALL RIVERLAND ENVIRONMENTAL SITE ASSESSMENT AND THIS AREA OF THE DEVELOPMENT IS PART OF THE MASTER GRADING PLAN THAT WAS APPROVED BY THE CITY AND IS CURRENTLY IN OPERATION.

LEGEND			
	HANDICAP STALL		PROPOSED ASPHALT PAVEMENT
	NUMBER OF PARKING SPACES		PROPOSED PAVERS
	EXISTING WATER MAIN		PROPOSED CONCRETE SIDEWALK
	EXISTING GRAVITY SEWER MAIN		PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY
	EXISTING EDGE OF PAVEMENT	L.B.	LANDSCAPE BUFFER
	PROPOSED CLEAN OUT	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SA 25' HEIGHT	L.M.E.	LAKE MAINTENANCE EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT	P.S.L.U.E.	CITY OF PORT ST. LUCIE UTILITY EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SC 3.5' HEIGHT	U.E.	UTILITY EASEMENT
	HIDDEN EX. LOT LINE	D.E.	DRAINAGE EASEMENT
	EX. LOT LINE		

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).

NOTE: UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND IN OPERATION.

MATCH LINE SEE SHEET 03

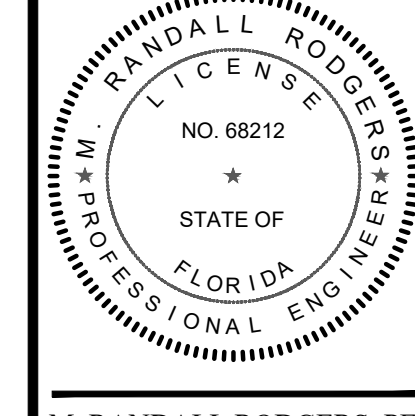
MATCH LINE SEE SHEET 04



BY:	DATE:	COMMENT:
JM	07-06-21	REVISIONS PER SPRC COMMENTS
JM	08-06-21	REVISIONS PER GLH MARKUPS
JM	08-23-21	REVISIONS PER SPRC COMMENTS
CP	09-07-21	REVISIONS PER SPRC COMMENTS
SG	09-14-21	REVISIONS PER GLH COMMENTS

PROJECT:
**RIVERLAND PARCEL B
MODEL ROW
SALES CENTER**

CLIENT:
RIVERLAND ASSOCIATES II, LLLP
CITY OF PORT ST. LUCIE, FLORIDA



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
10/1/21

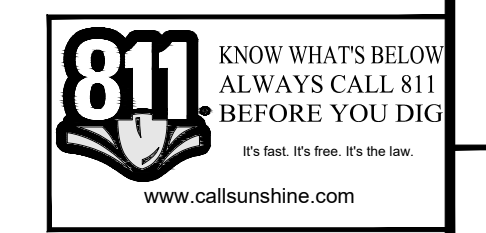
PROJECT No.: 21-1017
DRAWN BY: JM
CHECKED BY: RR
DATE: 10/1/2021
CAD ID.: 21-1017 SITE PLAN

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

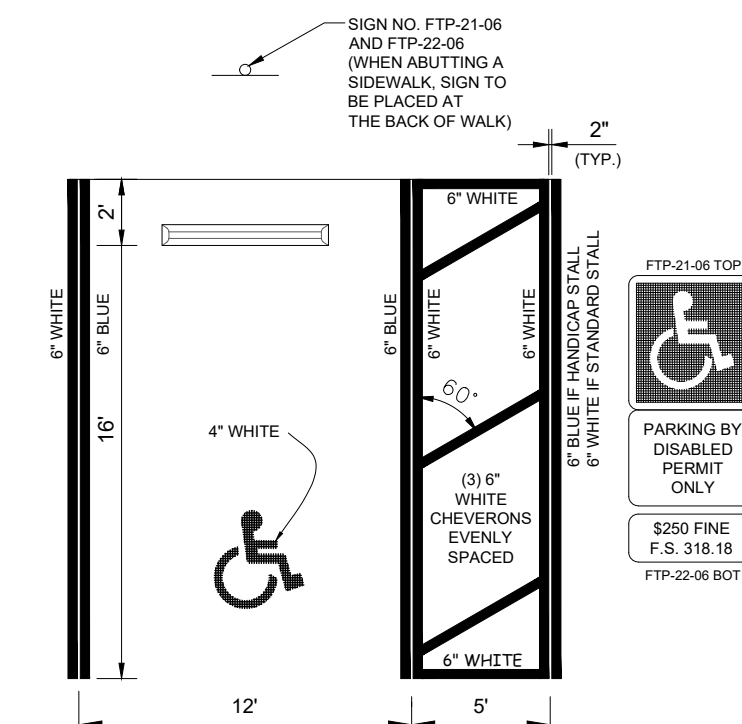
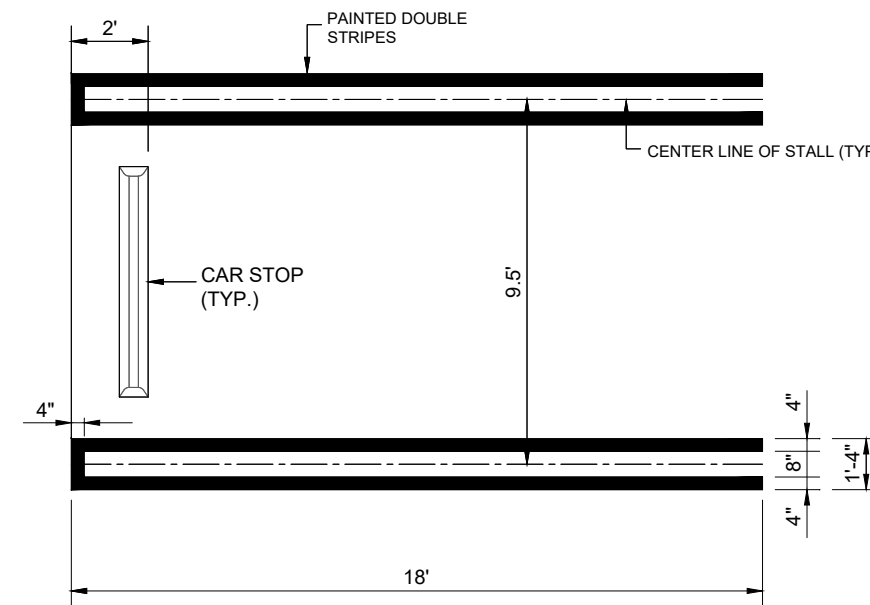
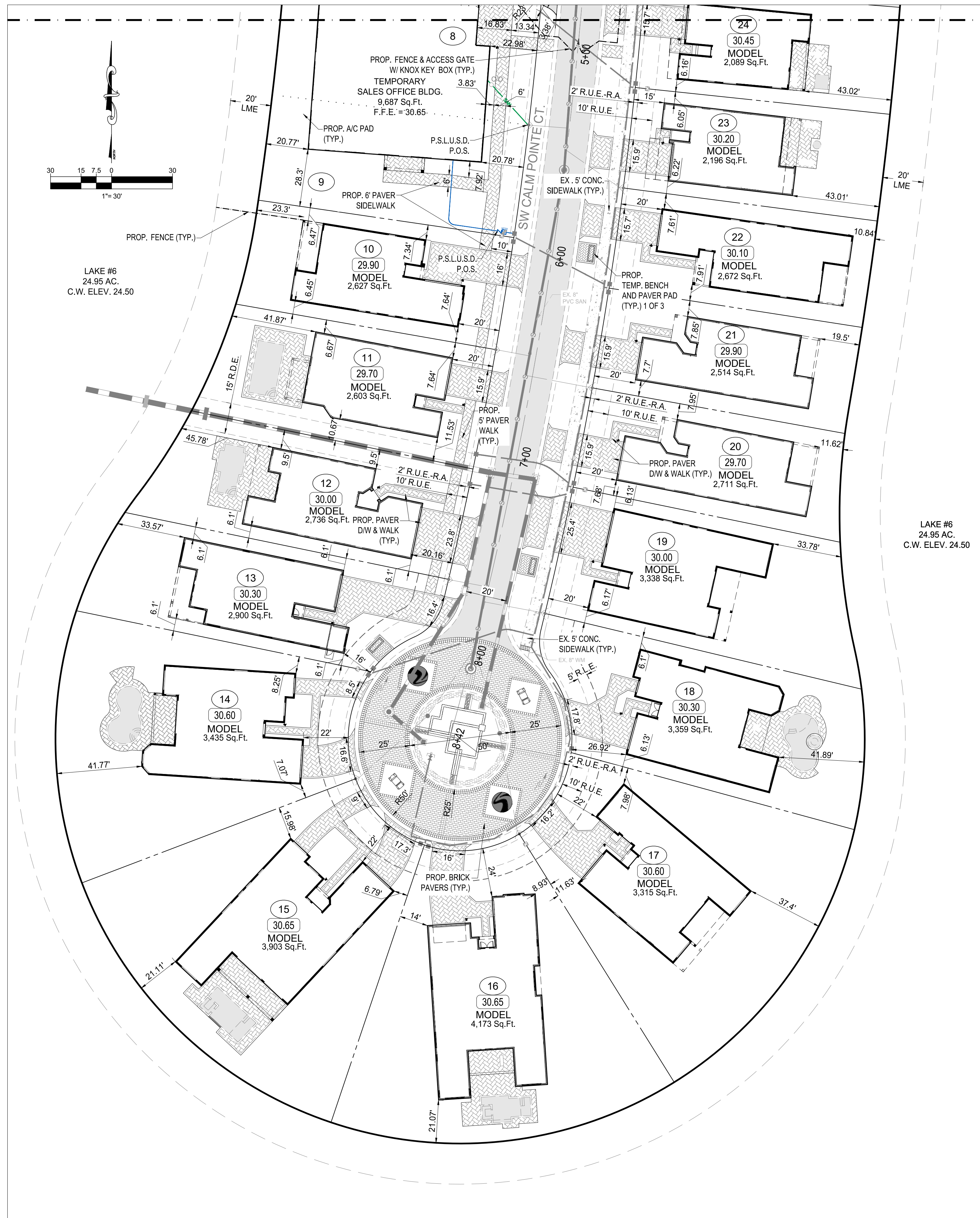
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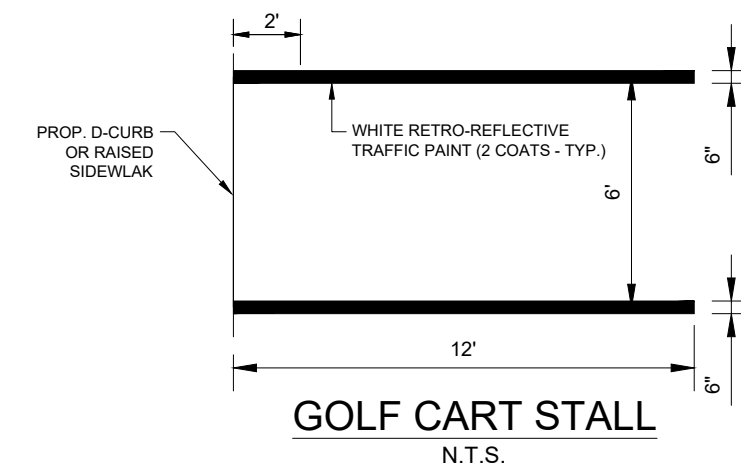
CITY OF PSL PROJECT NO. P21-120
PSLUSD FILE NO. 5266B-1

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MATCH LINE SEE SHEET 02



- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 5955.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.



NOTE:
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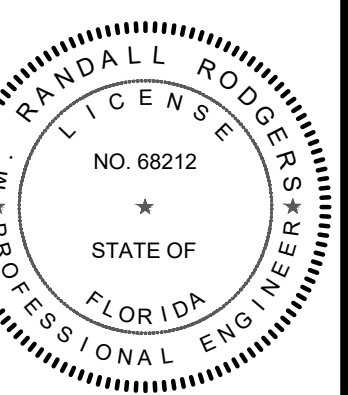


ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIRE C.O.A. # 32222

BY:	DATE:	COMMENT:
JM	07-06-21	REVISIONS PER SPRC COMMENTS
JM	08-06-21	REVISIONS PER GLH MARKUPS
JM	08-23-21	REVISIONS PER SPRC COMMENTS
SG	09-14-21	REVISIONS PER GLH COMMENTS

PROJECT:
RIVERLAND PARCEL B
MODEL ROW
SALES CENTER

CLIENT:
RIVERLAND ASSOCIATES
II, LLLP
CITY OF PORT ST. LUCIE,
FLORIDA



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
10/1/21

PROJECT No.: 21-1017
DRAWN BY: JIM
CHECKED BY: RR
DATE: 10/1/2021
CAD ID.: 21-1017 SITE PLAN

SHEET TITLE:
SITE PLAN & SITE
DETAILS

SHEET NUMBER:
03

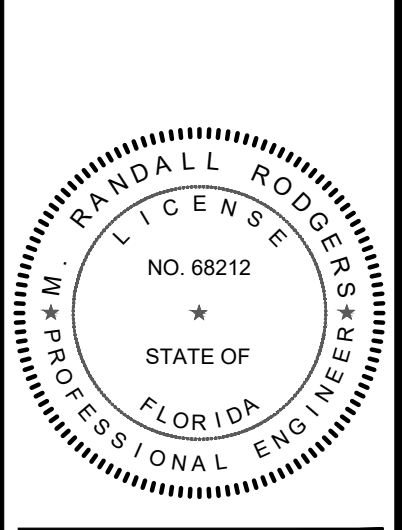


VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

BY:	DATE:	COMMENT:
JM	07-06-21	REVISIONS PER SPRC COMMENTS
JM	08-06-21	REVISIONS PER GLH MARKUPS
JM	08-23-21	REVISIONS PER SPRC COMMENTS

PROJECT:
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MODEL ROW
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CLIENT:
**RIVERLAND ASSOCIATES
II, LLLP**
CITY OF PORT ST. LUCIE,
FLORIDA

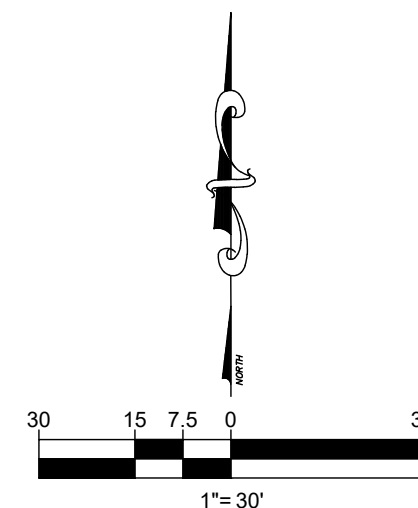


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FLORIDA LICENSE No. 68212
10/1/21

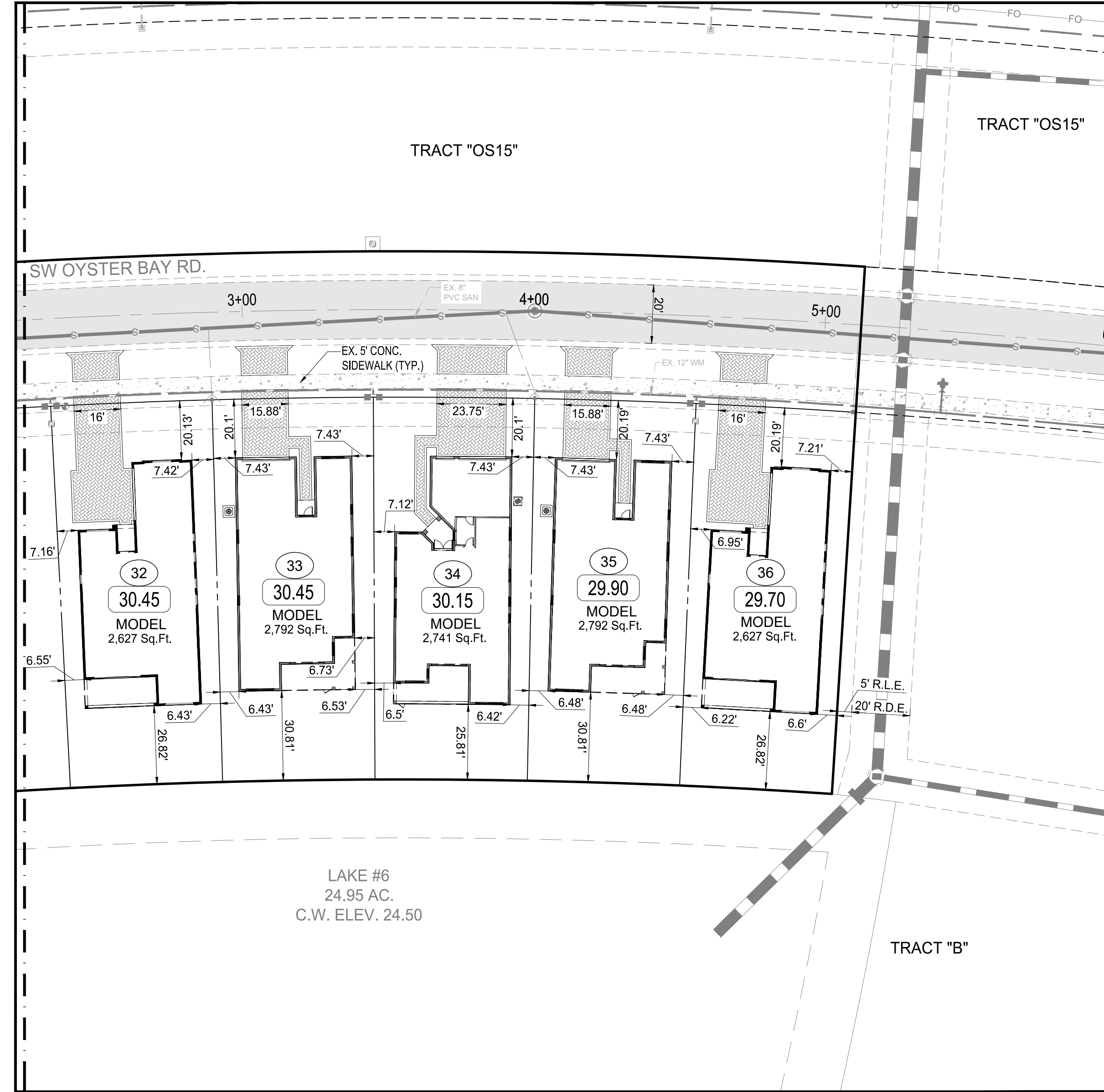
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DRAWN BY: JM
CHECKED BY: RR
DATE: 10/1/2021
CAD I.D.: 21-1017 SITE PLAN

SHEET TITLE:
SITE PLAN

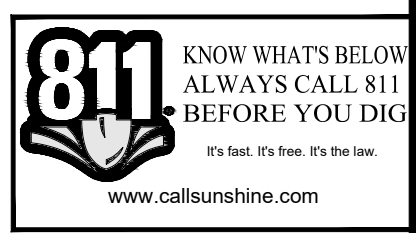
SHEET NUMBER:
04



MATCH LINE SEE SHEET 02



NOTE:
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AND IN OPERATION



CITY OF PSL PROJECT NO. P21-120
PSLUSD FILE NO. 5266B-1

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