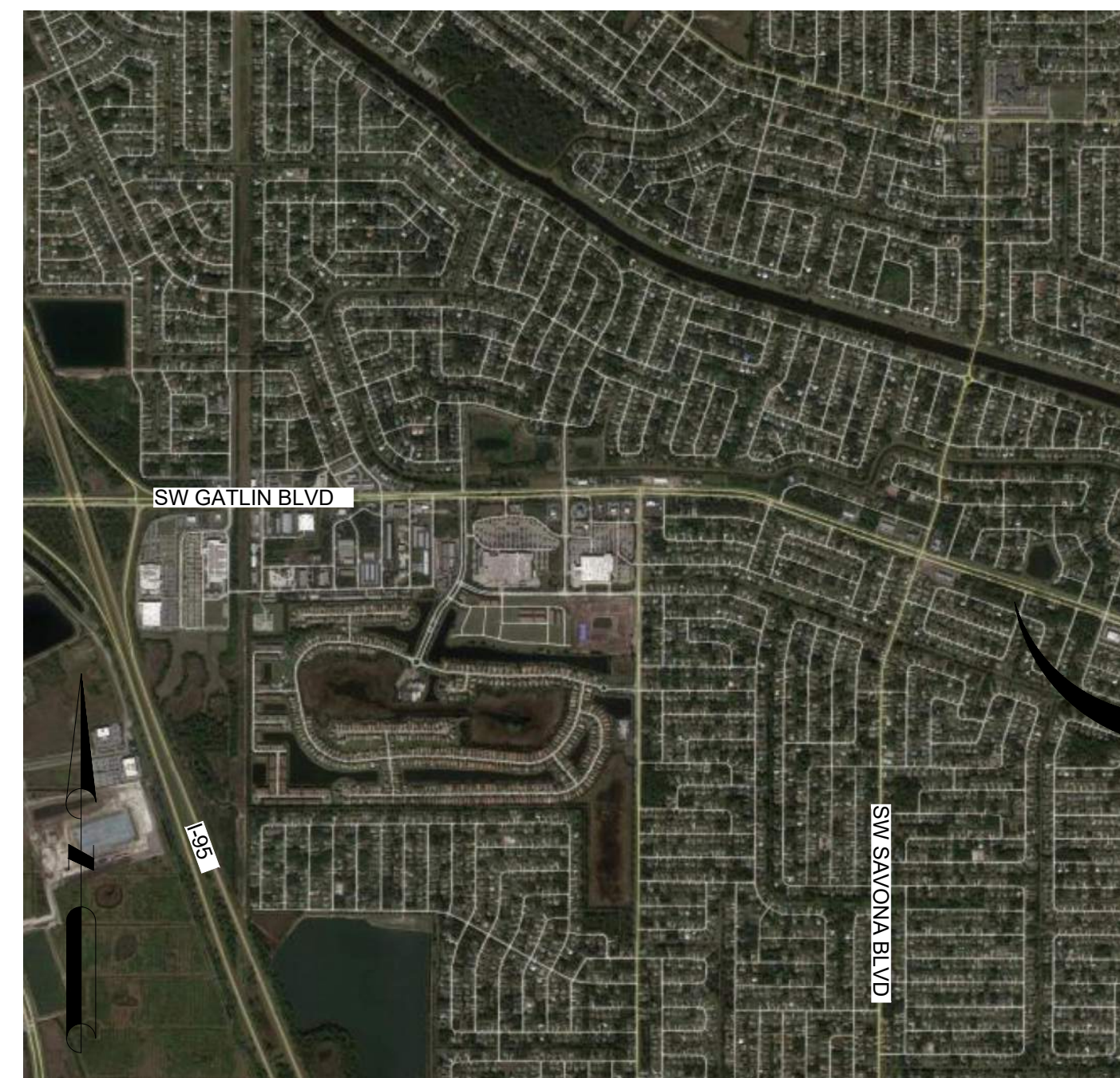


SITE PLAN FOR GATLIN POINTE

PREPARED FOR:
B&B CAPITAL GROUP 26, LLC

PROPERTY ADDRESS:
1208 GATLIN BLVD



SITE LOCATION

1 IN = 2,000 FT

Legal Description (Written by Surveyor)

LOT 18 AND 19, LESS THE NORTH 30 FEET, RESPECTIVELY, BY STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 1487, PAGE 2697; SOUTH 95 FEET OF LOTS 16 AND 17; SOUTH 95 FEET OF LOTS 20 AND 21; LOTS 22, 23, 24, 25, 26 AND 27, ALL IN BLOCK 1388, PORT ST. LUCIE SECTION FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.56 ACRES MORE OR LESS.

PARCEL ID No:
3420-565-1114-000-4 ; 3420-565-1115-000-1 ; 3420-565-1116-000-8 ; 3420-565-1118-000-2 ;
3420-565-1120-000-9 ; 3420-565-1121-000-6 ; 3420-565-1122-000-3 ; 3420-565-1123-000-0 ;
3420-565-1124-000-7 ; 3420-565-1125-000-4

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	DETAILS

SITE

DEVELOPER:

B&B CAPITAL GROUP 26, LLC
800 SE 4TH AVENUE
SUITE 618
HALLANDALE BEACH, FL 33009
FREDDY BOULTON

ARCHITECT:

TI ARCHITECTURE, INC.
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
HAROLD TUTTLE

ENGINEER:

STORYBOOK HOLDINGS, LLC
5260 N. LAKE BURKETT LANE.
WINTER PARK, FL 32792
JOSE A. CHAVES P.E.

LANDSCAPE ARCHITECT:

COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL
PH 407-758-9456
DONALDSON E. HEARING, PLS, ASLA, LEED

SURVEYORS:

EDC
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
MICHAEL T. OWEN

PROJECT NO. P20-239
PSLUSD PROJ. NO. 5381

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STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKHOLDINGS.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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ANY ELECTRONIC COPY.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**GATLIN POINTE
COVER**

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/23/2020
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

SITE DATA

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.
- FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
- ZONING: LMD (ORDINANCE 20-66) WITH SPECIAL EXCEPTION USE (RESOLUTION 20-R115) PERMITTING RETAIL OR PERSONAL SERVICES USES EXCEEDING FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA.
- SITE AREA:

ACRES	SF	%	
GROSS SITE AREA	2.56 AC	111,680 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%):	1.79 AC	78,307 SF	70%
BUILDING COVERAGE (TOTAL):	0.48 AC	20,800 SF	19%
PAVEMENT & SIDEWALK COVERAGE	1.31 AC	57,507 SF	51%
PERVIOUS AREA	0.77 AC	33,682 SF	30%
- INTENSITY:

MAX ALLOWED FAR:	40.0% - 44,672 SF
PROVIDED FAR:	18.6% - 20,800SF

(GROSS BLDG AREA / GROSS SITE AREA)
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
- PARKING:

REQUIRED:	1 SPACES PER 200 SF (20,800SF)/(200 SF)*1 SPACES 104 PARKING SPACES 5 SPACES REQUIRED TO MEET ADA STANDARDS.
PROVIDED:	99 STANDARD SPACES 5 ADA COMPATIBLE SPACES 104 TOTAL PARKING SPACES

- BUILDING SETBACKS

REQUIRED	PROVIDED
-NORTH	25 FT
-EAST	25 FT
-SOUTH	25 FT
-WEST	10 FT
- LANDSCAPE BUFFER

REQUIRED	PROVIDED
-NORTH	12.5 FT
-EAST	10 FT
-SOUTH*	10 FT
-WEST	10 FT

*PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER INCLUDES 5 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET INSIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.
- BUILDING HEIGHTS:

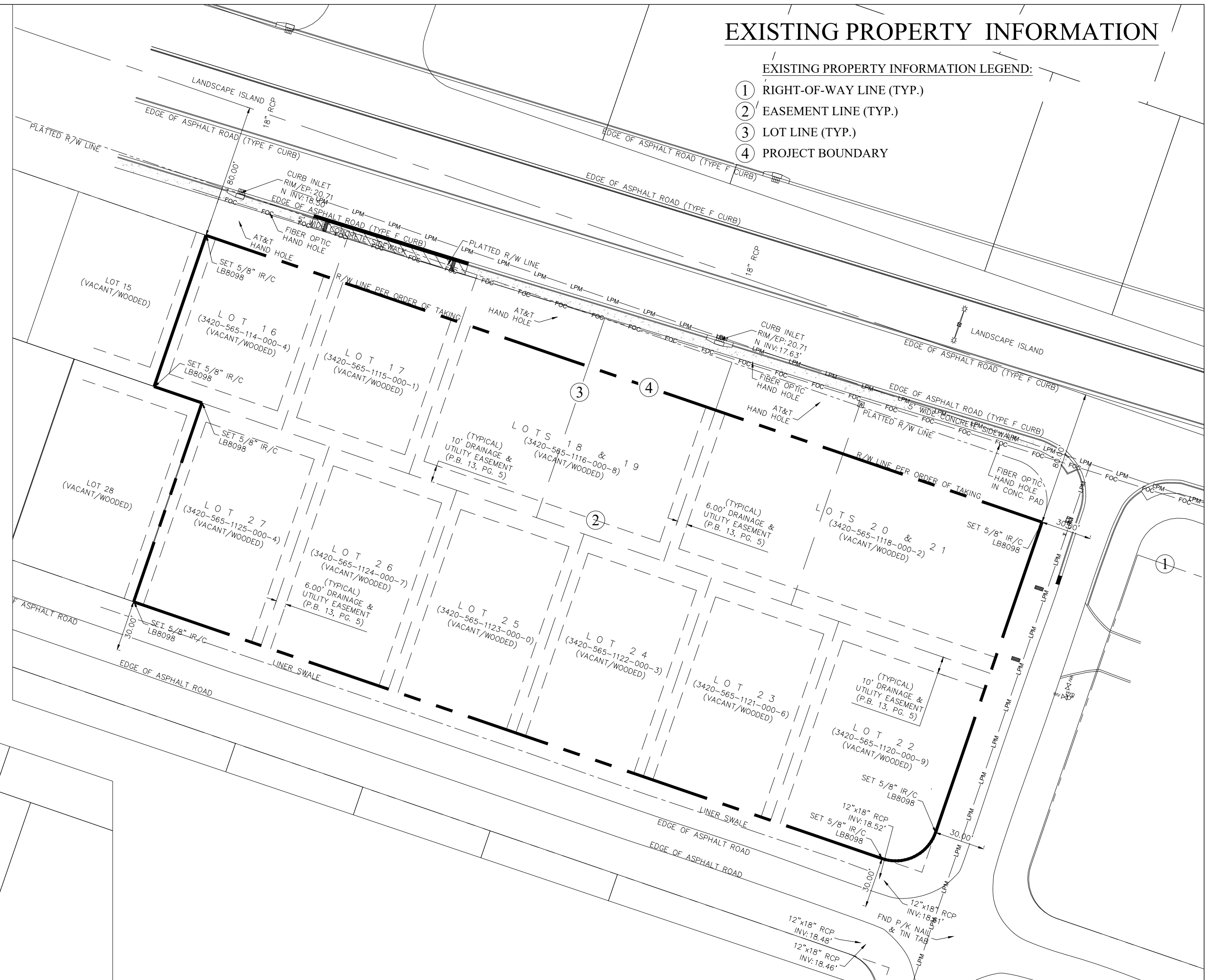
MAXIMUM -	35 FT
PROVIDED -	29 FT (ONE STORY MAX)
- BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
- SITE LIGHTING: SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
- LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- STORMWATER MANAGEMENT - A DRY DETENTION SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW ALESIO LANE.
- THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED

- 10' DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5) (TYP. ALONG REAR LOT LINES)
- 6 DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5) (TYP. ALONG REAR LOT LINES)
- THE PROPERTY OWNER, CONTRACT, 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)
- TRAFFIC STATEMENT: TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED SEPTEMBER 2, 2020, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NET EXTERNAL TRIPS: 1,364 DAILY, 107 AM PEAK HOUR, AND 112 PM PEAK HOUR. IT FURTHER RECOMMENDS THAT A 235 - FOOT WESTBOUND LEFT TURN LANE AT THE PROPOSED MEDIAN OPENING AT GATLIN BLVD. AND EAST CALABRIA CIR. INTERSECTION BE INCLUDED. IT CONCLUDES THAT THE SITE MEETS PORT. ST. LUCIE'S TRANSPORTATION REQUIREMENTS
- ENVIRONMENTAL STATEMENT: UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

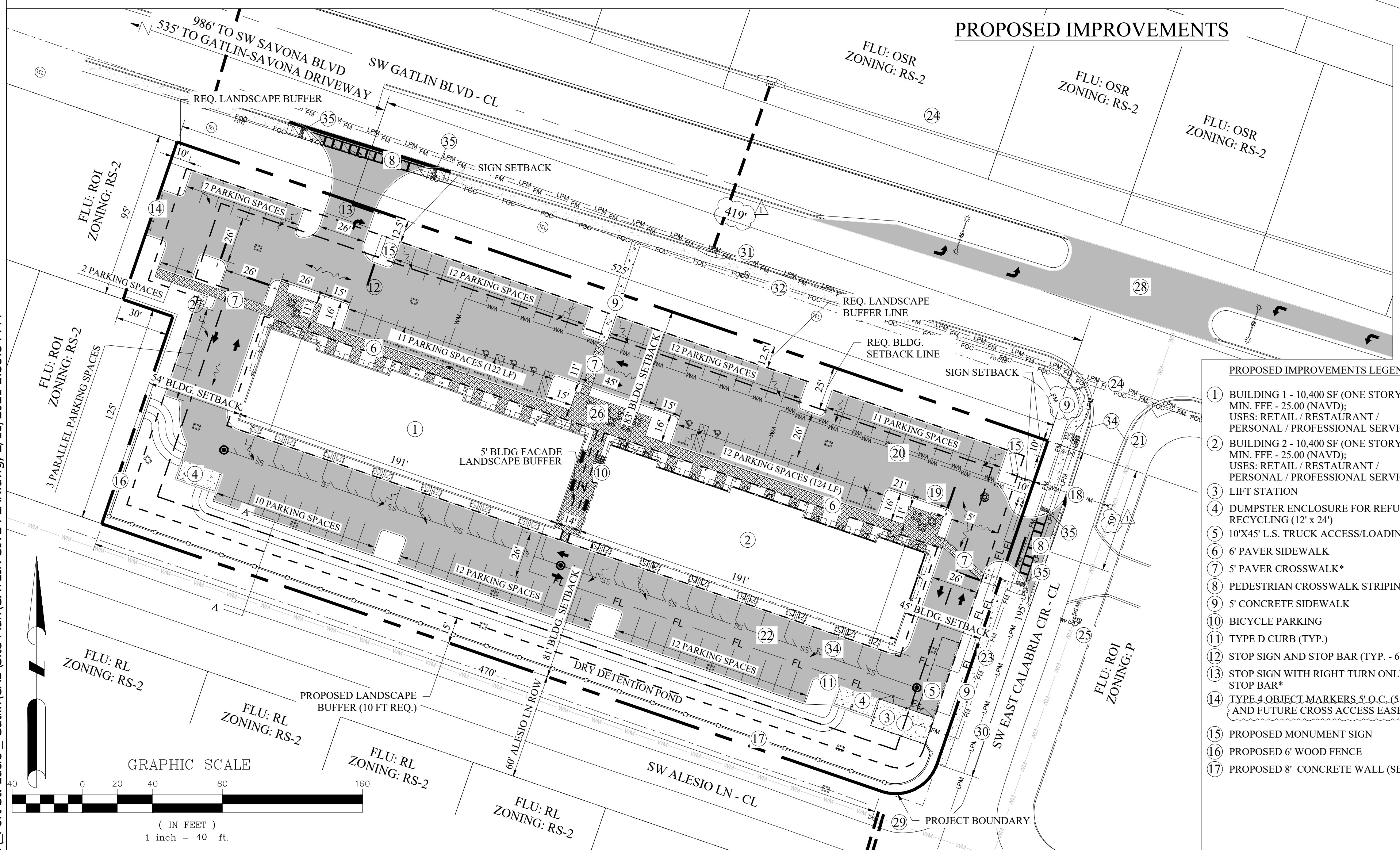
UPLAND PRESERVE REQUIREMENTS	111,688 SF	(2.56 AC)
PROJECT AREA:	101,059 SF	(2.32 AC)
EXISTING UPLANDS:	101,059 SF	(2.32 AC)
REQ. UPLAND PRESERVE: (101,059SF * 0.25)=	25,265 SF	(0.58 AC)

MITIGATION REQUIRED:
UPLAND PRESERVE AREA WILL BE MITIGATED BY PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.
- HAZARDOUS WASTE: ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- WELL/FIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FT OF A PUBLIC SUPPLY WELL.

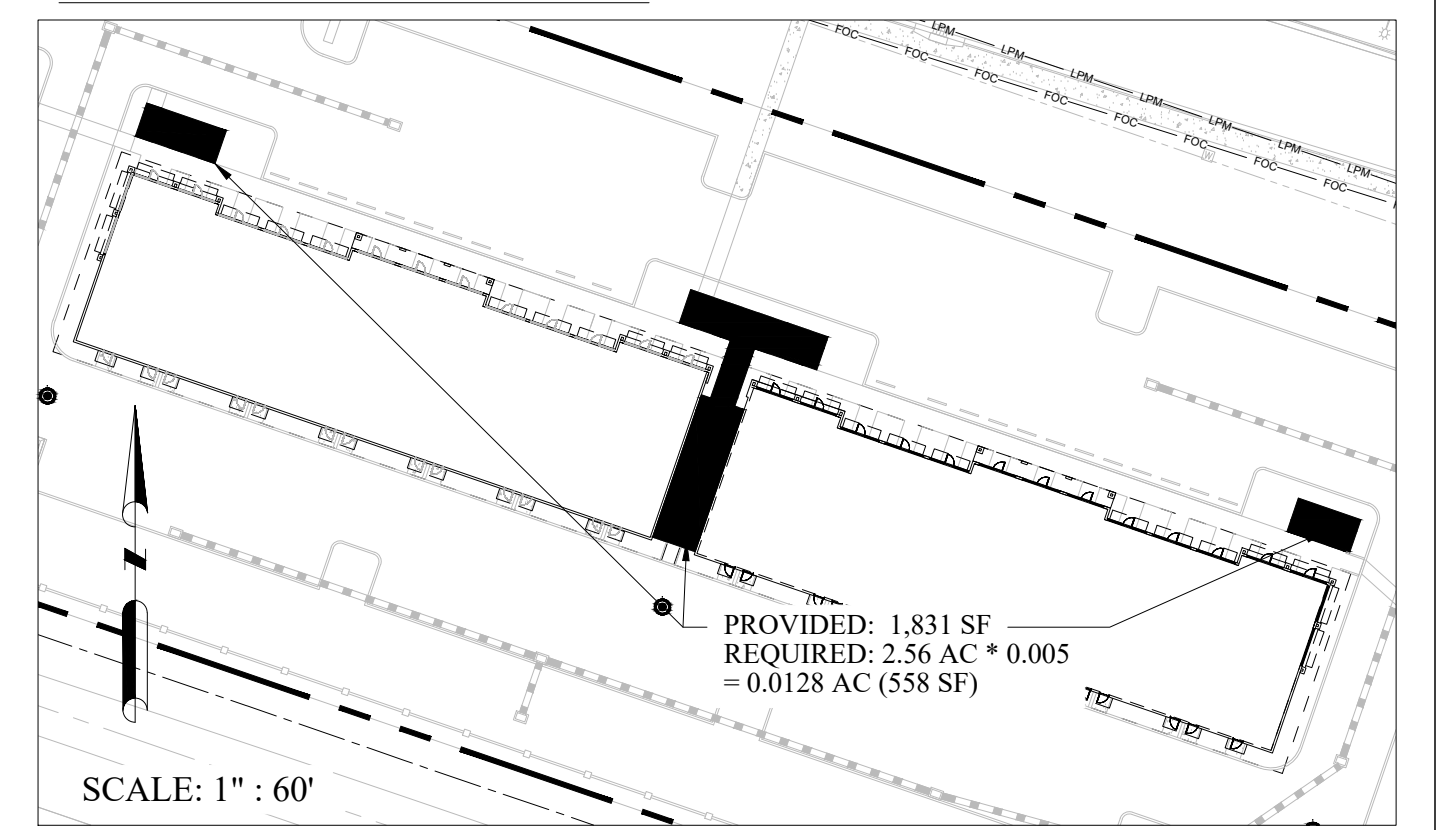
EXISTING PROPERTY INFORMATION



PROPOSED IMPROVEMENTS



USABLE OPEN SPACE



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STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKHOLDINGS.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 78518
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REVISIONS		DATE	BY	DESCRIPTION
1		01/25/2021	JAC	CHANGES DUE TO CITY COMMENTS

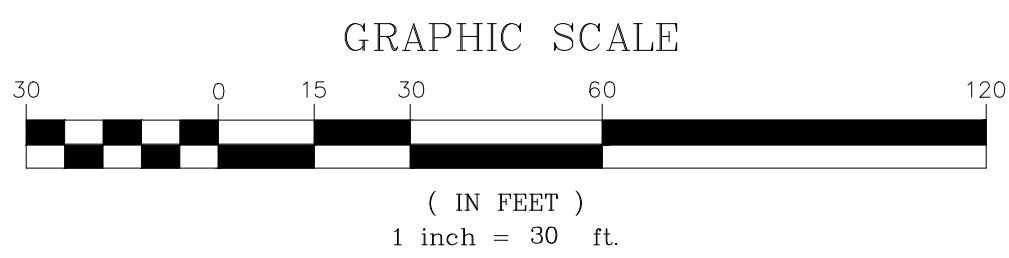
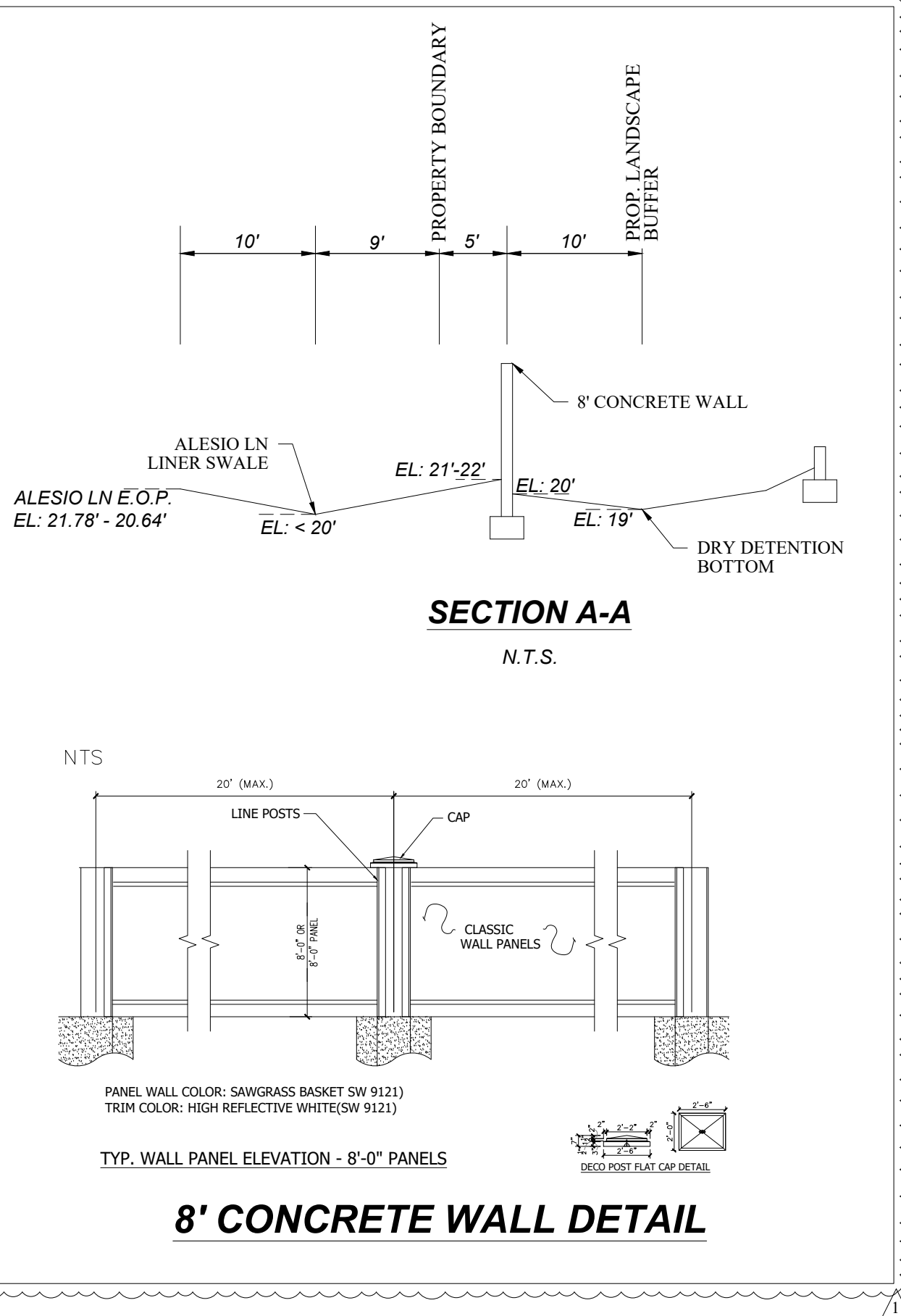
*ALL STRIPING AND SIGNAGE TO BE PER FDOT STANDARDS AND SPECIFICATIONS

GATLIN POINTE SITE PLAN

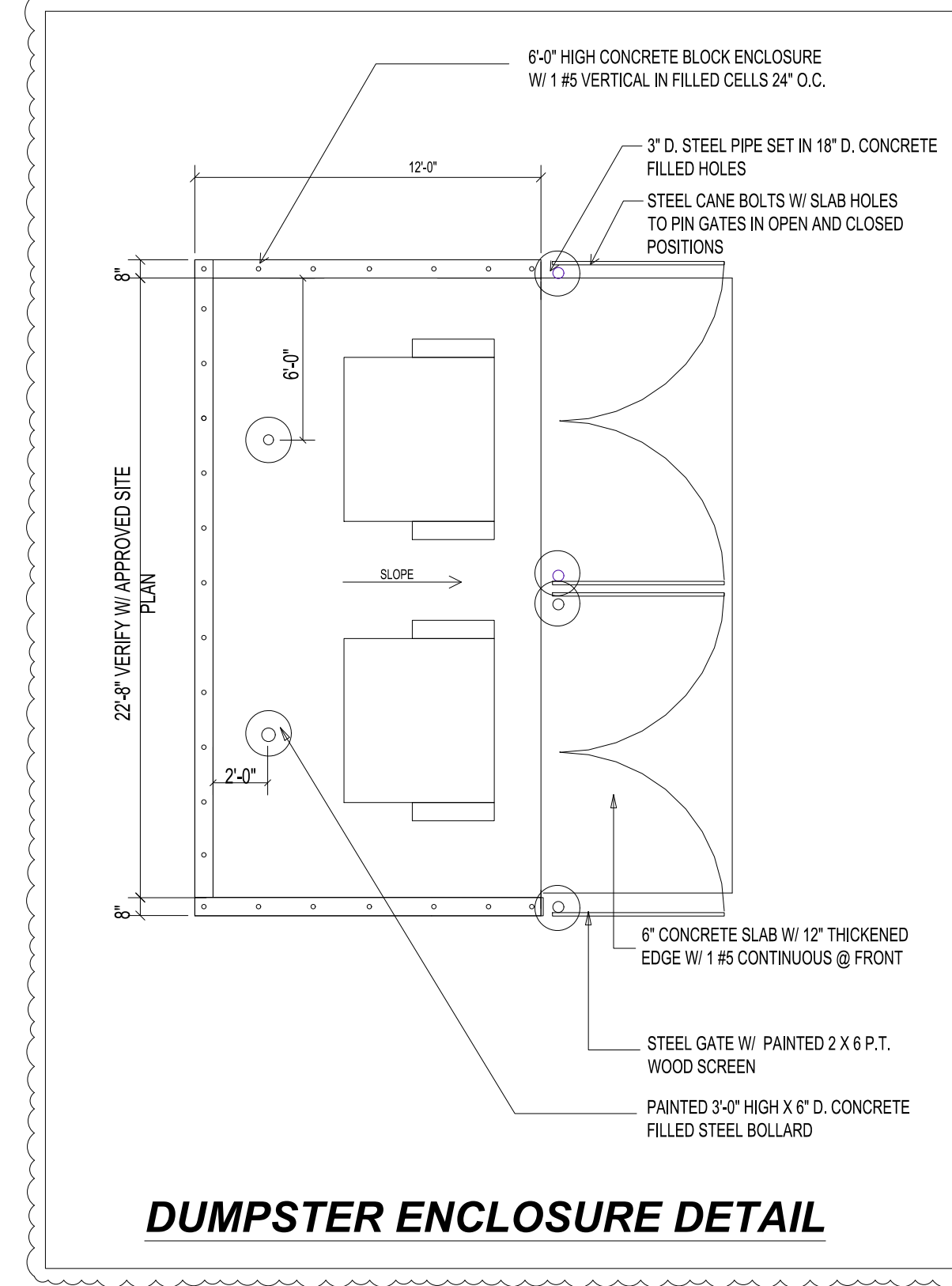
CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

PROJECT NO. P20-239
PSLUSD PROJ. NO. 5381

DATE: 12/23/2020
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 40'
SHEET: C-2.0



MEDIAN OPENING DETAIL

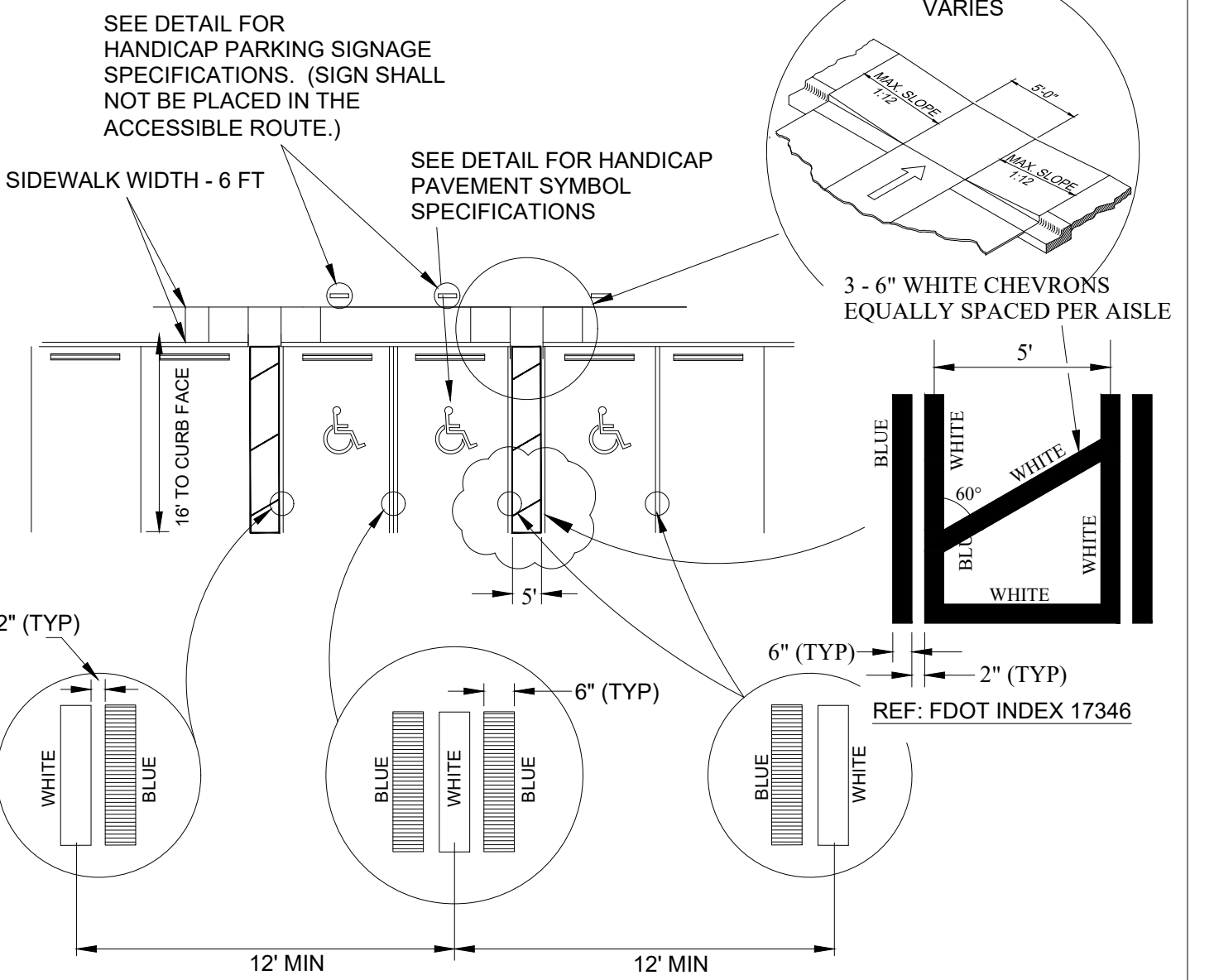


DUMPSTER ENCLOSURE DETAIL

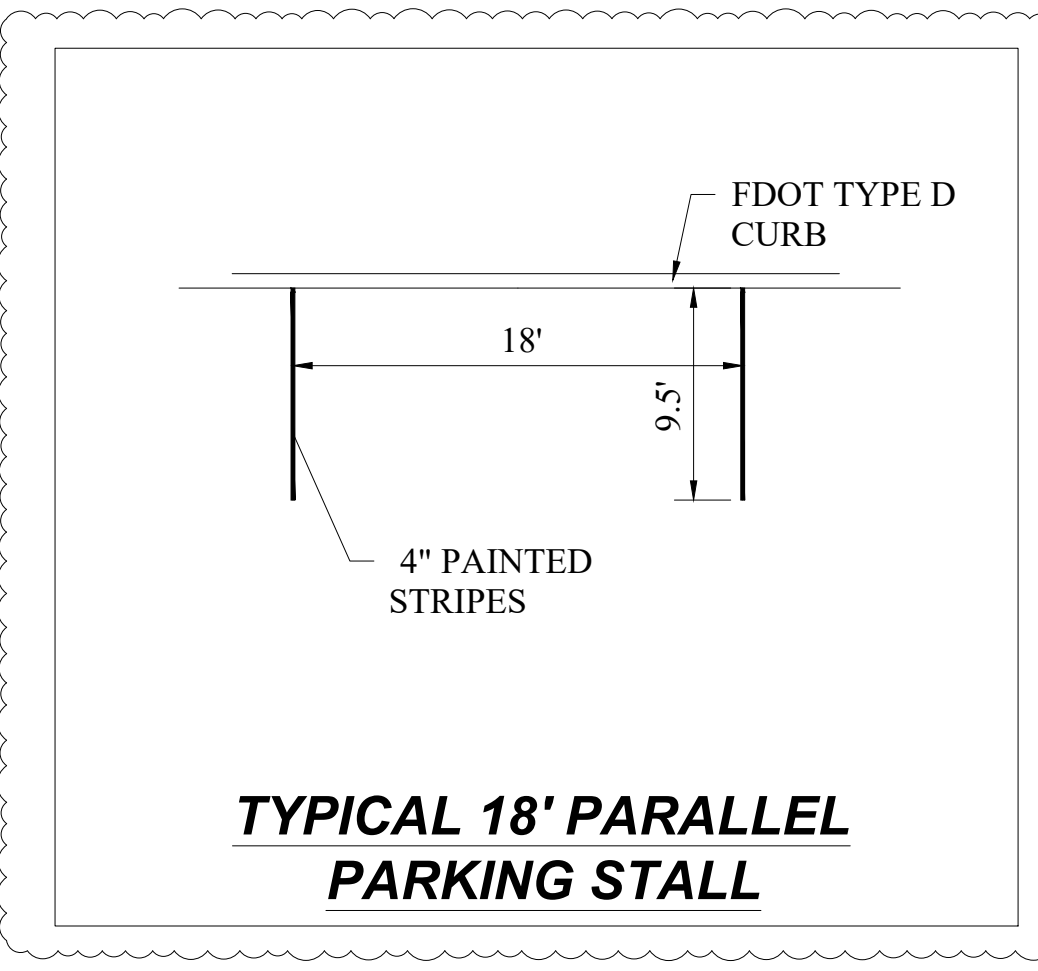
TYPICAL ACCESSIBLE PARKING SPACES

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

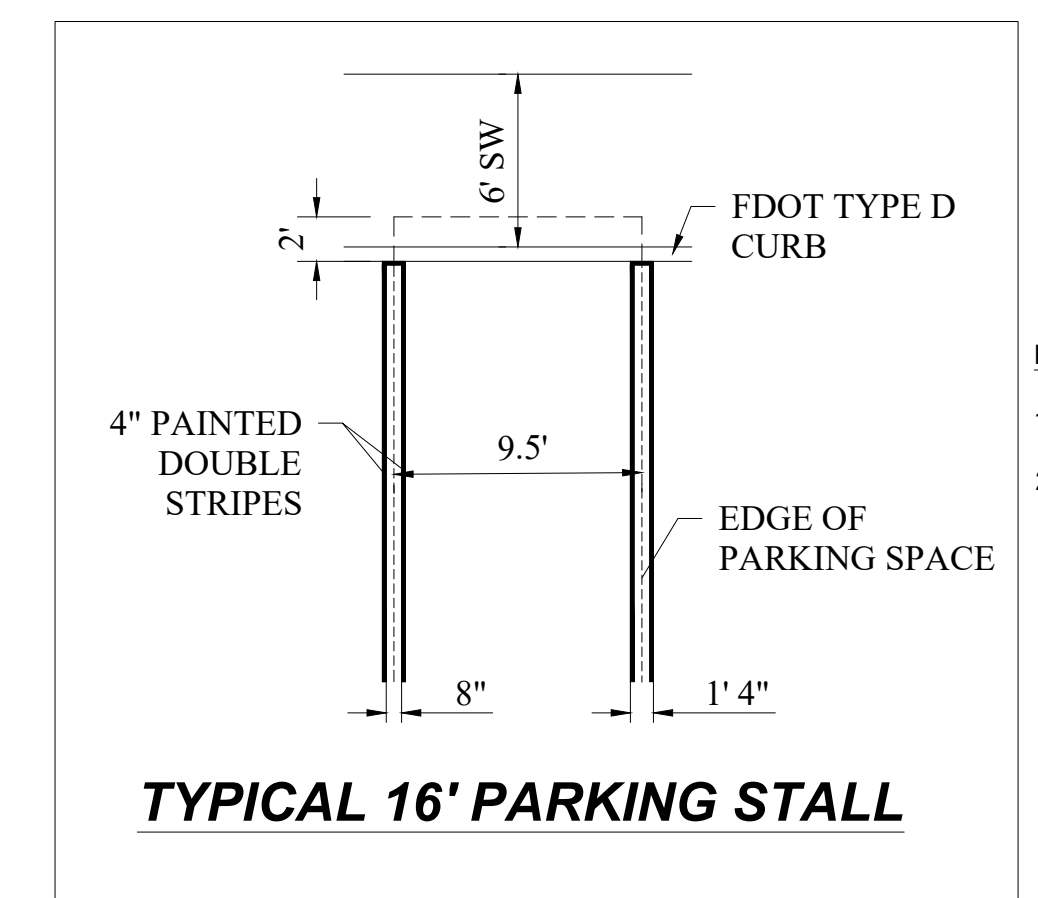
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



- NOTES:
- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
 - PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
 - WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
 - CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

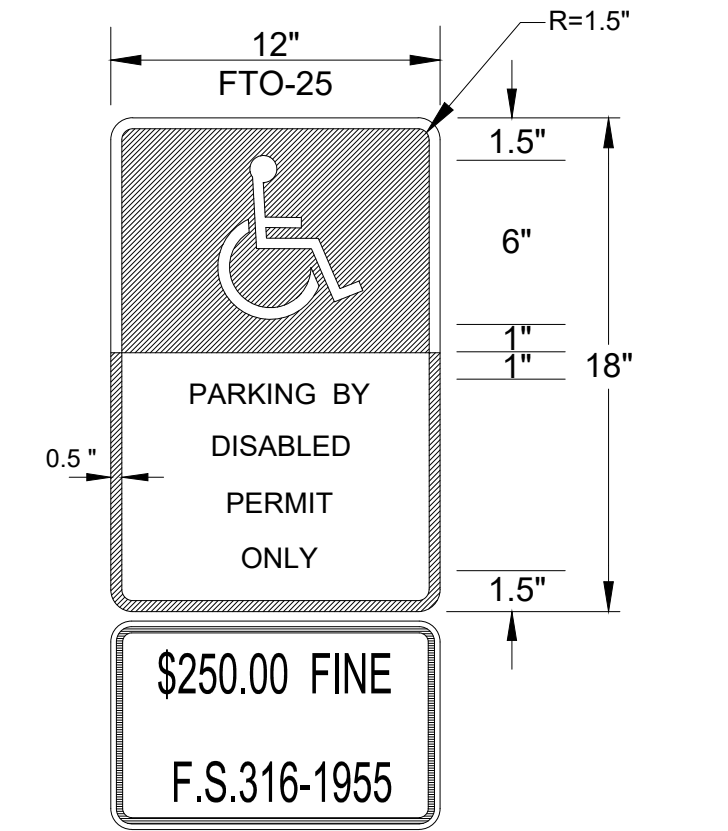


TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)



- NOTES:
- SYMBOL SHALL BE 42"x42" OR 48"x48".
 - THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE



- NOTES:
- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
 - TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
 - BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
 - ONE SIGN REQUIRED FOR EACH PARKING SPACE.
 - THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
 - SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

PROJECT NO. P20-239
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GATLIN POINTE
DETAILS

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/23/2020
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0