

LEGEND	
	PROPOSED STORM STRUCTURES
	PROPOSED STORMWATER PIPE
	LIGHTING FIXTURES
	FIRE HYDRANT
	SANITARY CLEANOUT
	SANITARY MANHOLE
	PARKING COUNT

UNDER CONSTRUCTION PER PERMIT NUMBER #P20-008

OWNER: TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1  
ZONING: MPUD  
FLU: NEW COMMUNITY DEVELOPMENT  
OB & RECORD: ESPLANADE AT TRADITION (PB 88-10) TRACT S.M.T. 18

**GENERAL NOTES**

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDINGS, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF THE CITY UTILITY LINE OR APPURTENANCES. ALL OTHER UTILITIES SHALL HAVE A MINIMUM OF 7' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE OF PIPE.
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPL AND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 162 SIGN CODE) CITY OF PORT ST. LUCIE 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 THE PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.09(1).
- FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
  - THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT IN THE BUILDING SHALL NOT EXCEED 400 FT.
  - THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FT. NFPA 1:18.5.3

**ENVIRONMENTAL STATEMENT**

THIS SITE WAS INCLUDED IN THE OVERALL ESPLANADE AT TRADITION SITE ASSESSMENT AND THIS AREA OF THE DEVELOPMENT IS PART OF THE MASS GRADING PLAN THAT WAS APPROVED BY THE CITY AND IS CURRENTLY IN OPERATION.

**SOLID WASTE STATEMENT**

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 THE PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.09 (G).

**SIGNAGE LEGEND**



NOTE: DETAILS REFERENCED M.U.T.C.D. LATEST EDITION, AND F.D.O.T. DESIGN STANDARDS, LATEST EDITION  
M.U.T.C.D. SECTION 2B.04 - STOP SIGN (R1-1)  
SECTION 2D.38 - STREET NAME SIGN (D3-1) SECTION 3C - OBJECT MARKERS  
F.D.O.T. DESIGN STANDARDS INDEX # 304 - PUBLIC SIDEWALK CURB RAMPS INDEX # 11865 - SINGLE COLUMN GROUND SIGNS INDEX # 17346 - SPECIAL MARKING AREAS INDEX # 17352 - TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS

**SIGNAGE NOTES**

- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RPPMS AND WILL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
- PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE MUTCD PER CITY CODE.
- STREET SIGNS MUST BE ON SEPARATE POLE DIAGONAL & OPPOSITE SIDE FROM STOP SIGN.
- STREET SIGN POSTS TO BE SQUARE GALVANIZED STEEL.

**SITE DATA TABLE**

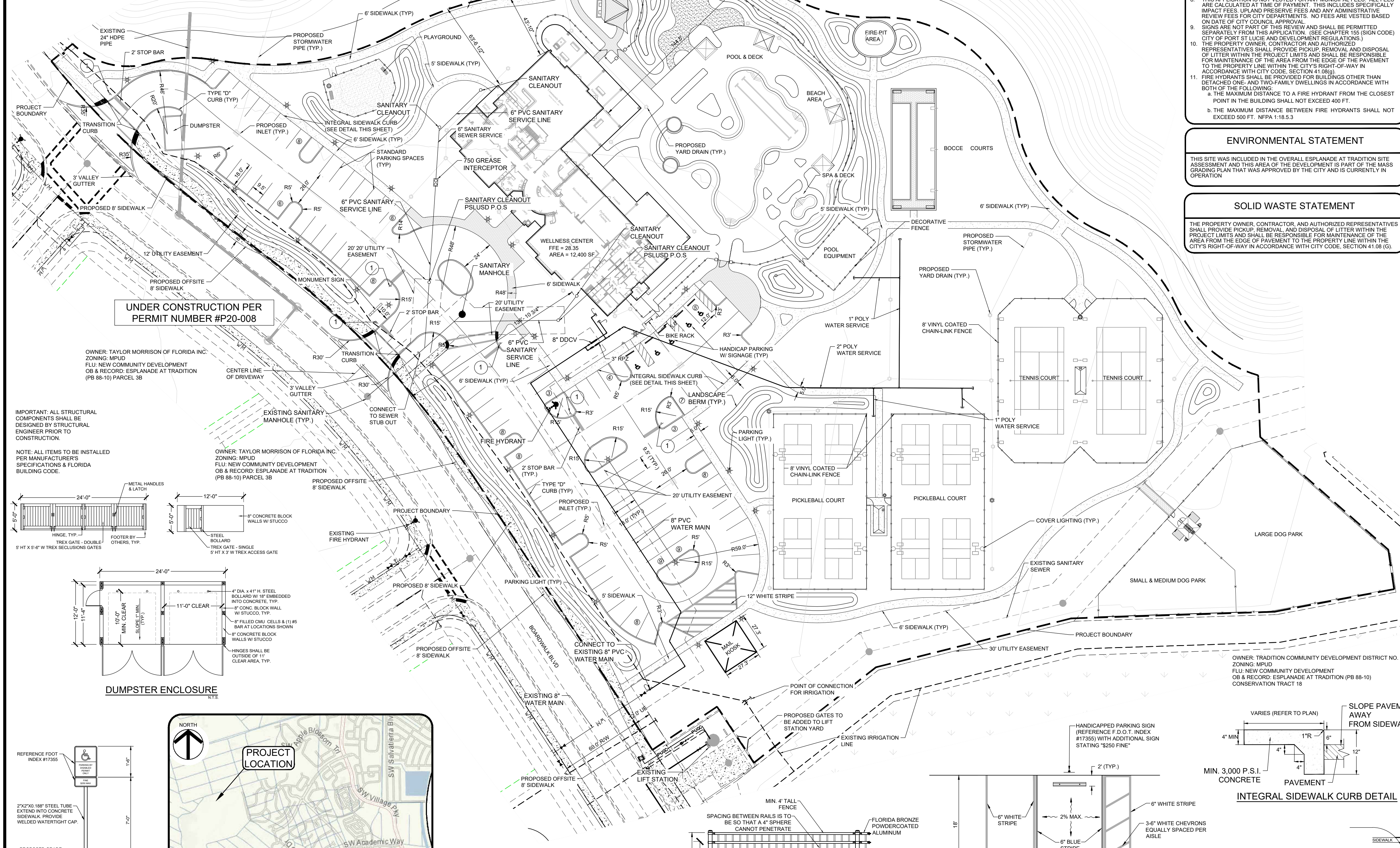
PARCEL ID	4305-500-0026-000-1
PARCEL AREA	6.63 AC
ZONING DISTRICT	MASTER PLANNED UNIT DEVELOPMENT
FUTURE LAND USE	NEW COMMUNITY DEVELOPMENT
LEGAL DESCRIPTION	ESPLANADE AT TRADITION (PB 88-10) TRACT AMENITY CENTER
GROSS FLOOR AREA	12,400 SF
<b>PARKING CALCULATIONS</b>	
BUILDING AREA	12,400 SF
SPACES FOR BUILDING AREA	12,400 SF/200 = 62 SPACES
SPACES FOR COURTS:	12 COURTS X 2 = 24 SPACES
<b>TOTAL SPACES:</b>	<b>86</b>
<b>PARKING DATA</b>	
SPACES PROVIDED:	98 SPACES
5_H.C. SPACES	5_H.C. SPACES
<b>TOTAL:</b>	<b>104 SPACES</b>
<b>PERVIOUS IMP.</b>	
BUILDING AREA:	17,225 SF 0.40 AC 5.94%
VEHICLE USE AREA:	52,086 SF 1.21 AC 17.97%
IMPERVIOUS AREA:	69,311 SF 1.61 AC 23.91%
OPEN SPACE:	125,293 SF 2.87 AC 42.68%
<b>TOTAL:</b>	<b>293,210 SF 6.73 AC 100.00%</b>
<b>BUILDING SETBACK REQUIREMENTS</b>	
FRONT	25'
SIDE	10'
STREET SIDE	25'
REAR	35'
MAX. BUILDING HEIGHT	25'

**DRAINAGE STATEMENT**

THE PROPOSED PROJECT HAS BEEN APPROVED BY THE SFVMD UNDER APPLICATION NUMBER 201216-4889. THE PROJECT AREA WAS PREVIOUSLY ACCOUNTED FOR IN SFVMD PERMIT NUMBER 56-101986-P. ESPLANADE AT TRADITION, WHICH CONSISTED OF A MASTER SURFACE WATER MANAGEMENT SYSTEM FOR THE COMMUNITY, UNDER PERMIT NUMBER 56-101986-P. THE PROJECT AREA WAS ASSUMED WITH 80% IMPERVIOUS AREA. THE PROPOSED IMPERVIOUS AREA IS 57%. RUNOFF FROM THE AMENITY CENTER WILL BE CONVEYED TO THE PREVIOUSLY PERMITTED POND, S.M.T. 8, BY A SERIES OF INLETS AND PIPES. S.M.T. 8 IS LOCATED ALONG THE NORTH AND EAST BOUNDARY OF THE PROJECT. THE MASTER SURFACE WATER MANAGEMENT SYSTEM DISCHARGES TO THE PEACOCK CANAL LOCATED NORTH OF THE PROJECT. THE PROPOSED PROJECT IS CONSISTENT WITH THE LAND USE AND SITE GRADING ASSUMPTIONS FOR THE MASTER SURFACE WATER MANAGEMENT SYSTEM. DISCHARGE RATES FROM THE MASTER SURFACE WATER MANAGEMENT SYSTEM ARE NOT ANTICIPATED TO INCREASE WITH THE CONSTRUCTION OF THE PROPOSED PROJECT.

**TRAFFIC STATEMENT**

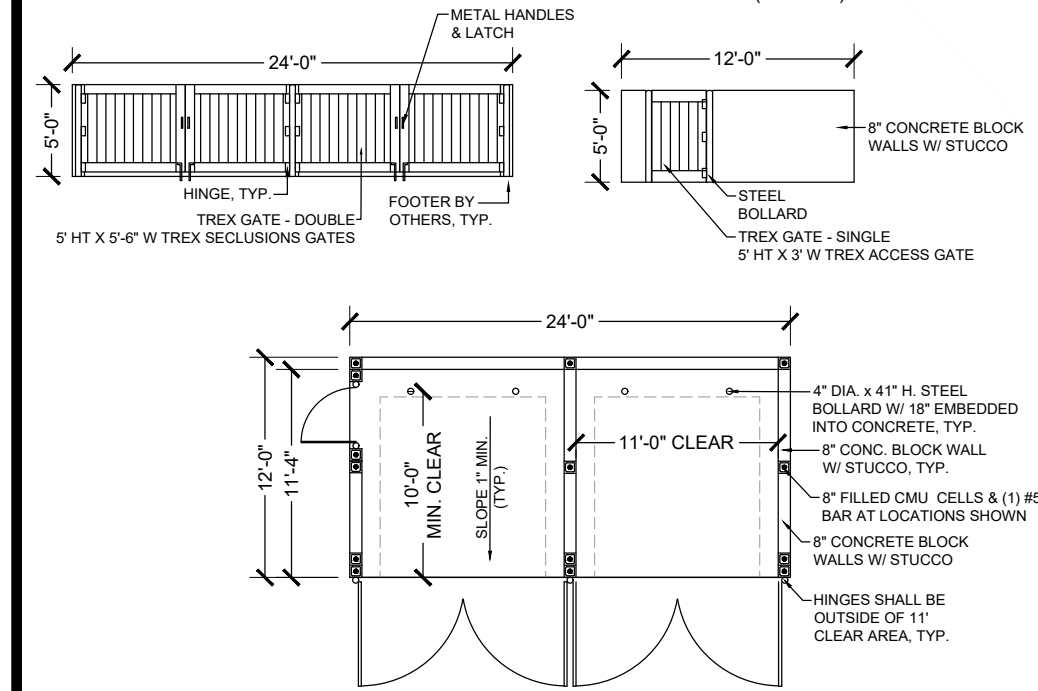
THE PROPOSED ESPLANADE AT TRADITION AMENITY CENTER TRAFFIC GENERATION IS BASED UPON THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, TENTH EDITION, THE ITE CODE MOST SIMILAR TO THE PROPOSED AMENITY CENTER IS "RECREATIONAL COMMUNITY CENTER" (CODE 486) WHICH IS GENERALLY DEFINED AS PRIVATELY OWNED FACILITIES SUCH AS SPORTS COURTS, SWIMMING POOLS, WHIRLPOOLS, SAUNAS, WEIGHT ROOMS, SNACK BARS AND SPACE FOR EVENTS.  
TRIP GENERATION RATES:  
ADT: 28.82 PER 1,000 SQ. FT. OF GROSS FLOOR SPACE 12,400 SF=358 VPD  
PM PEAK HOUR: 2.31 TRIPS PER 1,000 SQ. FT. OF GROSS FLOOR SPACE 12,400 SF= 29 VPH  
THE FACILITY WILL BE FOR THE PRIVATE USE OF THE ESPLANADE AT TRADITION COMMUNITY AND WILL THEREFORE NOT IMPACT THE SURROUNDING PUBLIC ROADWAY NETWORK.



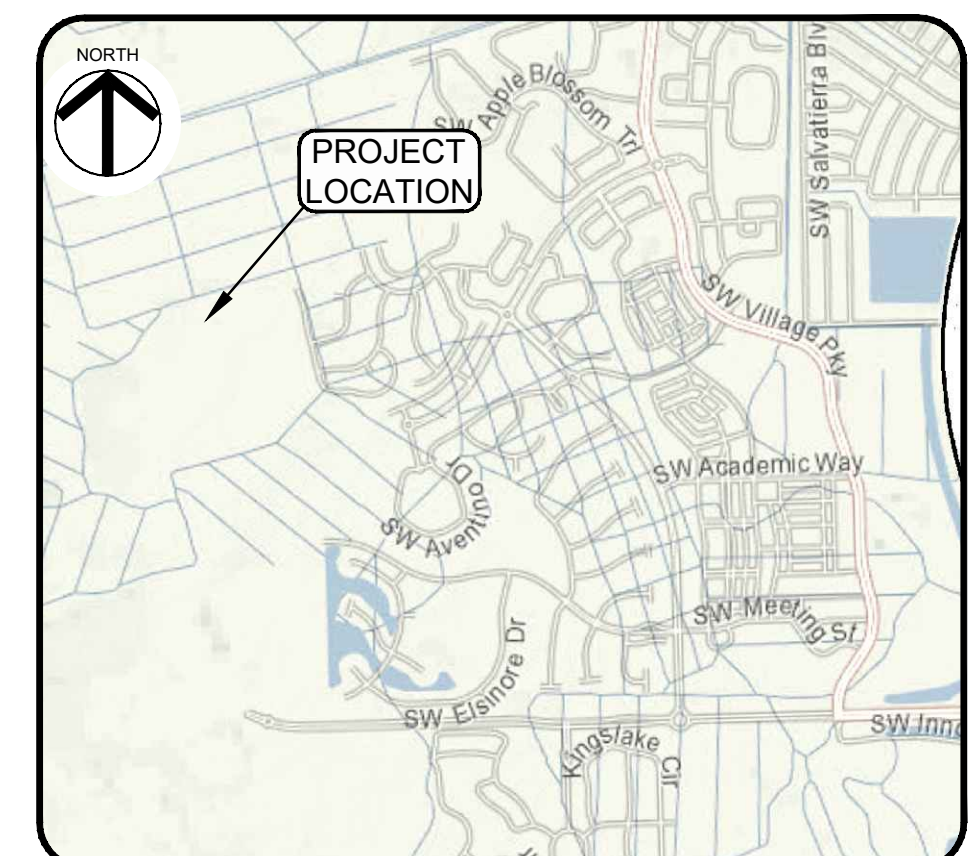
UNDER CONSTRUCTION PER PERMIT NUMBER #P20-008

IMPORTANT: ALL STRUCTURAL COMPONENTS SHALL BE DESIGNED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.  
NOTE: ALL ITEMS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & FLORIDA BUILDING CODE.

OWNER: TAYLOR MORRISON OF FLORIDA INC.  
ZONING: MPUD  
FLU: NEW COMMUNITY DEVELOPMENT  
OB & RECORD: ESPLANADE AT TRADITION (PB 88-10) PARCEL 3B



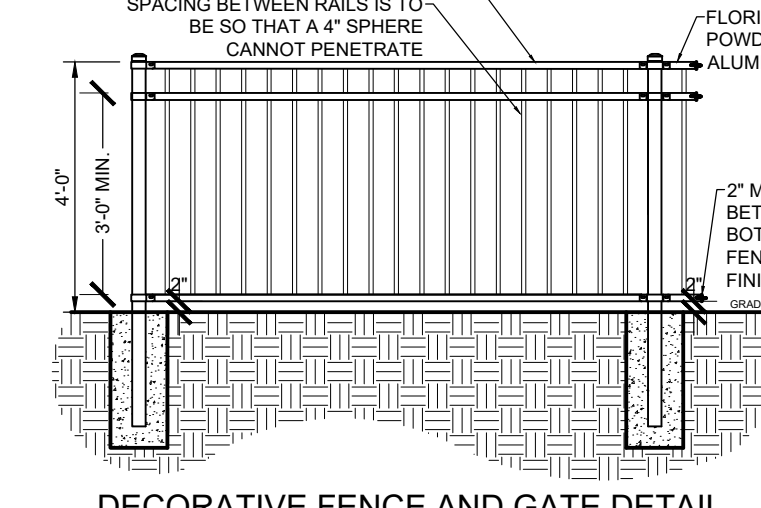
**DUMPSTER ENCLOSURE**



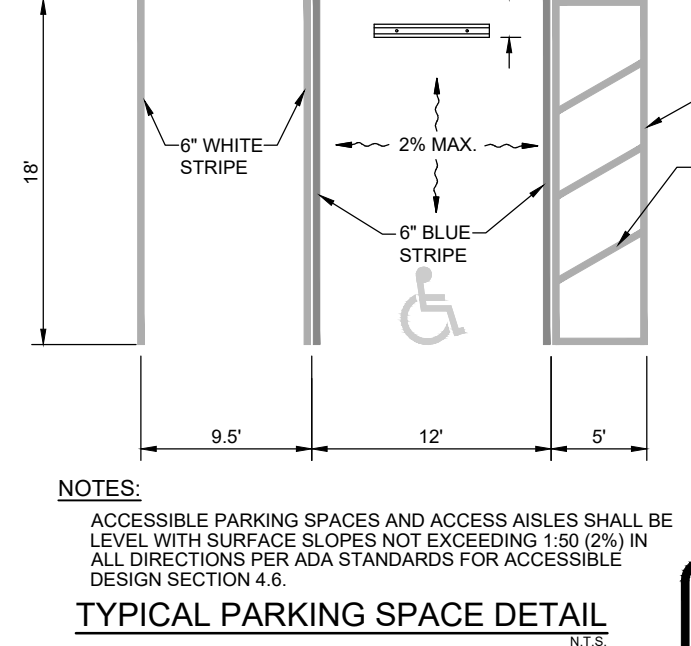
PROJECT LOCATION MAP  
NO SCALE



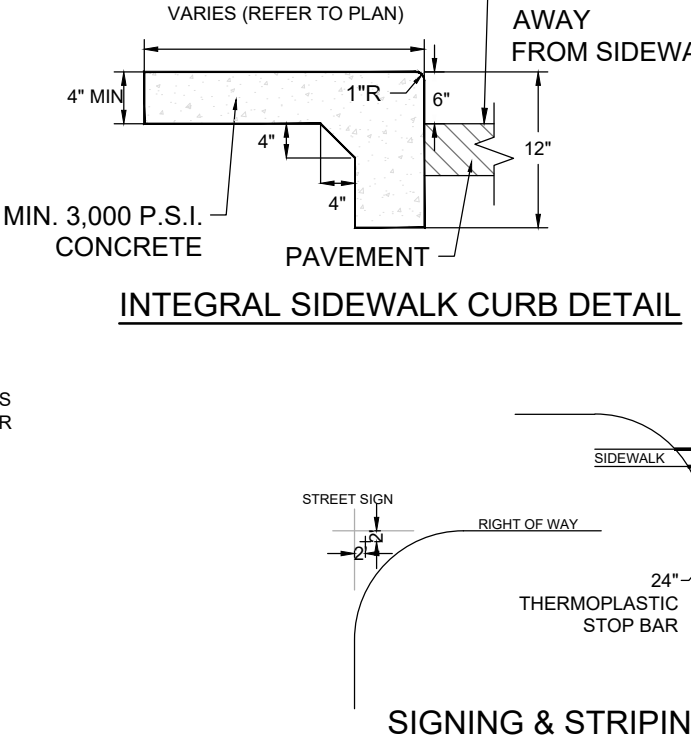
HOLOPHANE LIGHT DETAIL



DECORATIVE FENCE AND GATE DETAIL



TYPICAL PARKING SPACE DETAIL



INTEGRAL SIDEWALK CURB DETAIL



SIGNING & STRIPING DETAIL

PSLUSD #  
**5309B-2**

CITY OF PORT ST. LUCIE PROJECT #  
**P20-245**

**CALL 48 HOURS BEFORE YOU DIG**  
**811**  
IT'S THE LAW! DIAL 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**WALDROP ENGINEERING**  
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS  
2600 MAITLAND CENTER PKWY., SUITE 262 MAITLAND, FL 32751  
P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

**ESPLANADE AT TRADITION AMENITY CENTER**  
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.  
SITE PLAN

PLAN REVISIONS

NO.	DATE	REVISION
1	12/22/2020	ISSUED FOR PERMITS
2	1/20/2021	REVISED PER CITY COMMENTS
3	5/07/2021	REVISED PER CITY COMMENTS
4	10/11/2021	REVISED PER CITY COMMENTS

SCALE IN FEET: 0 20 40 80

FLORIDA CERTIFICATE OF AUTHORIZATION #LC2000035

SET NUMBER: 890-012-01  
SHEET: 1

O:\Projects\890-012 (Esplanade at Tradition) Amenity Center\Drawings\Exhibits\890-012-003 Amenity Site Plan\Current Plans\890-012-003.dwg  
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