

RIVERLAND SPORTS COMPLEX

PHASE 4

SITE PLAN - AMENDMENT

SECTION 21, TOWNSHIP 37 S, RANGE 39 E

CITY OF PORT ST. LUCIE, FLORIDA

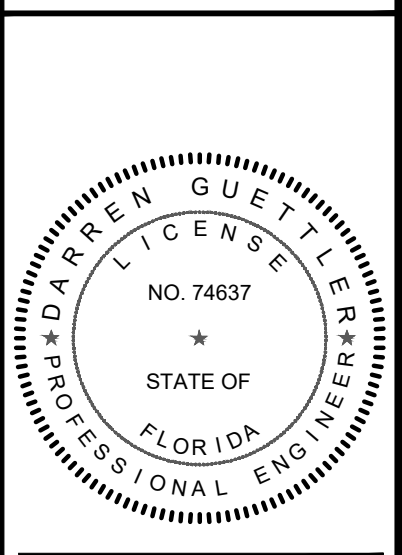


ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	
SG	03-07-23	REVISED PER SPRC COMMENTS
SG	04-10-23	REVISED PER SPRC COMMENTS

PROJECT:
RIVERLAND SPORTS COMPLEX
PHASE 4
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND ASSOCIATES I LLLP

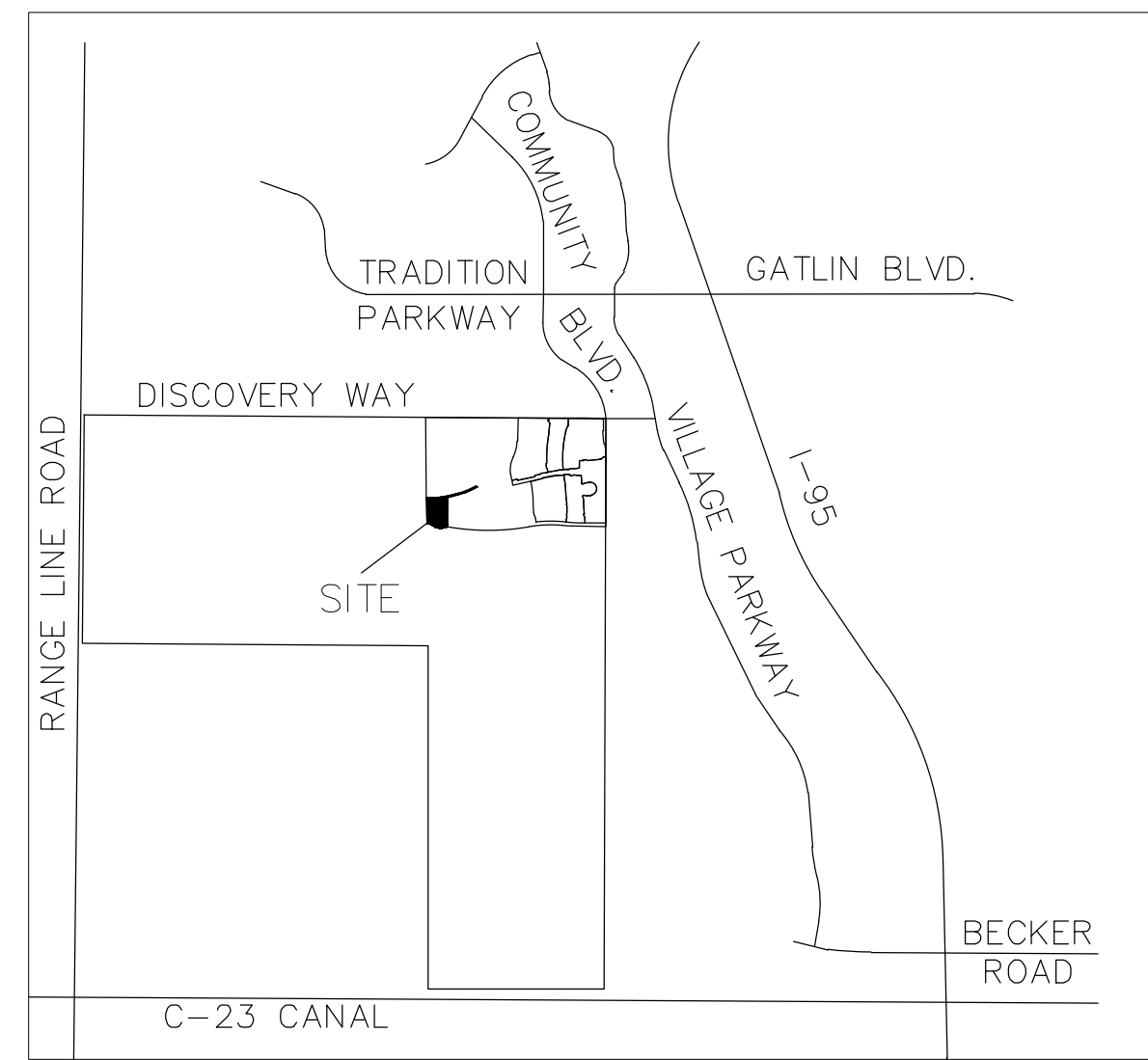


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
5/2/23

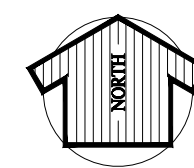
PROJECT No.: 22-1037
DRAWN BY: SOG
CHECKED BY: DG
DATE: 11/29/2022
CAD ID: 22-1037-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	OVERALL SITE PLAN
03 - 04	SITE PLAN

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

GOVERNING DESIGN STANDARDS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2023-24 STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
<http://www.fdot.gov/design/standardplans>

APPLICABLE IRS:
GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, 2023-24 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
<http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks>

GOVERNING SPECIFICATIONS:
CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS FOR LAND DEVELOPMENT (MOST CURRENT EDITION), AS AMENDED BY CONTRACT DOCUMENTS.

LEGAL DESCRIPTION
BEING A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND ALL OF TRACT "R4", RIVERLAND PARCEL A - PLAT NINE, AS RECORDED IN PLAT BOOK 80, PAGES 13 THROUGH 29, AND ALL OF RIVERLAND PARCEL A - PLAT THIRTEEN, AS RECORDED IN PLAT BOOK 85, PAGES 24 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING WITHIN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "R4"; THENCE NORTH 89°31'18" EAST, ALONG THE NORTH LINE OF SAID TRACT "R4", A DISTANCE OF 50.00 FEET TO THE POINT OF NON-TANGENT INTERSECTION ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°31'24" EAST, A RADIUS OF 3356.00 FEET AND A CENTRAL ANGLE OF 11°20'38"; THENCE EASTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 664.45 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°59'00" WEST, ALONG THE EAST LINE OF SAID TRACT "R4", A DISTANCE OF 975.81 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 09°51'46" EAST, A RADIUS OF 6960.00 FEET AND A CENTRAL ANGLE OF 17°05'24"; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2075.99 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 07°13'37" EAST, ALONG THE EAST LINE OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN, A DISTANCE OF 120.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 09°51'46" EAST, A RADIUS OF 7080.00 FEET AND A CENTRAL ANGLE OF 16°56'03"; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2092.63 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 03°06'54" EAST, A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 12°00'58"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 89.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 501.00 FEET AND A CENTRAL ANGLE OF 55°24'05"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 484.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 40°44'55"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 37.52 FEET; THENCE NORTH 00°28'42" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF N/S B, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490, SAID PUBLIC RECORDS AND THE WEST LINE OF SAID TRACT "R4", A DISTANCE OF 912.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.280 ACRES, MORE OR LESS.

PLAN FOR
RIVERLAND ASSOCIATES I LLLP

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

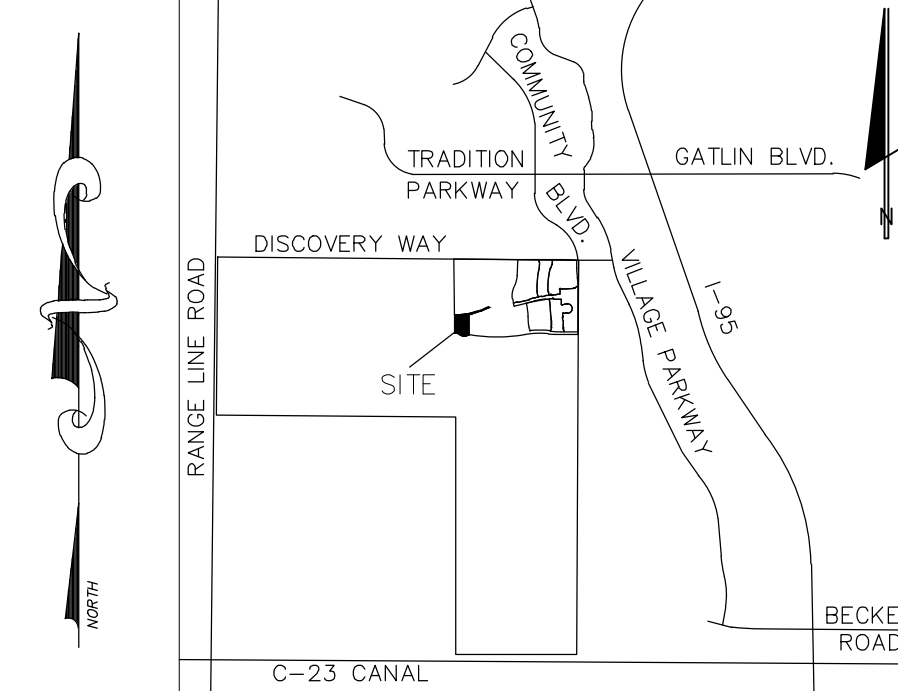
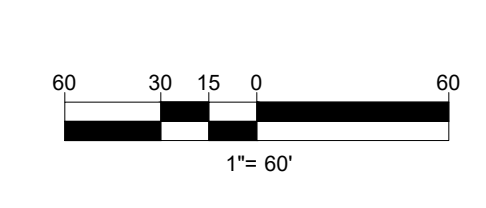
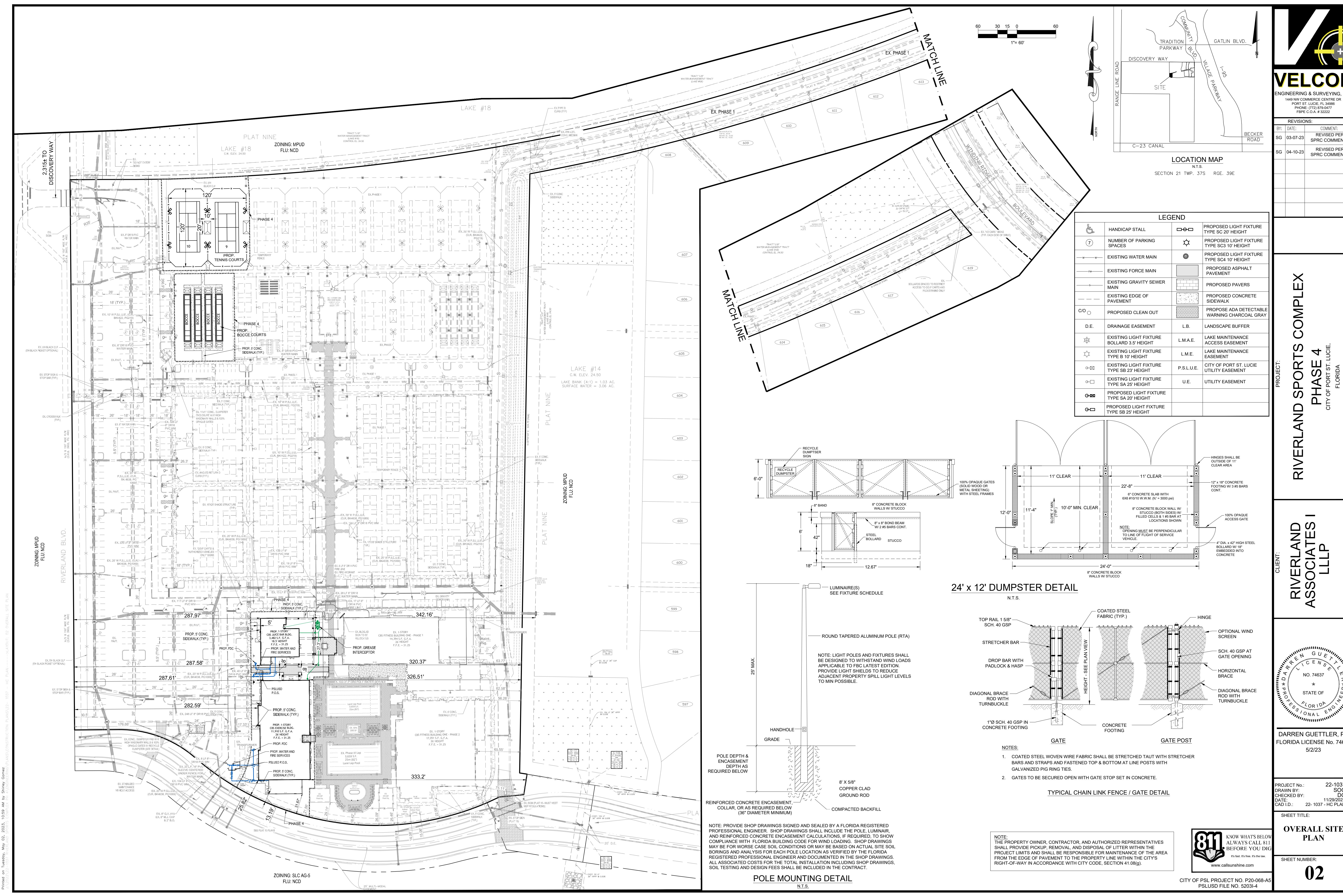
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 22-1037



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CITY OF PSL PROJECT NO. P20-068-A5
PSLUSD FILE NO. 52031-4



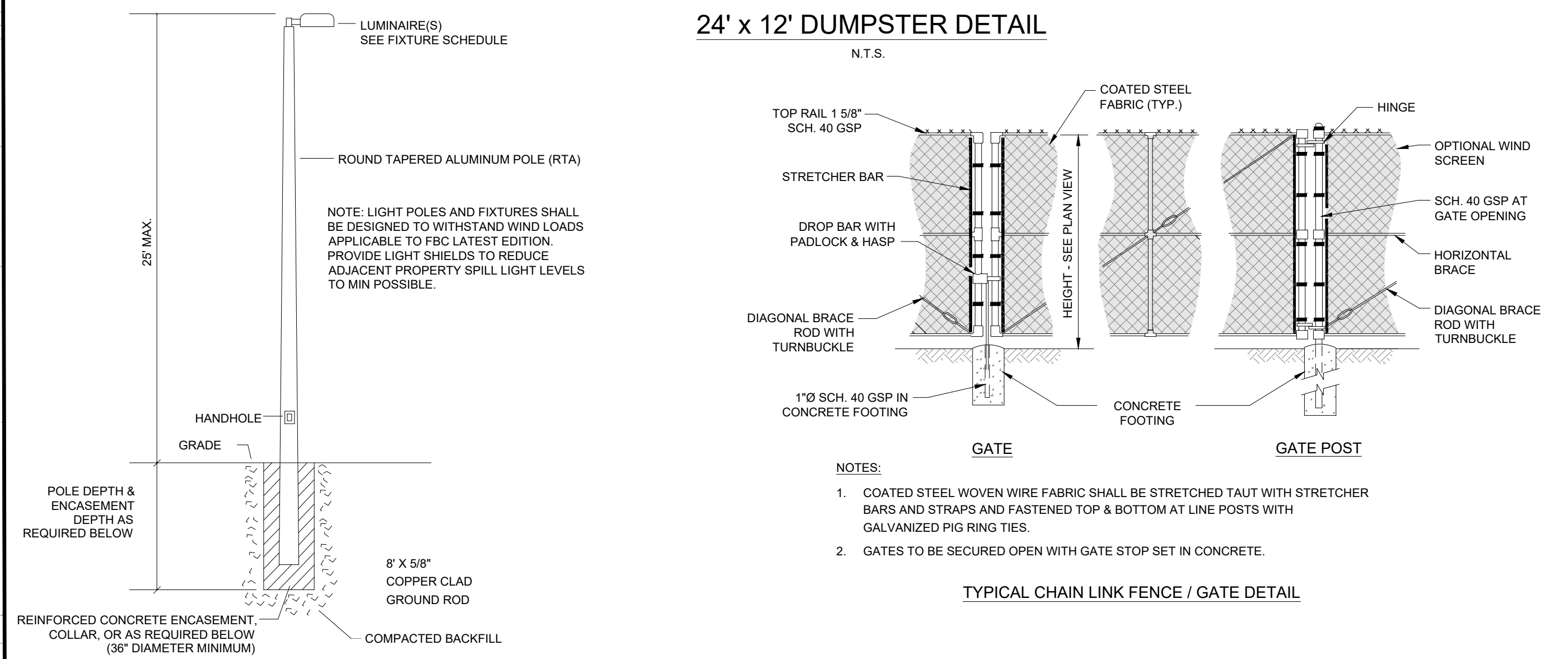
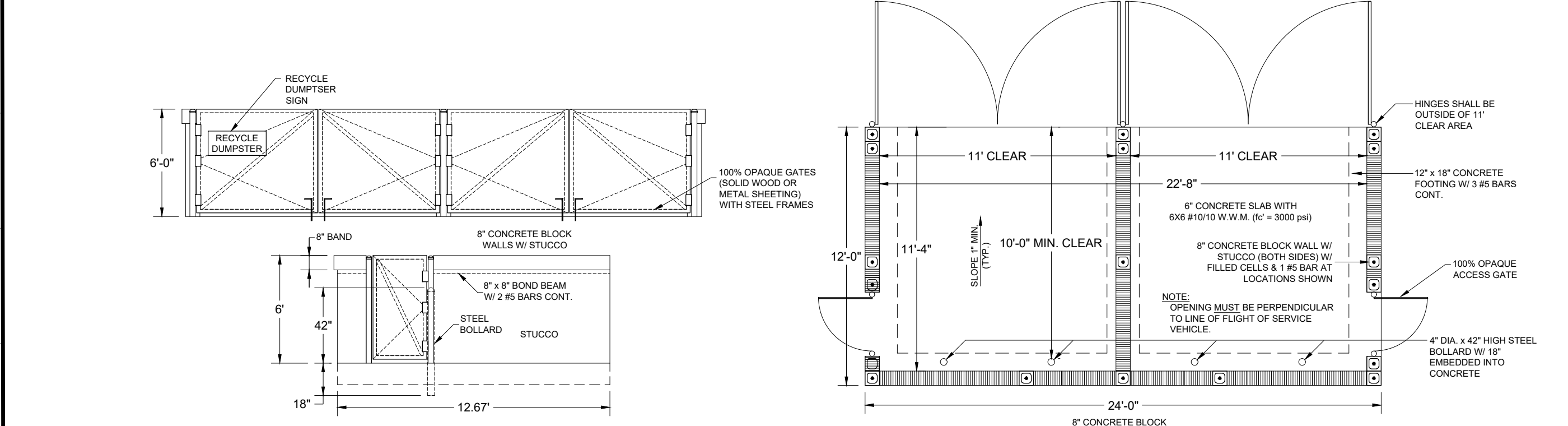
REVISIONS:

BY:	DATE:	COMMENT:
SG	03-07-23	REVISED PER SPRC COMMENTS
SG	04-10-23	REVISED PER SPRC COMMENTS

LEGEND

	HANDICAP STALL		PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT
	NUMBER OF PARKING SPACES		PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT
	EXISTING WATER MAIN		PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT
	EXISTING FORCE MAIN		PROPOSED ASPHALT PAVEMENT
	EXISTING GRAVITY SEWER MAIN		PROPOSED PAVERS
	EXISTING EDGE OF PAVEMENT		PROPOSED CONCRETE SIDEWALK
	PROPOSED CLEAN OUT		PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY
	D.E. DRAINAGE EASEMENT		L.B. LANDSCAPE BUFFER
	EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT		L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
	EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT		L.M.E. LAKE MAINTENANCE EASEMENT
	EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT		P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT
	EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT		U.E. UTILITY EASEMENT
	PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT		
	PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT		

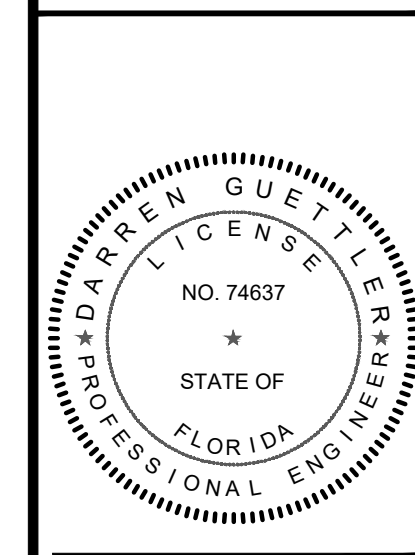
PROJECT: RIVERLAND SPORTS COMPLEX PHASE 4
 CLIENT: RIVERLAND ASSOCIATES I LLLP
 CITY OF PORT ST. LUCIE, FLORIDA



NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASUREMENT CALCULATIONS. IF REQUIRED, TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE FOR WIND LOADS. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

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).

CLIENT: RIVERLAND ASSOCIATES I LLLP



DARREN GUETTLER, PE
 FLORIDA LICENSE NO. 74637
 5/2/23

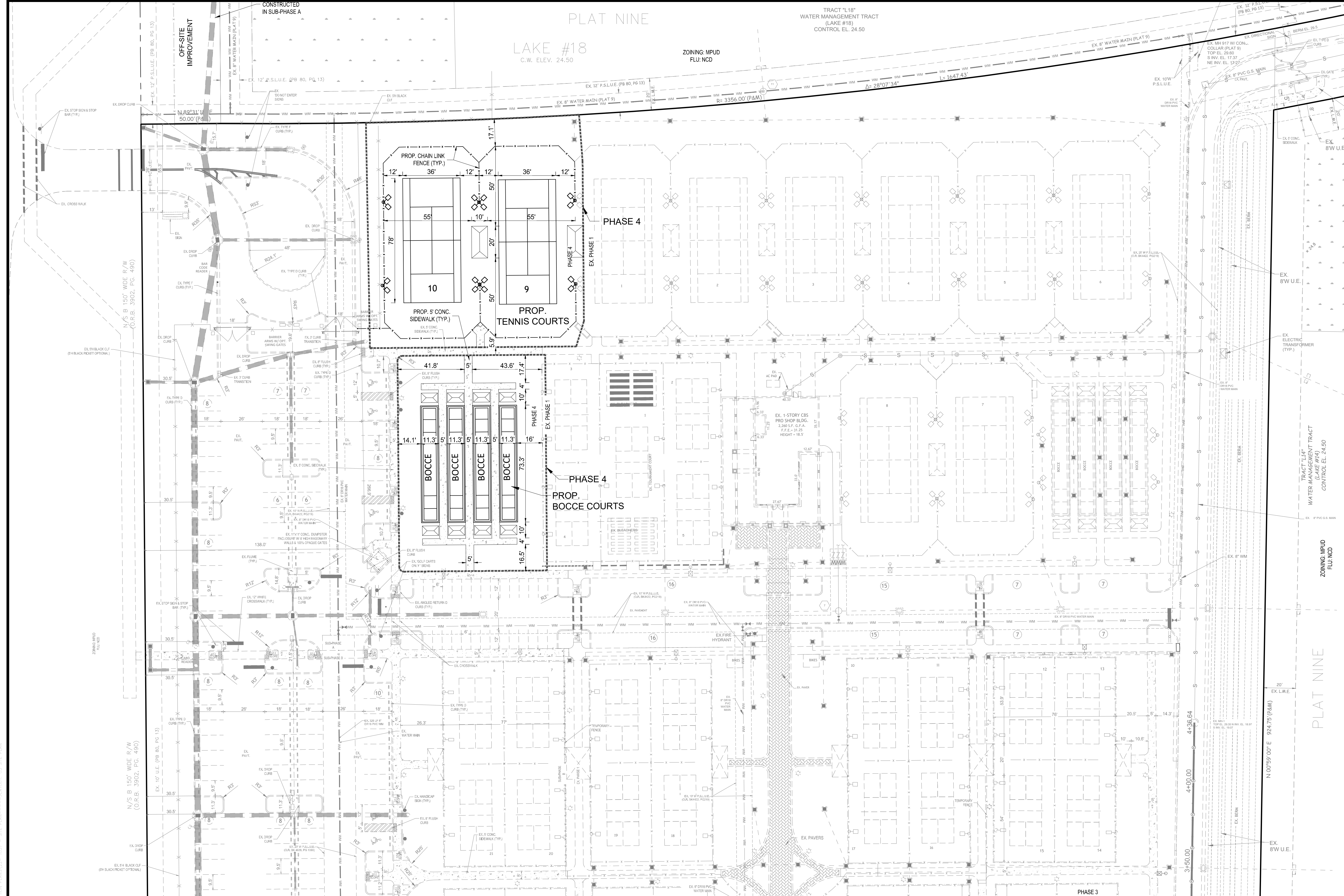
PROJECT No.: 22-1037
 DRAWN BY: SOG
 CHECKED BY: DG
 DATE: 11/29/2022
 CAD ID.: 22-1037-14C PLAN

SHEET TITLE: OVERALL SITE PLAN
 SHEET NUMBER: 02



CITY OF PSL PROJECT NO. P20-068-AS
 PLSUD FILE NO. 52031-4

Printed on: Tuesday, May 02, 2023, 10:59 AM by: Shirley Gomez



DEVELOPER:
RIVERLAND ASSOCIATES I LLLP
1600 SAWGRASS CORPORATE PARKWAY SUITE 400
SUNRISE, FL 33323

PARCEL IDENTIFICATION NUMBERS:
4321-504-0015-000-0
4321-504-0015-000-3
4316-431-0002-000-0

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

MIN. BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET

BUILDING DATA:
EXISTING PRO SHOP BLDG = 2,260 S.F.
EXISTING BUILDING HEIGHT (1-STORY) = 18.5 FEET
EXISTING FITNESS BUILDING ONE - PHASE 1 = 14,394 S.F.
EXISTING BUILDING HEIGHT (1-STORY) = 26 FEET
EXISTING FITNESS BUILDING ONE - PHASE 2 = 17,051 S.F.
EXISTING BUILDING HEIGHT (1-STORY) = 26 FEET
PROPOSED EXERCISE BUILDING - PHASE 4 = 11,910 S.F.
PROPOSED BUILDING HEIGHT (1-STORY) = 26 FEET
PROPOSED JUICEBAR - PHASE 4 = 3,482 S.F.
PROPOSED JUICEBAR HEIGHT (1-STORY) = 18.5 FEET

PARKING CALCULATIONS:
N/A - ONLY THE RESIDENTS WITHIN THE COMMUNITY WILL BE PERMITTED TO USE THE RECREATIONAL FACILITIES. GOLF CART PARKING AND VEHICULAR PARKING IS BASED ON THE FACILITIES PROVIDED.
SPACES REQUIRED = N/A
SPACES PROVIDED = 362 SPACES (12 H.C., 235 REGULAR, 115 GOLF CART)

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE WATER MANAGEMENT TRACT L14 AND L18 LOCATED AT THE NORTH AND EAST 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, 11TH EDITION
CATEGORY: RACQUET/TENNIS CLUB (491)
(AVERAGE RATES UTILIZED) AVERAGE RATE TRIPS
WEEKDAY DAILY TRIPS: 30.8 * 25.75 794
PEAK HOUR TRIPS: 1.91 * 25.75 49
PEAK HOUR TRIPS: 3.82 * 25.75 98

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.

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

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.

LANDSCAPE:
OS13, OS12 AND OS11 WILL SERVE AS THE LANDSCAPE BUFFERS FOR THE ARTS AND CULTURE CENTER. PER M.P.U.D. A BUFFER ALONG RIVERLAND PARCEL A PLAT 14 WILL NOT BE REQUIRED.

LEGEND

	HANDICAP STALL		EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT		PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY
	NUMBER OF PARKING SPACES		PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT		LANDSCAPE BUFFER
	EXISTING WATER MAIN		PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT		LAKE MAINTENANCE ACCESS EASEMENT
	EXISTING GRAVITY SEWER MAIN		PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT		LAKE MAINTENANCE EASEMENT
	EXISTING EDGE OF PAVEMENT		PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT		CITY OF PORT ST. LUCIE UTILITY EASEMENT
	PROPOSED CLEAN OUT		PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT		UTILITY EASEMENT
	EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT		PROPOSED ASPHALT PAVEMENT		DRAINAGE EASEMENT
	EXISTING LIGHT FIXTURE TYPE SB 25' HEIGHT		PROPOSED PAVERS		
	EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT		PROPOSED CONCRETE SIDEWALK		

SITE DATA:

TOTAL PROJECT AREA	718,484 S.F.	16,494 AC	100.00%
IMPERVIOUS AREA			
EX. PRO SHOP BLDG	2,260 S.F.	0.052 AC	0.32%
EX. PAVEMENT	39,173 S.F.	0.899 AC	5.45%
EX. WALKS	22,583 S.F.	0.518 AC	3.14%
EX. COURTS	92,064 S.F.	2.114 AC	12.81%
PHASE 2:			
EX. FITNESS BUILDING ONE - PHASE 1	14,394 S.F.	0.331 AC	2.00%
EX. WALKS	28,745 S.F.	0.660 AC	4.00%
EX. POOL	3,859 S.F.	0.089 AC	0.54%
EX. PAVEMENT	134,748 S.F.	3.093 AC	18.75%
EX. COURTS	9,933 S.F.	0.228 AC	1.38%
PHASE 3:			
EX. FITNESS BUILDING ONE - PHASE 2	17,051 S.F.	0.391 AC	2.37%
EX. COURTS	49,665 S.F.	1.140 AC	6.91%
EX. WALKS	15,223 S.F.	0.349 AC	2.12%
EX. POOL	4,326 S.F.	0.099 AC	0.60%
PHASE 4:			
PROP. EXERCISE BUILDING/JUICEBAR	15,392 S.F.	0.353 AC	2.14%
PROP. COURTS/BOCCE	17,327 S.F.	0.398 AC	2.41%
PROP. PAVEMENT/WALKS	9,428 S.F.	0.216 AC	1.31%
TOTAL IMPERVIOUS	476,171 S.F.	10.931 AC	66.28%
TOTAL PERVIOUS	242,313 S.F.	5.563 AC	33.72%

NOTE:
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MATCH LINE SHEET 4

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FIRE C.O.A. # 3222

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PROJECT:
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DARREN GUETTLER, PE
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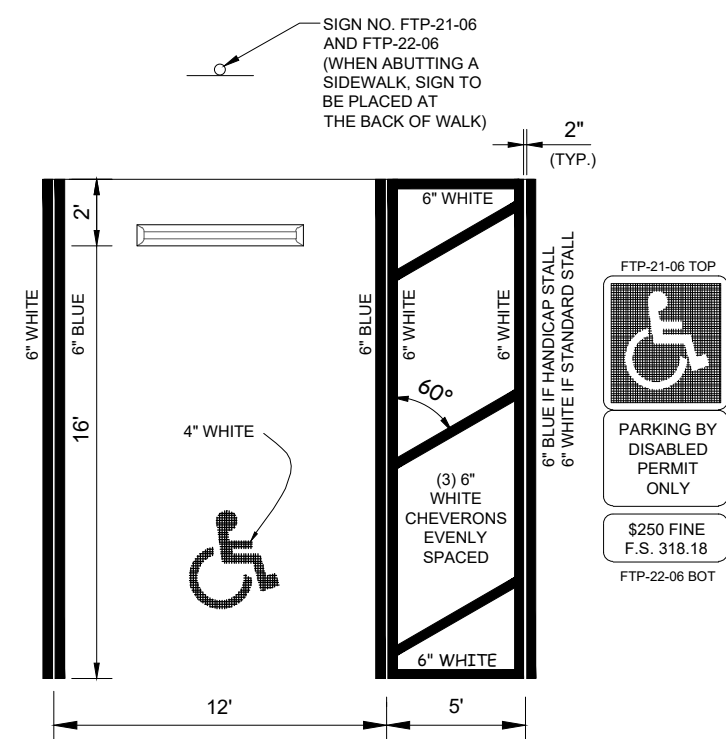
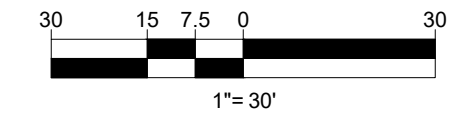
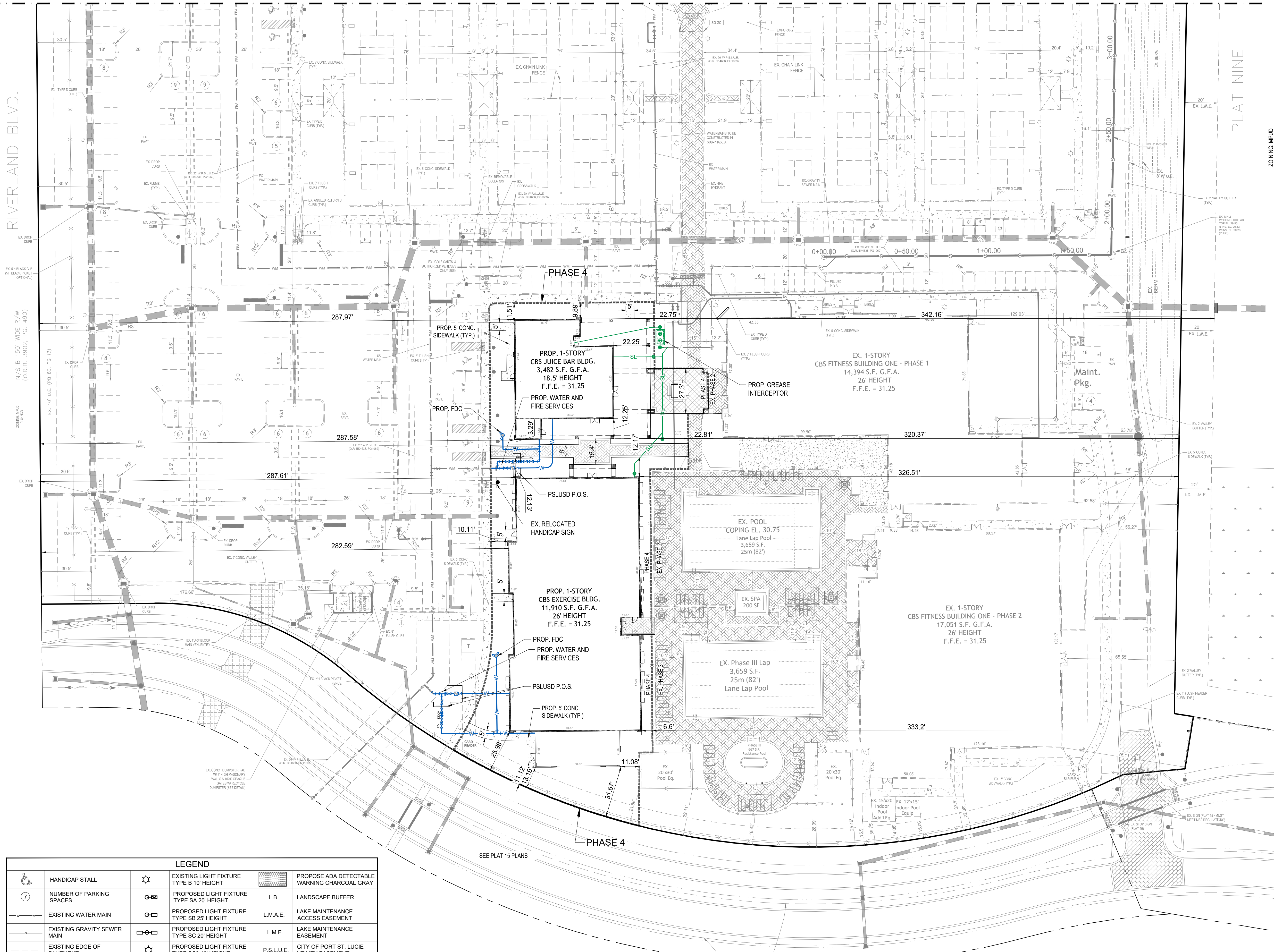
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
03

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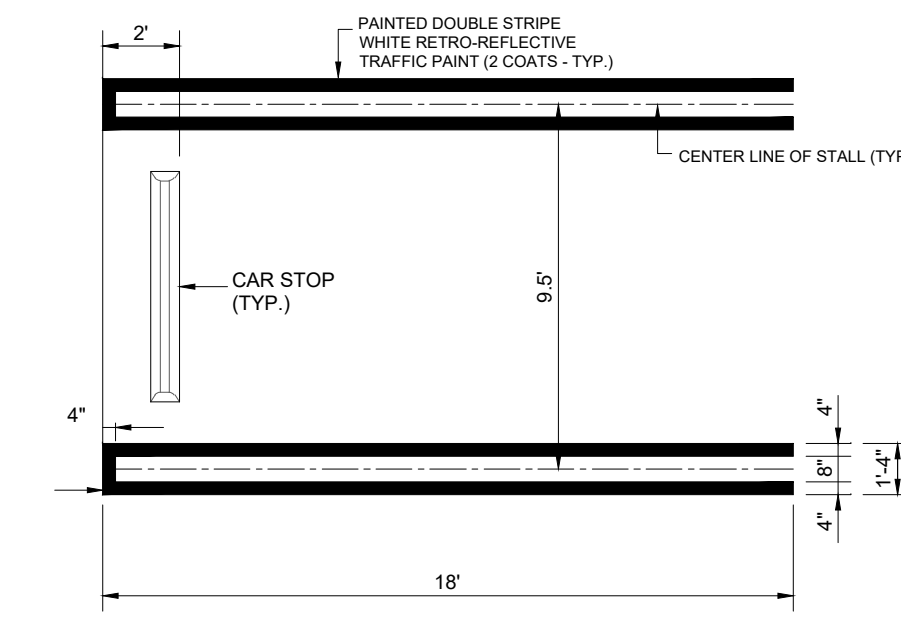
CITY OF PSL PROJECT NO. P20-068-AS
PSLUSD FILE NO. 52031-4

MATCH LINE SHEET 3

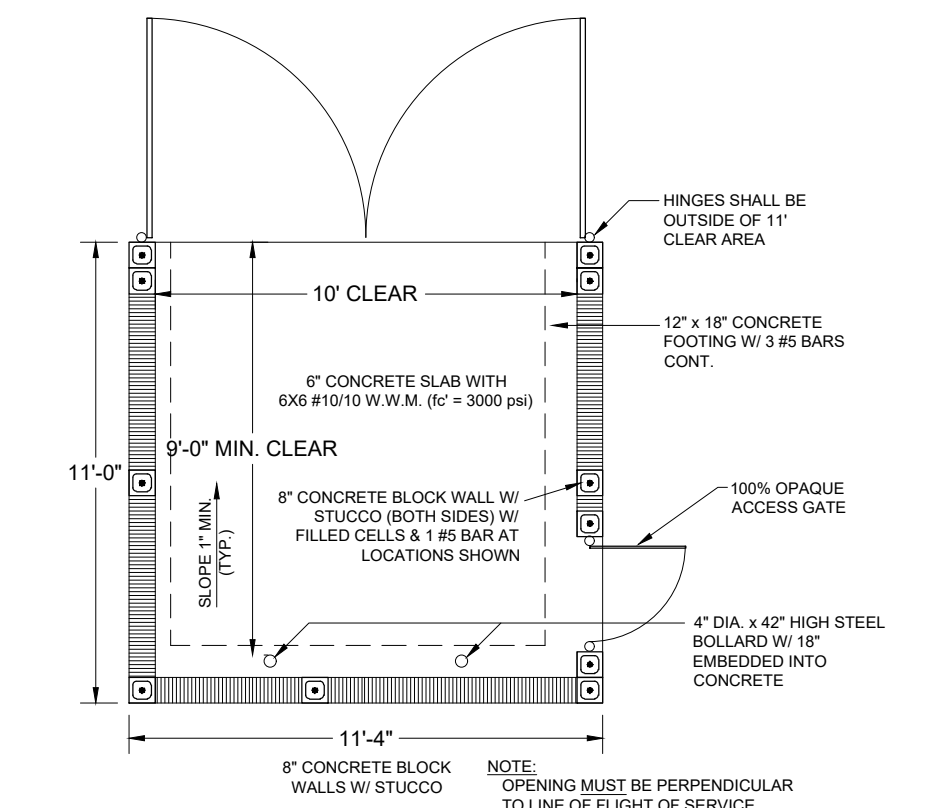
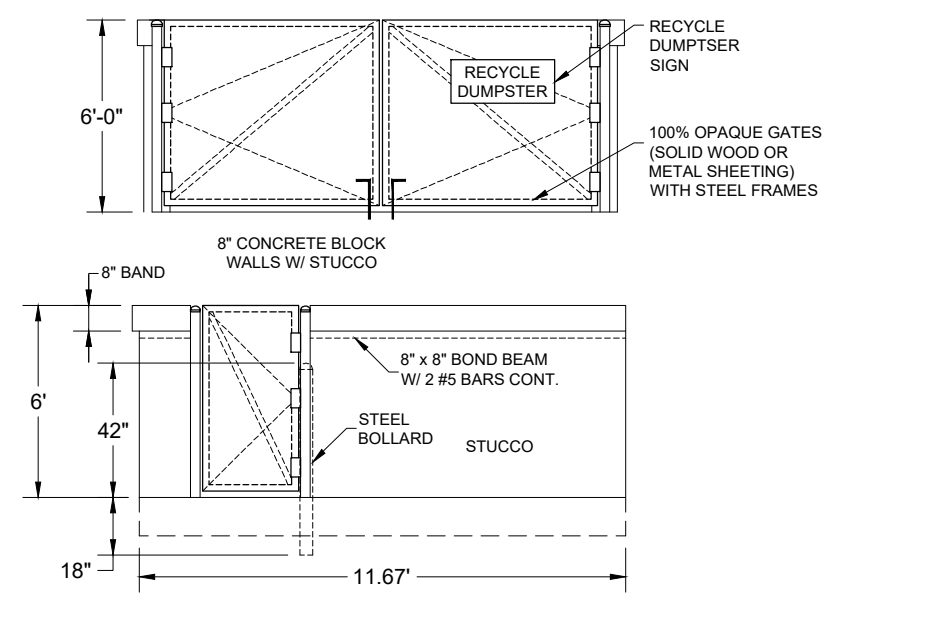


- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 555a.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF 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.
 - 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

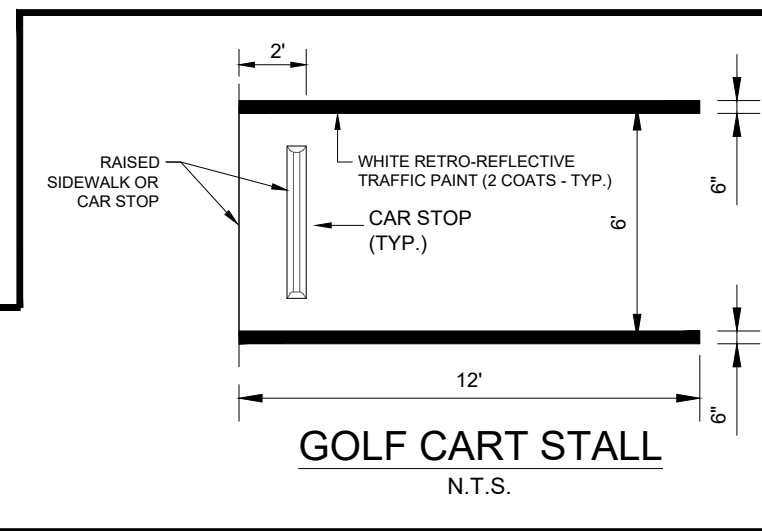
HANDICAP SPACE DETAIL
N.T.S.



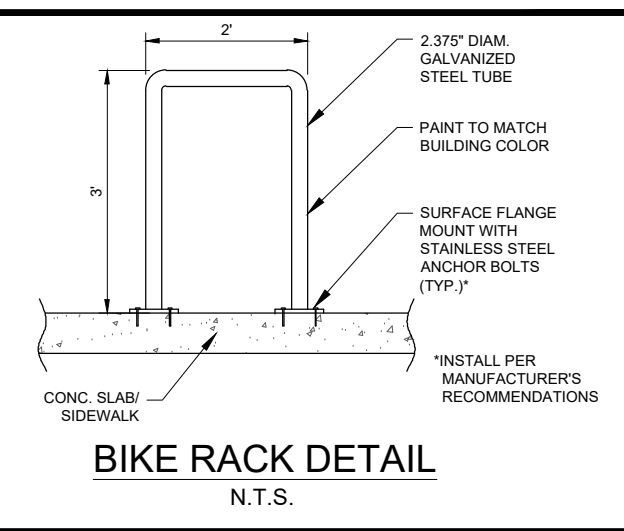
TYPICAL 18' PARKING STALL
N.T.S.



11' x 11' DUMPSTER DETAIL
N.T.S.



GOLF CART STALL
N.T.S.



BIKE RACK DETAIL
N.T.S.

LEGEND			
	HANDICAP STALL		EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT
	NUMBER OF PARKING SPACES		PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT
	EXISTING WATER MAIN		PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT
	EXISTING GRAVITY SEWER MAIN		PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT
	EXISTING EDGE OF PAVEMENT		PROPOSED LIGHT FIXTURE TYPE SD 10' HEIGHT
	PROPOSED CLEAN OUT		PROPOSED LIGHT FIXTURE TYPE SE 15' HEIGHT
	EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT		PROPOSED ASPHALT PAVEMENT
	EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT		PROPOSED PAVERS
	EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT		PROPOSED CONCRETE SIDEWALK
	PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY		L.B. LANDSCAPE BUFFER
	L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT		L.M.E. LAKE MAINTENANCE EASEMENT
	P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT		U.E. UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT		

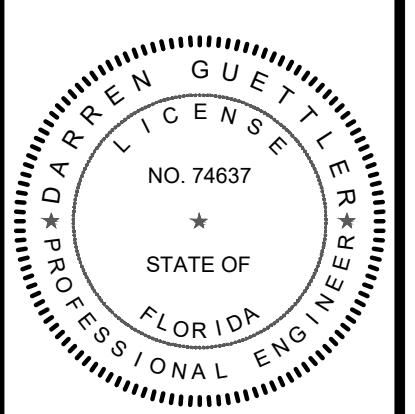
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LLLP

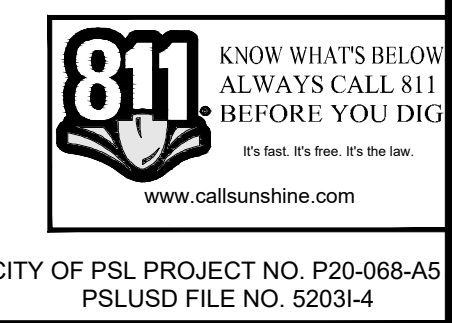


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CHECKED BY: DG
DATE: 11/29/2022
CAD ID.: 22-1037 - SITE PLAN

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
04



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PSLUSD FILE NO. 52031-4