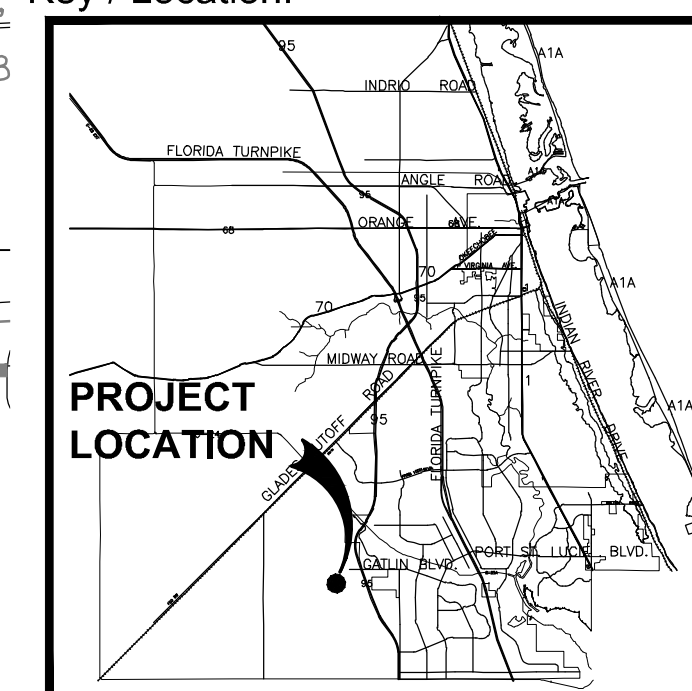




lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



PROJECT LOCATION

N.T.S.

Project Team:

Property Owner:

Developer:

Land Planner / Landscape Architect:

Engineer:

Surveyor:

Architect:

Traffic Engineer:

PEBB TRADITION SG3, LLC
7900 Glades Road, Suite 600
Boca Raton, FL 33434

PEBB TRADITION SG3, LLC
7900 Glades Road, Suite 600
Boca Raton, FL 33434

Lucido & Associates
701 E Ocean Boulevard
Stuart, FL 34994

Kimley Horn
445 24th Street, Suite 200
Vero Beach, FL 32960

Caulfield & Wheeler Inc.
410 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

BDG Architects
100 North Laura Street, Suite 801
Jacksonville, FL 32202

Mackenzie Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990

Site Data:

Total Area:	2.51 AC	109,241 SF
Impervious Area:	1.61 AC	70,073 SF
Building:	0.36 AC	15,876 SF
Vehicular Use Area:	0.99 AC	42,961 SF
Sidewalks, Patio, Pedestrian Access:	0.21 AC	11,236 SF
Pervious Area:	0.90 AC	39,168 SF
Existing Zoning:	MPUD	
Future Land Use Designation:	NCD	
Existing Use:	VACANT	

Building Data

Gross Floor Area:	15,876 SF
Outdoor Seating Area:	2,100 SF
Maximum Height:	35'
Proposed Height:	24'
Building Coverage:	14.5%

Building Setback Requirements*

	Provided to Property Boundary
Front (North):	33.6'
Side (East):	105.9'
Side (West):	27.9'
Rear (South):	131.1'

*Setbacks per the SG-3 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

Parking Requirements

Building	Required	Provided
Retail	1 sp/250 sf	
Building: 15,876 sf		
Outdoor Seating: 2,100 sf		
	72 spaces	99 spaces
Total	72 spaces	99 spaces

Handicap Parking

(Included in total provided)	4 spaces	4 spaces
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Any parking spaces provided on the site plan that are above what is required by code may be allocated towards future parking requirements in Lot 2 or Parcel A, SG3 Commercial Shoppes at the Heart Plat.

Legal Description

LOT 1, OF SG-3 COMMERCIAL SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

Environmental Assessment

THERE IS NO ENVIRONMENTAL ASSESSMENT REQUIRED. THE EXISTING LAND WAS MASS-GRADED AND CLEARED PRIOR TO THE SUBMITTAL OF THE SITE PLAN.

Traffic Statement

MACKENZIE ENGINEERING & PLANNING INC. PERFORMED AN ANALYSIS OF THE TRAFFIC IMPACTS RESULTING FROM SG 3 COMMERCIAL PARCEL LOT 1 WITHIN THE SOUTHERN GROVE DRI. THE PROJECT IS LOCATED AT THE SOUTH OF DISCOVERY WAY BETWEEN VILLAGE PARKWAY AND COMMUNITY BOULEVARD, PORT ST. LUCIE, FLORIDA. THE APPLICANT PROPOSES: 15,876 SQUARE FEET OF COMMERCIAL USE AND 2,100 SF OF OUTDOOR SEATING. LOT 1 IS PART OF A LARGER PROJECT AND UTILIZES RATES FROM ITS LAND USE 821. THE ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE FOR A PROJECT WITHIN AN APPROVED DEVELOPMENT OF REGIONAL IMPACT (SOUTHERN GROVE DRI).

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING NET NEW EXTERNAL TRIPS: 1,019 DAILY, 76 AM PEAK HOUR (40 IN/36 OUT), AND 105 PM PEAK HOUR (52 IN/53 OUT)

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING DRIVEWAY TRIPS: 1,699 DAILY, 127 AM PEAK HOUR (66 IN/61 OUT), AND 175 PM PEAK HOUR (66 IN/89 OUT)

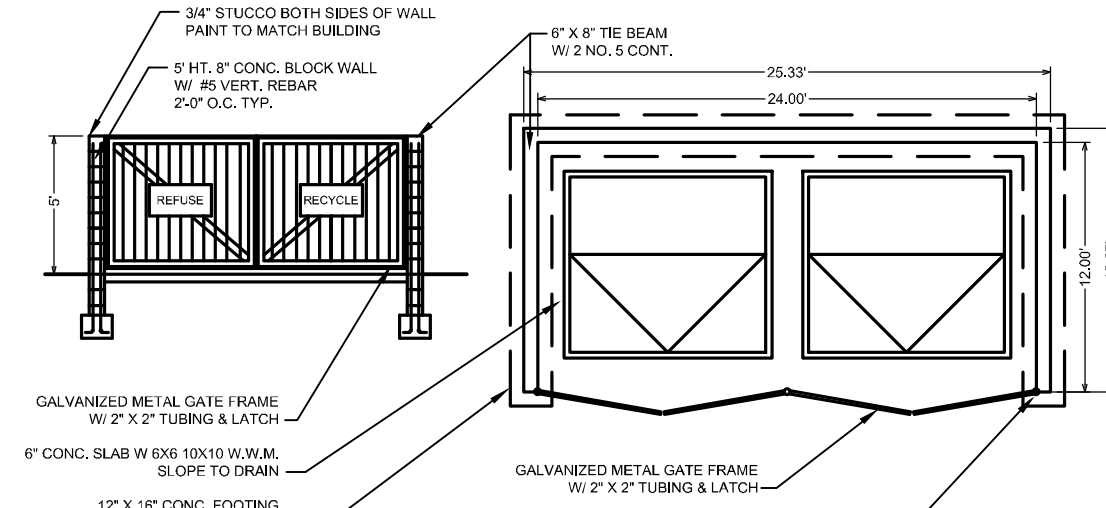
THE ANALYSIS SHOWS THAT THE ROADWAYS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE ADDITION OF THE PROPOSED DEVELOPMENT. CONCURRENCY IS SATISFIED BECAUSE THE PROJECT IS PART OF THE APPROVED SOUTHERN GROVE DRI.

Drainage Statement

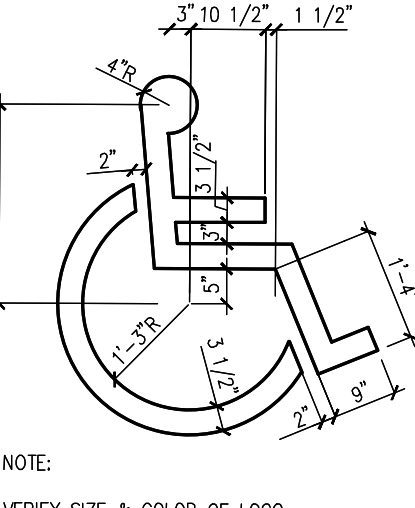
THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT IS PART OF THE OVERALL SOUTHERN GROVE MASTER DRAINAGE SYSTEM. THE PROJECT IS LOCATED WITHIN THE SHOPPES AT THE HEART DEVELOPMENT. THE PONDS WITHIN THE SHOPPES AT THE HEART WILL RETAIN THE 0.5" OF RUNOFF AND THE WATER QUANTITY IS PROVIDED IN THE MASTER SYSTEM.

General Notes

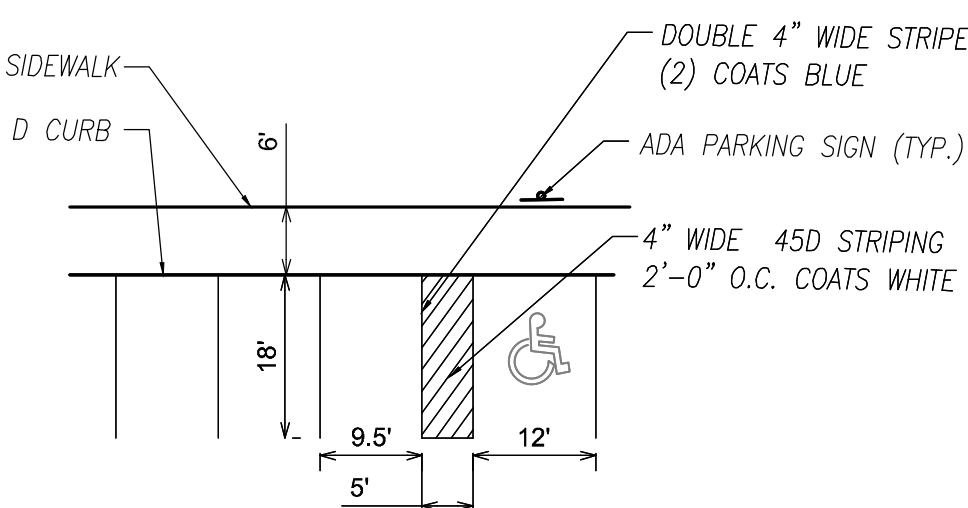
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL LANDSCAPE AREAS ADJUTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 154 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS AE TAKE FROM OUTSIDE TO OUTSIDE.)
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS.
- TREES SHALL NOT BE PLANTED WITHIN TEN FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
- NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5 FEET OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND 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 155 (SIGN CODE) CITY OF PORT ST LUCIE LAND DEVELOPMENT REGULATIONS.)
- 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).
- THE INGRESS/EGRESS EASEMENT (AE), AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES, FOR THE BENEFIT OF LOTS 1, 2 AND PARCEL A, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (AE), AS SHOWN HEREON IS ALSO HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL PARK OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT AS SHOWN HEREON IS ALSO RECORDED IN FAVOR OF THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT.



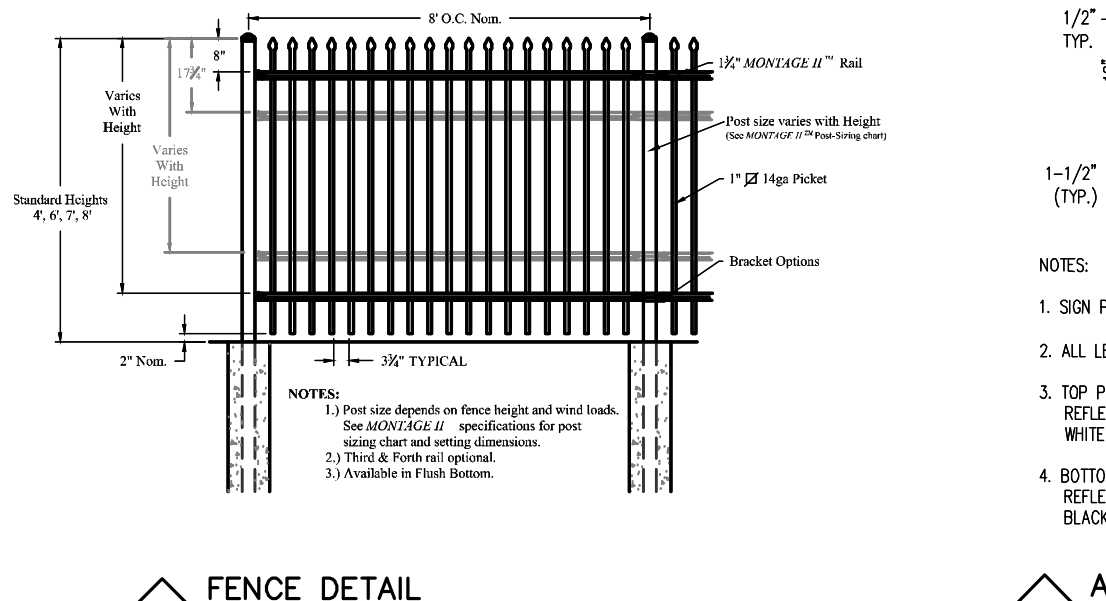
TRASH DUMPSTER & RECYCLING ENCLOSURE
Scale: nts



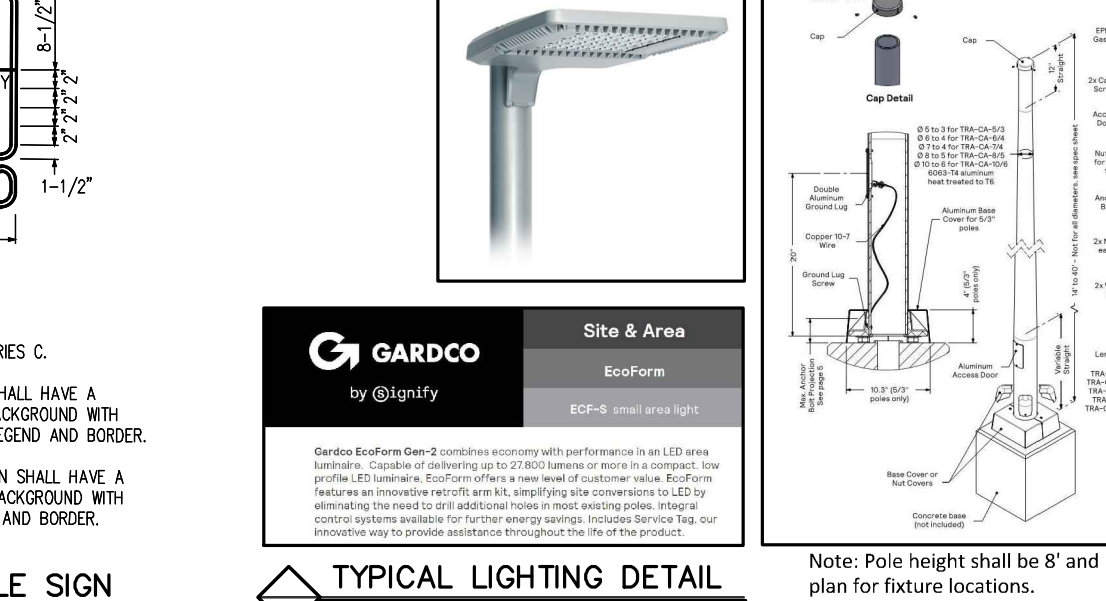
HANDICAP LOGO
Scale: nts



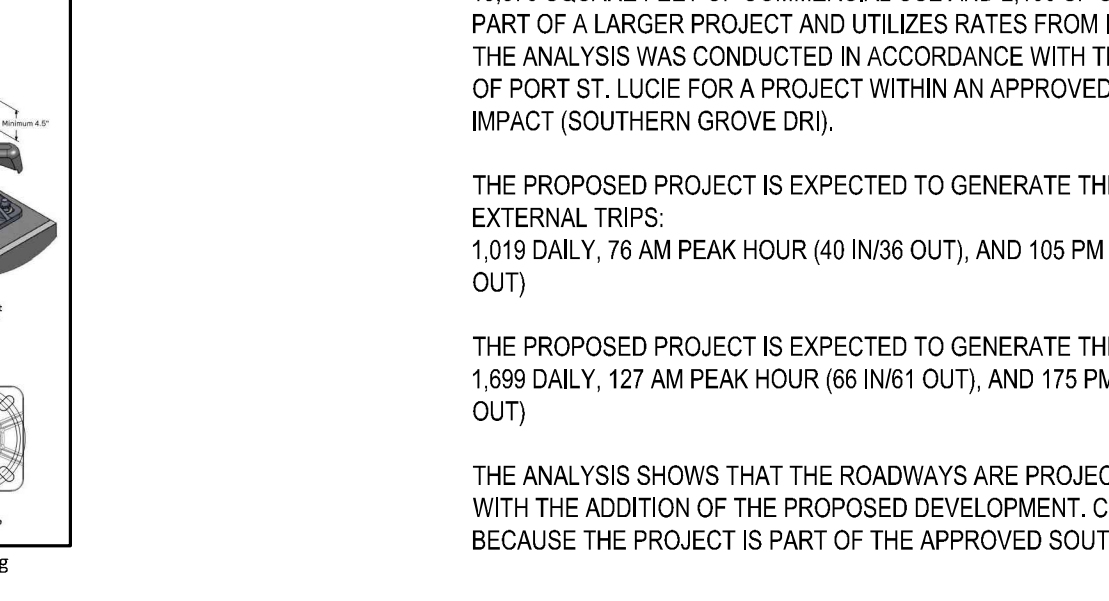
TYPICAL PARKING AND HANDICAP SPACE DETAIL
Scale: nts



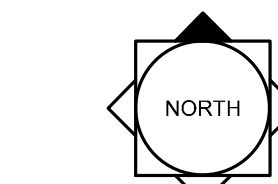
FENCE DETAIL
Scale: nts



ACCESSIBLE SIGN
Scale: nts



TYPICAL LIGHTING DETAIL
Scale: nts



NORTH

SCALE: 1" = 30'

15' 30' 60'

REG. #6687114
Steven D. Garrett

Designer: KV
Manager: SG
Project Number: 25-120
Municipal Number: P25-084
PSLUSD Number: 5211E-21
Computer File: 25-120 - SG 3 Shoppes at the Heart NW Corner

SP-1

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