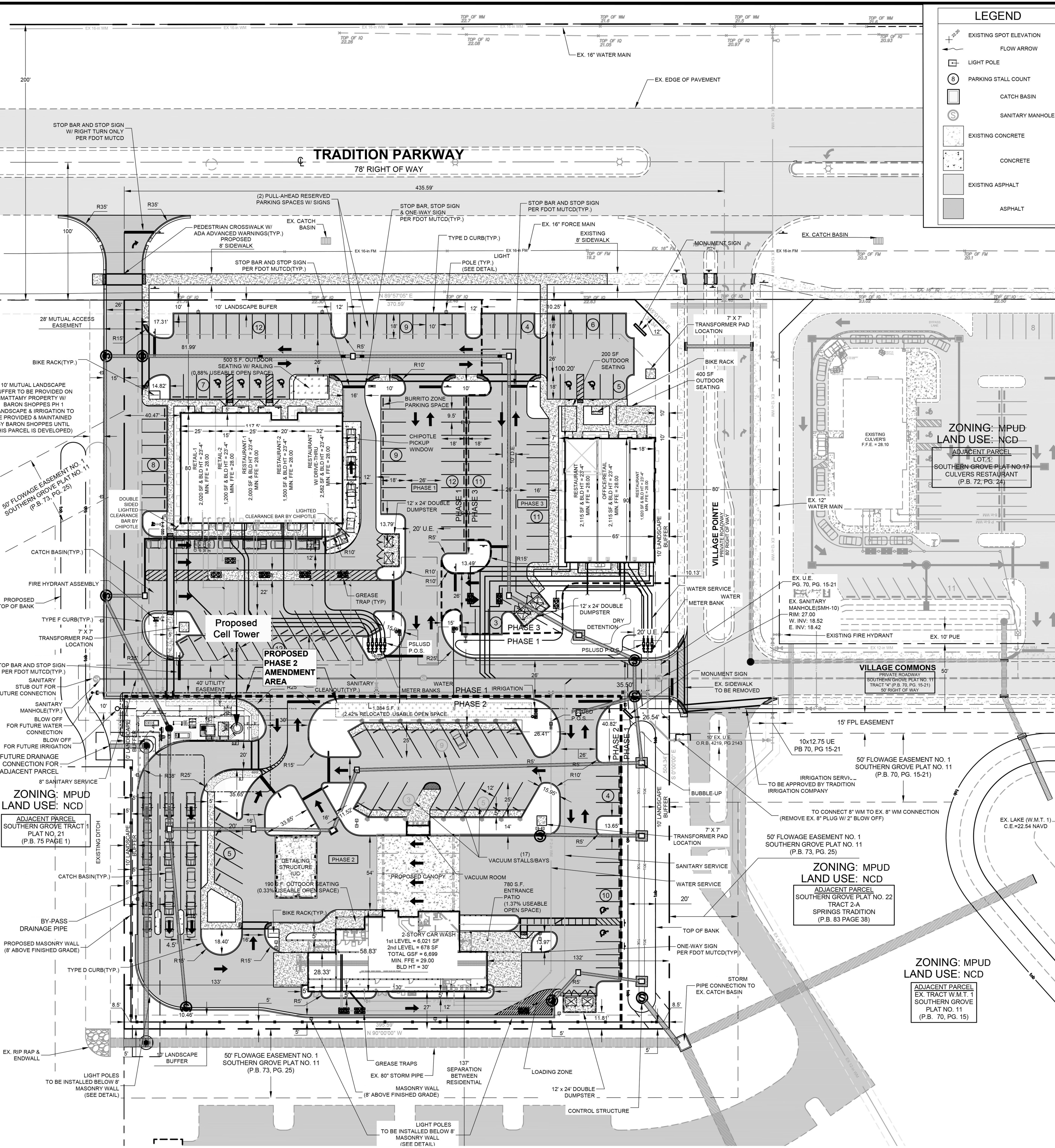




PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1: RESTAURANT W/ DRIVE THRU - PHASE 1
(2,582 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 31 STALLS

RESTAURANT-1 - PHASE 1
(2,000 GSF @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT-2 - PHASE 1
(1,500 GSF @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 15 STALLS

RETAIL-1 - PHASE 1
(2,020 GSF @ 4 SPACES PER 1,000 GSF)
TOTAL PARKING REQUIRED 8 STALLS

RETAIL-2 - PHASE 1
(1,200 GSF @ 4 SPACES PER 1,000 GSF)
TOTAL PARKING REQUIRED 5 STALLS

TOTAL PH 1 PARKING REQUIRED 79 STALLS
TOTAL PH 1 PARKING PROVIDED 81 STALLS
REQUIRED HANDICAP 4 STALL
PROVIDED HANDICAP 4 STALL

PHASE 2: CAR WASH - PHASE 2
(6,699 GSF (INCLUDES 900 SF OFFICE) & 189 GSF OUTDOOR SEATING)
(900 GSF @ 1 SPACE PER 200 GSF OFFICE AREA)
plus 1 space for the lower maintenance.
TOTAL PH 2 PARKING REQUIRED 6 STALLS
TOTAL PH 2 PARKING PROVIDED 19 STALLS
REQUIRED HANDICAP 1 STALL
PROVIDED HANDICAP 2 STALLS

PHASE 3: RESTAURANT - PHASE 3
(1,620 GSF W/ 400 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT - PHASE 3
(2,115 GSF W/ 200 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 23 STALLS

OFFICE/RETAIL BUILDING - PHASE 3
(2,115 GSF @ 1 SPACE PER 200 GSF)
TOTAL PARKING REQUIRED 11 STALLS

TOTAL PH 3 PARKING REQUIRED 54 STALLS
TOTAL PH 3 PARKING PROVIDED 40 STALLS
REQUIRED HANDICAP 2 STALLS
PROVIDED HANDICAP 2 STALLS

TOTAL PROJECT PARKING REQUIRED 139 STALLS
TOTAL PROJECT PARKING PROVIDED 140 STALLS
REQUIRED HANDICAP 7 STALLS
PROVIDED HANDICAP 8 STALLS

BUILDING BREAKDOWN:		
	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT W/ DRIVE-THRU	2,583	500
RESTAURANT-1	2,000	---
RESTAURANT-2	1,500	---
RETAIL-1	2,020	---
RETAIL-2	1,200	---
TOTAL	9,303	500

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
CARWASH	6,699	189
TOTAL	6,699	189

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT	1,620	400
RESTAURANT	2,115	200
OFFICE / RETAIL	2,115	0
TOTAL	5,850	600

TOTAL BUILDOUT GSF:	21,852	1289
----------------------------	--------	------

LAND USE - LOT 3
PARCEL SIZE 209,088 S.F. 4.80 AC. 100.00%

TOTAL IMPERVIOUS / PERVIOUS AT BUILDOUT:

TOTAL IMPERVIOUS	152,607 S.F.	3.50 AC.	72.99%
PERVIOUS AREA*	56,481 S.F.	1.30 AC.	27.01%

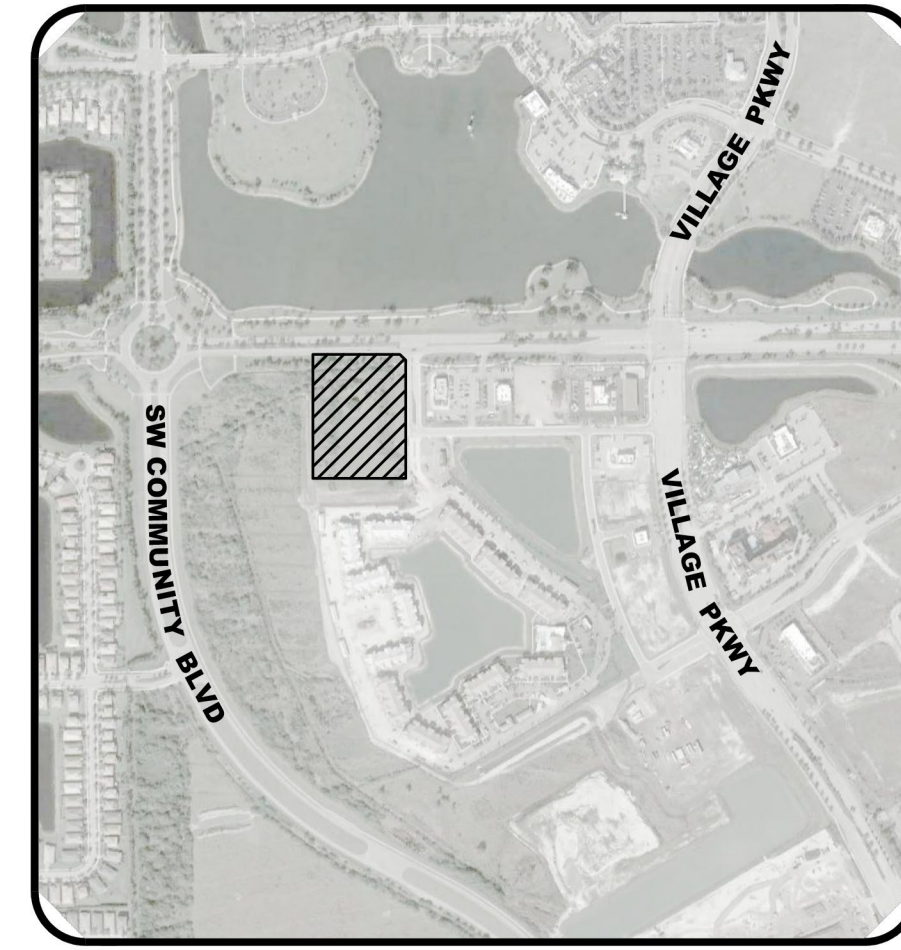
DRY DETENTION AREA 7,699 S.F. 0.18 AC. 3.68%

5% USEABLE OPEN SPACE 2,851.92 S.F. 0.07 AC. (5.00%)

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE

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



VICINITY MAP

BUILDING SETBACKS:
FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA:

PARCEL 1	4316-504-0001-000-6
PARCEL 2	4316-504-0002-000-3
PARCEL 3	4316-504-0003-000-0
SECTION	16
TOWNSHIP	37S
RANGE	39E
ZONING	MPUD
FUTURE LAND USE	NEW COMMUNITY DEVELOPMENT
LAND USE	MIXED USE AREA
MAX. BUILDING HEIGHT	32'-6"

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:

1. WEST SIDE OF SITE ALONG SW COMMUNITY BLVD.	600 FT.
2. EAST SIDE OF SITE ACROSS VILLAGE POINTE	80 FT.
3. EAST SIDE OF SITE ALONG VILLAGE COURT	380 FT.
4. EAST SIDE OF SITE ALONG VILLAGE COURT	780 FT.

LEGAL DESCRIPTION:

PARCEL 1, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 40.97 ACRES, MORE OR LESS

PARCEL 2, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 41.52 ACRES, MORE OR LESS

PARCEL 3, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 42.31 ACRES, MORE OR LESS

WATER AND SEWER:

WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSLUD.

DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS. ALL DRAINAGE INFRASTRUCTURE WILL BE COMPLETED DURING PHASE 1.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE THREE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS

HAZARDOUS WASTE:

ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:

ALL HYDRANTS WITHIN 1000' ARE SHOWN.

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. 158.2217.

LANDSCAPE:

LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:

PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON FEBRUARY 24, 2020.

ENVIRONMENTAL SITE ASSESSMENT TABLE				
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	---	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO	---

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).

PSL PROJECT NUMBER
P23-194

SITE PLAN - AMENDMENT AREA SHOWN ON THE PREVIOUSLY APPROVED SITE PLAN

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.



100 S. 2nd Street
Fort Pierce, FL 34950

DESIGNED BY
TM

DRAWN BY
VP

DATE
04/09/2024

REVISION COMMENTS
04/09/2024 Revised per staff's comments

REVISION COMMENTS

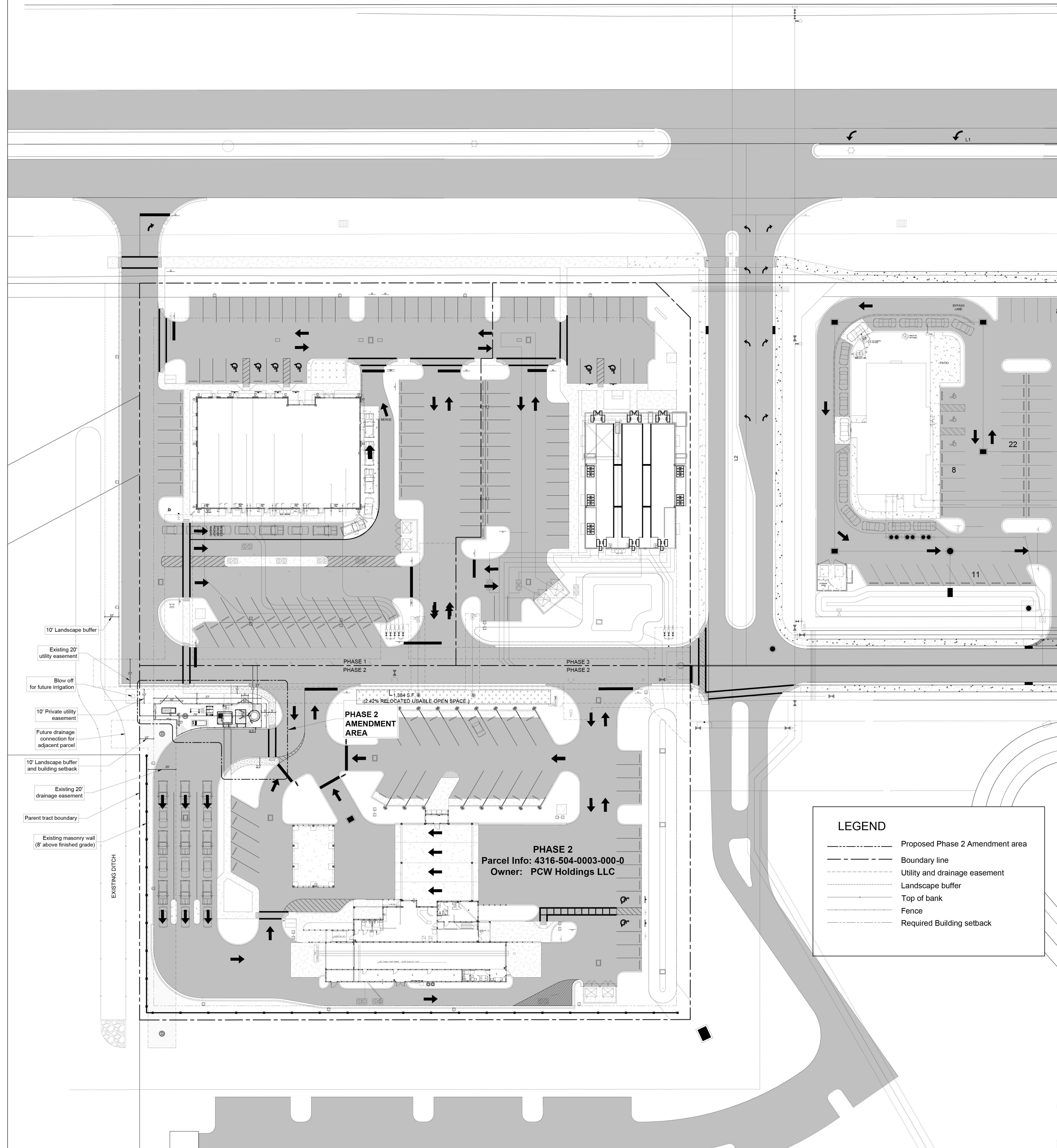
DATE

BARON SHOPPES - TRADITION

Conceptual Site Plan
Cell Tower (P23-194)

FLORIDA

PORT ST LUCIE



SITE PLAN - SHOWING THE PROPOSED PHASE 2 AMENDMENT AREA

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1: RESTAURANT W/ DRIVE THRU - PHASE 1
(2,582 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 31 STALLS

RESTAURANT-1 - PHASE 1
(2,000 GSF @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT-2 - PHASE 1
(1,500 GSF @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 15 STALLS

RETAIL-1 - PHASE 1
(2,020 GSF @ 4 SPACE PER 1,000 GSF)
TOTAL PARKING REQUIRED 8 STALLS

RETAIL-2 - PHASE 1
(1,200 GSF @ 4 SPACE PER 1,000 GSF)
TOTAL PARKING REQUIRED 5 STALLS

TOTAL PH 1 PARKING REQUIRED 79 STALLS
TOTAL PH 1 PARKING PROVIDED 81 STALLS
REQUIRED HANDICAP 4 STALL
PROVIDED HANDICAP 4 STALL

PHASE 2: CAR WASH - PHASE 2
(6,699 GSF (INCLUDES 800 SF OFFICE) & 189 GSF OUTDOOR SEATING)
(900 GSF @ 1 SPACE PER 200 GSF OFFICE AREA)
plus 1 space for the lower maintenance.
TOTAL PH 2 PARKING REQUIRED 6 STALLS
TOTAL PH 2 PARKING PROVIDED 19 STALLS
REQUIRED HANDICAP 1 STALL
PROVIDED HANDICAP 2 STALLS

PHASE 3: RESTAURANT - PHASE 3
(1,620 GSF W/ 400 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT - PHASE 3
(2,115 GSF W/ 200 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 23 STALLS

OFFICE/RETAIL BUILDING - PHASE 3
(2,115 GSF @ 1 SPACE PER 200 GSF)
TOTAL PARKING REQUIRED 11 STALLS

TOTAL PH 3 PARKING REQUIRED 54 STALLS
TOTAL PH 3 PARKING PROVIDED 40 STALLS
REQUIRED HANDICAP 2 STALLS
PROVIDED HANDICAP 2 STALLS

TOTAL PROJECT PARKING REQUIRED 139 STALLS
TOTAL PROJECT PARKING PROVIDED 140 STALLS
REQUIRED HANDICAP 7 STALLS
PROVIDED HANDICAP 8 STALLS

BUILDING BREAKDOWN:		
	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT W/ DRIVE-THRU	2,583	500
RESTAURANT-1	2,000	---
RESTAURANT-2	1,500	---
RETAIL-1	2,020	---
RETAIL-2	1,200	---
TOTAL	9,303	500
	BUILDING (GSF)	OUTDOOR SEATING (GSF)
CARWASH	6,699	189
TOTAL	6,699	189
	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT	1,620	400
RESTAURANT	2,115	200
OFFICE / RETAIL	2,115	0
TOTAL	5,850	600
TOTAL BUILDOUT GSF:	21,852	1289

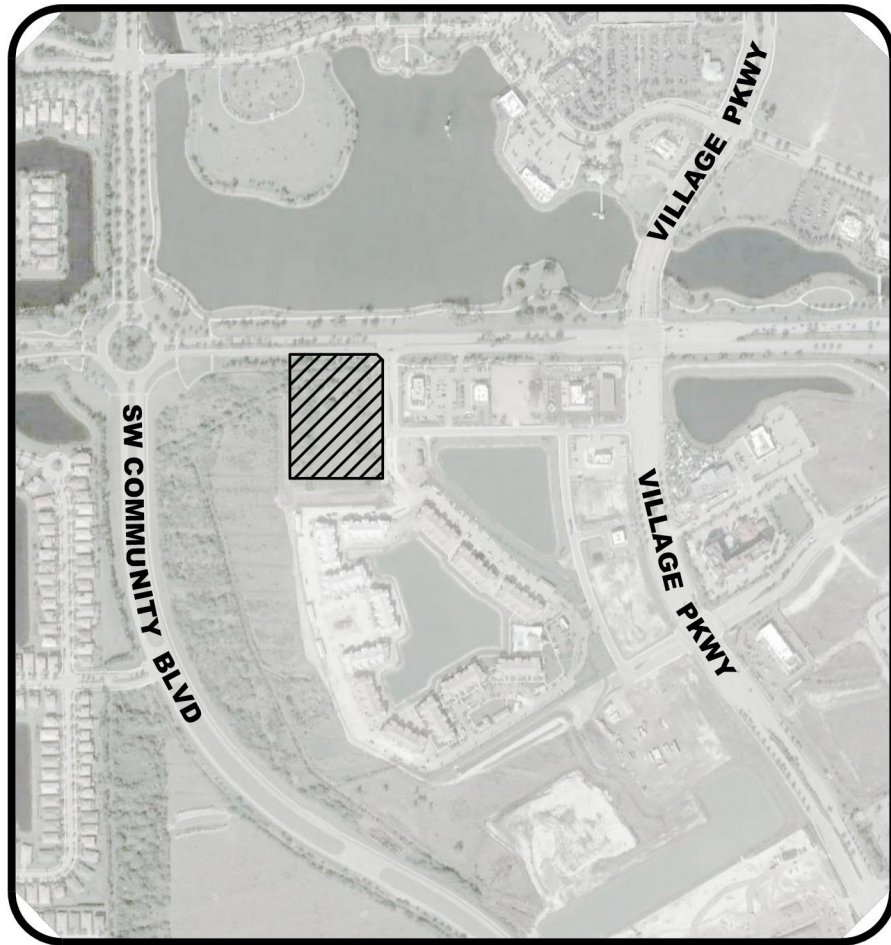
LAND USE - LOT 3
PARCEL SIZE 209,088 S.F. 4.80 AC. 100.00%

TOTAL IMPERVIOUS / PERVIOUS AT BUILDOUT:

TOTAL IMPERVIOUS 152,607 S.F. 3.50 AC. 72.99%
PERVIOUS AREA* 56,481 S.F. 1.30 AC. 27.01%

DRY DETENTION AREA 7,699 S.F. 0.18 AC. 3.68%
5% USEABLE OPEN SPACE 2,851.92 S.F. 0.07 AC. (5.00%)

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE



VICINITY MAP

BUILDING SETBACKS:

FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA:

PARCEL 1: 4316-504-0001-000-6
PARCEL 2: 4316-504-0002-000-3
PARCEL 3: 4316-504-0003-000-0
SECTION: 16
TOWNSHIP: 37S
RANGE: 39E
ZONING: MUD
FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
LAND USE: MIXED USE AREA
MAX. BUILDING HEIGHT: 32'-6"

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:

(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:
1. WEST SIDE OF SITE ALONG SW COMMUNITY BLVD. 600 FT.
2. EAST SIDE OF SITE ACROSS VILLAGE POINTE 80 FT.
3. EAST SIDE OF SITE ALONG VILLAGE COURT 380 FT.
4. EAST SIDE OF SITE ALONG VILLAGE COURT 780 FT.

LEGAL DESCRIPTION:

PARCEL 1, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING ±0.97 ACRES, MORE OR LESS

PARCEL 2, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING ±1.52 ACRES, MORE OR LESS

PARCEL 3, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING ±2.31 ACRES, MORE OR LESS

WATER AND SEWER:

WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSLUSD.

DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS. ALL DRAINAGE INFRASTRUCTURE WILL BE COMPLETED DURING PHASE 1.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE THREE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS

HAZARDOUS WASTE:

ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:

ALL HYDRANTS WITHIN 1000' ARE SHOWN.

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.

LANDSCAPE:

LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:

PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON FEBRUARY 24, 2020.

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	---	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO	---

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).

PSL PROJECT NUMBER
P23-194

BARON SHOPPES - TRADITION
Conceptual Site Plan
Cell Tower (P23-194)

FLORIDA

PORT ST LUCIE



PSL PROJECT NUMBER
P23-194

ITE TRIP GENERATION TABLE:

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODES 948, 934, 933, 918, AND 720 WERE USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. THE TOTAL SQUARE FOOTAGE OF EACH BUILDING AT BUILD-OUT WAS USED TO OBTAIN THE FOLLOWING RESULT:

RESTAURANT W/ DRIVE THRU) 2,583+500 G.S.F. (934)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY = 1,450 TRIPS (470.95 x 3.08)
TOTAL A.M. PEAK HOUR TRIPS = 157 TRIPS (50.97 x 3.08)
TOTAL P.M. PEAK HOUR TRIPS = 158 TRIPS (51.36 x 3.08)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 1,897 TRIPS (616.12 x 3.08)
TOTAL PEAK HOUR SATURDAY TRIPS = 169 TRIPS (54.86 x 3.08)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 1,455 TRIPS (472.58 x 3.08)
TOTAL PEAK HOUR SUNDAY TRIPS = 170 TRIPS (55.15 x 3.08)

RESTAURANT-1: 2,000 G.S.F. (933)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY = 691 TRIPS (346.23 X 2.00)
TOTAL A.M. PEAK HOUR TRIPS = 96 TRIPS (47.66 X 2.00)
TOTAL P.M. PEAK HOUR TRIPS = 96 TRIPS (47.66 X 2.00)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 1,392 TRIPS (696.00 X 2.00)
TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.00)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 1,000 TRIPS (500.00 X 2.00)

RESTAURANT-2: 1,500 G.S.F. (933)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY = 519 TRIPS (346.23 x 1.50)
TOTAL A.M. PEAK HOUR TRIPS = 71 TRIPS (47.66 x 1.50)
TOTAL P.M. PEAK HOUR TRIPS = 73 TRIPS (48.70 x 1.50)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 1,044 TRIPS (696.00 x 1.50)
TOTAL PEAK HOUR SATURDAY TRIPS = 82 TRIPS (54.60 x 1.50)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 750 TRIPS (500.00 x 1.50)

RETAIL (MEDICAL OFFICE)-1: 2,020 G.S.F. (720)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY = 70 TRIPS (34.80 X 2.02)
TOTAL A.M. PEAK HOUR TRIPS = 7 TRIPS (3.53 X 2.02)
TOTAL P.M. PEAK HOUR TRIPS = 8 TRIPS (4.10 X 2.02)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 17 TRIPS (8.57 X 2.02)
TOTAL PEAK HOUR SATURDAY TRIPS = 6 TRIPS (3.10 X 2.02)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 3 TRIPS (1.42 X 2.02)
TOTAL PEAK HOUR SUNDAY TRIPS = 1 TRIP (0.32 X 2.02)

RETAIL-2: 1,200 G.S.F. (919)

WEEKDAY -

TOTAL A.M. PEAK HOUR TRIPS = 1 TRIP (1.21 x 1.20)
TOTAL P.M. PEAK HOUR TRIPS = 2 TRIPS (1.94 x 1.20)

SATURDAY -

TOTAL PEAK HOUR SATURDAY TRIPS = 17 TRIPS (5.08 x 3.40)

CAR WASH: 6,699 G.S.F. (948)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY PEAK= 78 TRIPS (11.66 x 6.7)
TOTAL A.M. PEAK HOUR TRIPS = 78 TRIPS (11.66 x 6.7)
TOTAL P.M. PEAK HOUR TRIPS = 78 TRIPS (11.66 x 6.7)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 1,406 TRIPS (696.00 X 2.02)
TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.02)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 1,010 TRIPS (500.00 X 2.02)

RESTAURANT: 1,620 + 400 G.S.F. (933)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY = 699 TRIPS (346.23 X 2.02)
TOTAL A.M. PEAK HOUR TRIPS = 96 TRIPS (47.66 X 2.02)
TOTAL P.M. PEAK HOUR TRIPS = 98 TRIPS (48.70 X 2.02)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 1,406 TRIPS (696.00 X 2.02)
TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.02)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 1,160 TRIPS (500.00 X 2.32)

OFFICE/RETAIL: 2,115 G.S.F. (720)

WEEKDAY -

TOTAL AVG. TRIPS FOR WEEKDAY = 74 TRIPS (34.80 X 2.12)
TOTAL A.M. PEAK HOUR TRIPS = 7 TRIPS (3.53 X 2.12)
TOTAL P.M. PEAK HOUR TRIPS = 8 TRIPS (4.10 X 2.12)

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 18 TRIPS (8.57 X 2.12)
TOTAL PEAK HOUR SATURDAY TRIPS = 7 TRIPS (3.10 X 2.12)

SUNDAY -

TOTAL AVG SUNDAY TRIPS = 3 TRIPS (1.42 X 2.12)
TOTAL PEAK HOUR SUNDAY TRIPS = 1 TRIP (0.32 X 2.12)

TOTAL TRIP GENERATION FOR ALL USES

WEEKDAY -

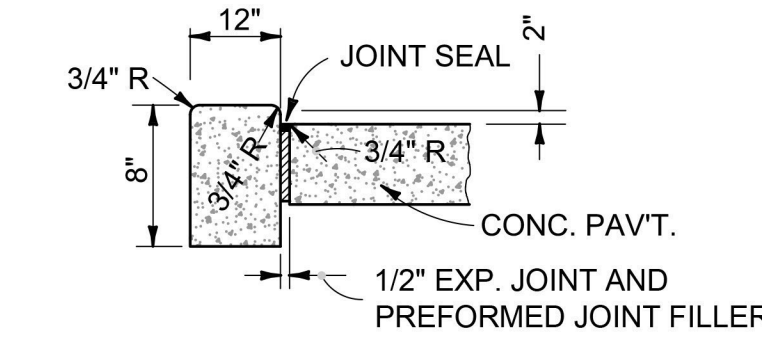
TOTAL AVG. TRIPS FOR WEEKDAY = 4,384 TRIPS
TOTAL A.M. PEAK HOUR TRIPS = 546 TRIPS
TOTAL P.M. PEAK HOUR TRIPS = 559 TRIPS

SATURDAY -

TOTAL AVG SATURDAY TRIPS = 7,389 TRIPS
TOTAL PEAK HOUR SATURDAY TRIPS = 832 TRIPS

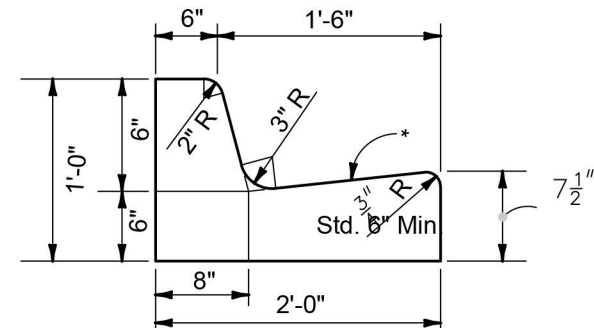
SUNDAY -

TOTAL AVG SUNDAY TRIPS = 5,381 TRIPS
TOTAL PEAK HOUR SUNDAY TRIPS = 172 TRIPS



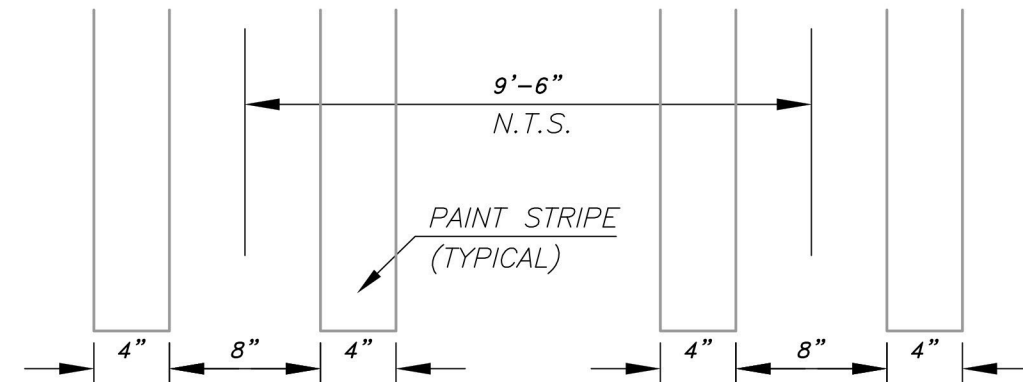
Note:
1. Use 3,000 P.S.I. concrete at 28 days for construction.

FLUSH HEADER CURB

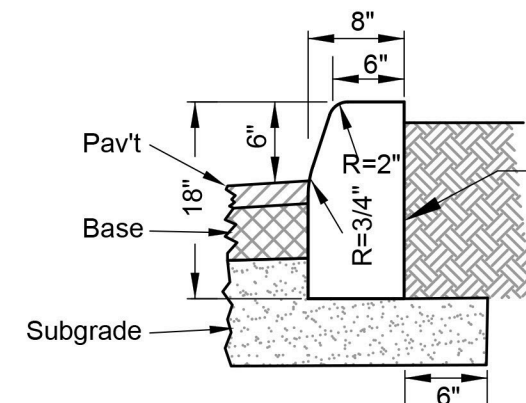


*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F



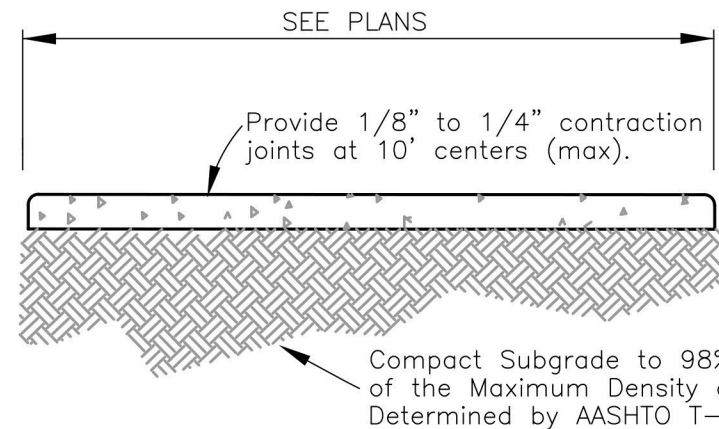
DOUBLE STRIPING DETAIL



NOTES:

1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



NOTES:

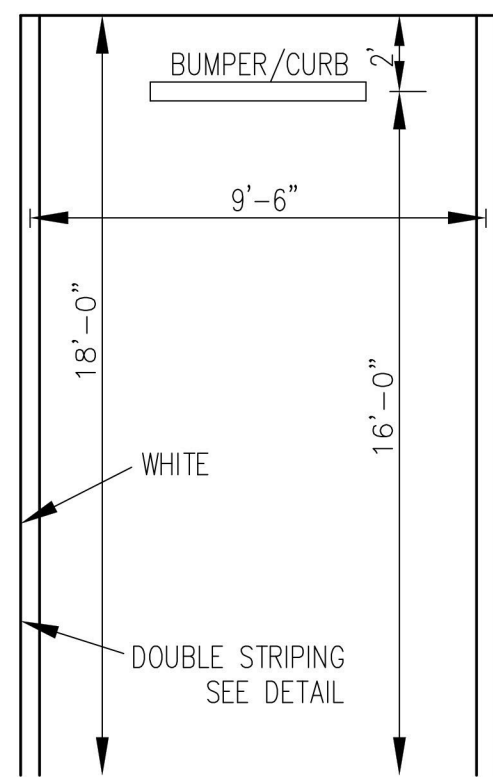
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL

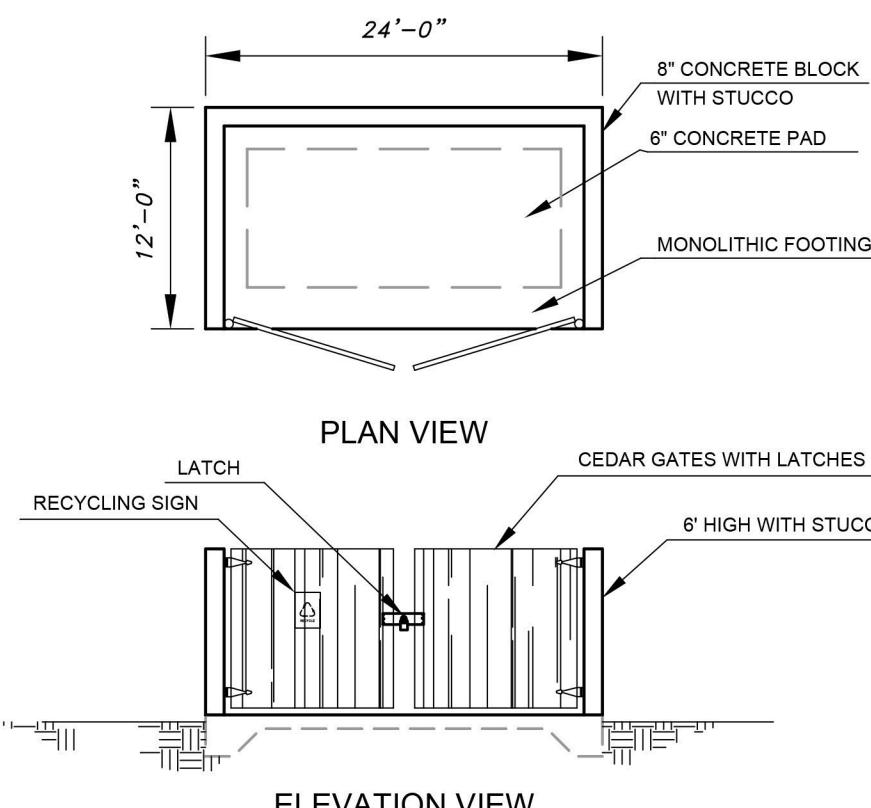
NOTE: Any adjacent existing trees and landscape should be barricaded so they are not damaged during construction.



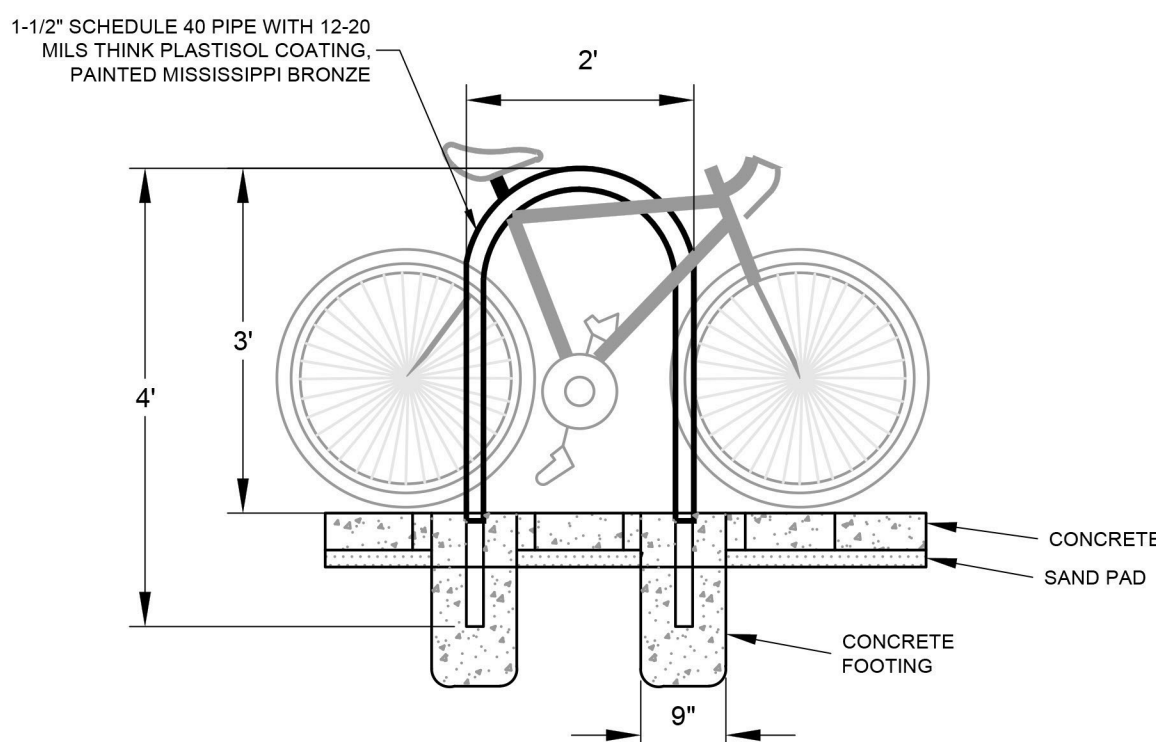
PROPOSED 8' TALL WHITE OPAQUE VINYL FENCE TO BE LANDSCAPED ON THE OUTER PERIMETER OF THE FENCE. ALL TOWER EQUIPMENT WILL BE SCREENED BY THE FENCE (OTHER THAN THE TOWER ITSELF)



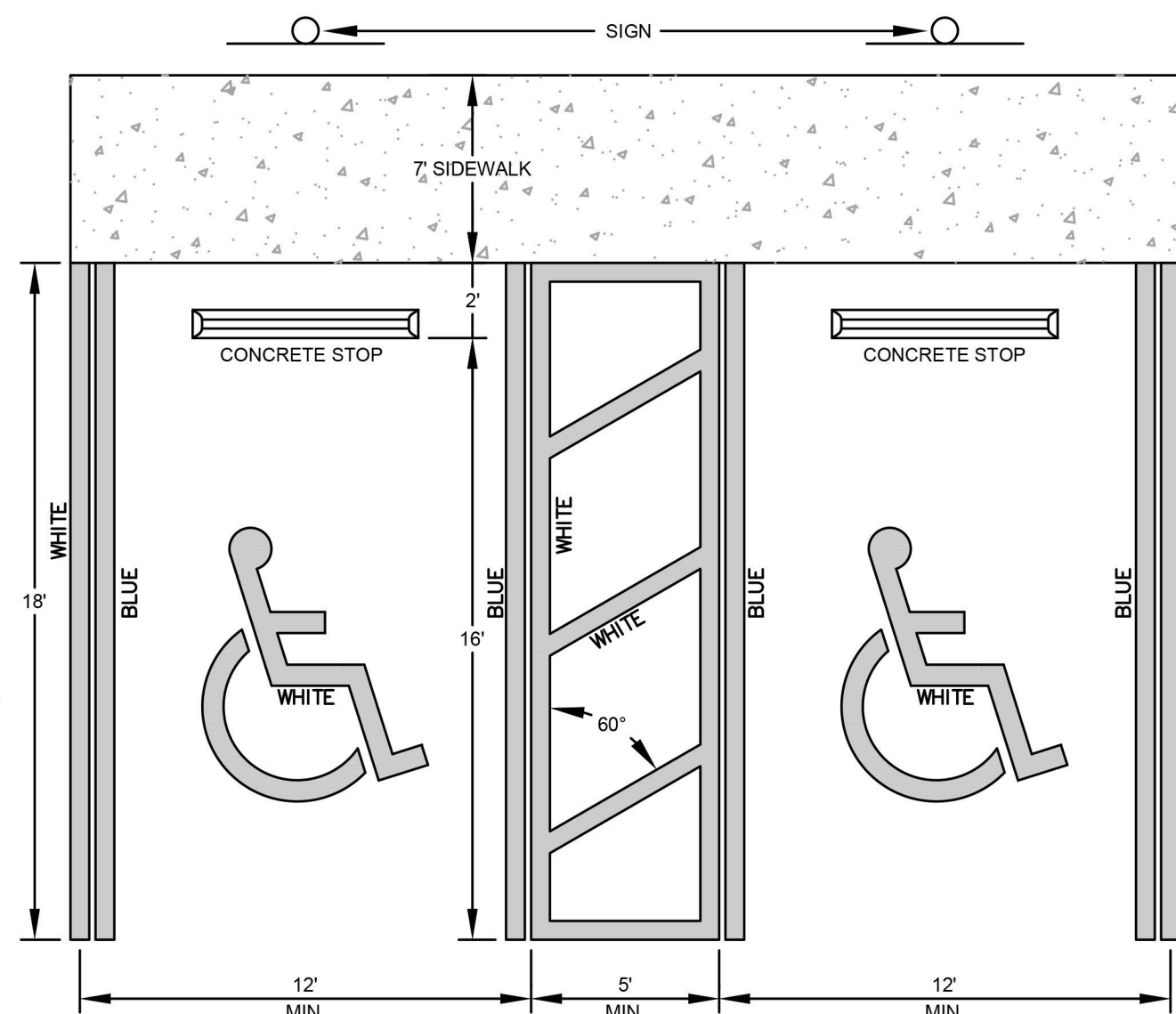
18' PARKING STALL DETAIL



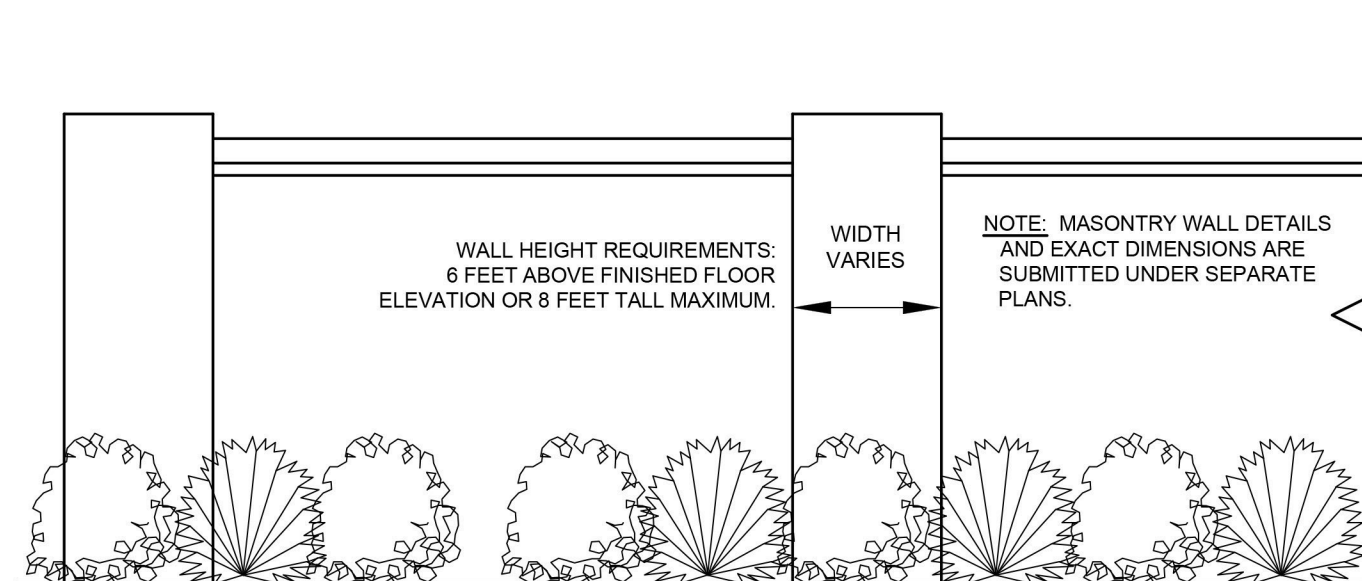
DUMPSTER DETAIL



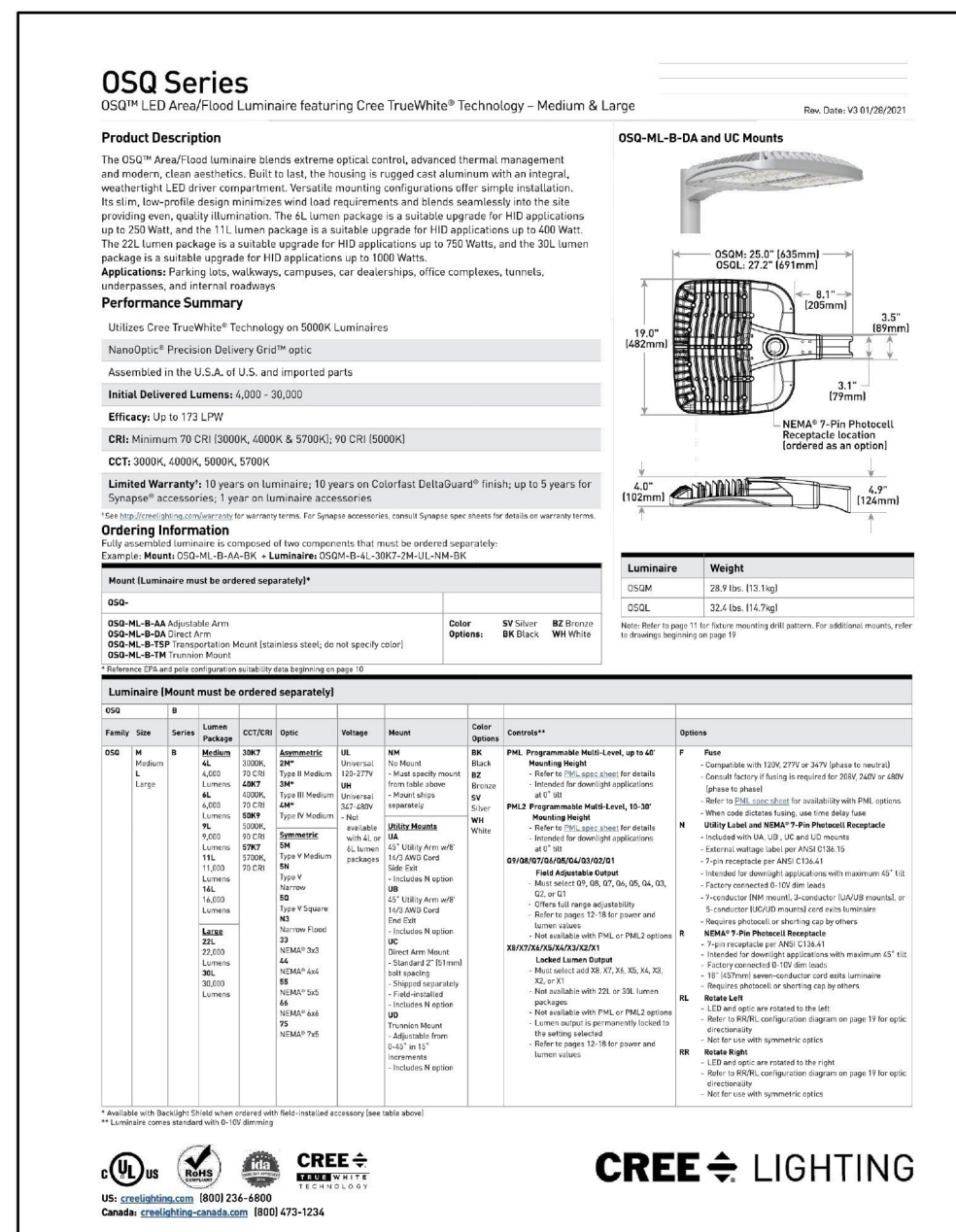
BIKE RACK DETAIL



HANDICAPPED SPACE DETAIL



TYPICAL LANDSCAPE WALL



Light Housing Fixture
Max height per City of PSL Ordinance 158.221.7.
*Maximum pole height to be 6' when near residential areas.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	LLF
14	SA	SINGLE	0.900	
9	SB	DI80	0.900	

POLE MOUNTING DETAIL

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 TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE. FOR WIND LOADINGS, 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.

PSL PROJECT NUMBER
P23-194



DESIGNED BY
VP
DRAWN BY
DATE

REVISION COMMENTS
04/09/2024
Revised per staffs comments

BARON SHOPPES - TRADITION
Conceptual Site Plan
Cell Tower (P23-194)

FLORIDA

PORT ST LUCIE