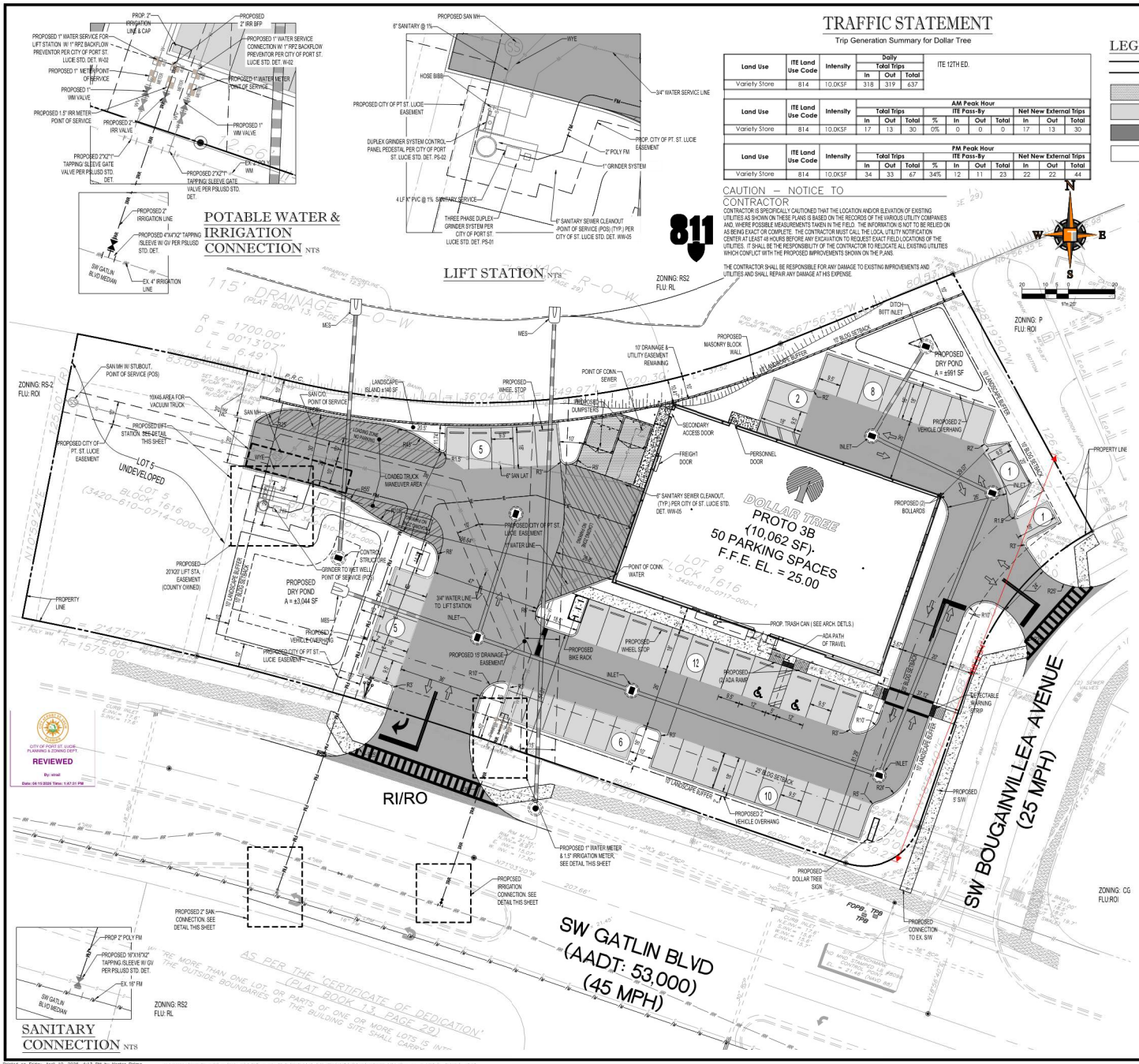

TRAFFIC STATEMENT

Trip Generation Summary for Dollar Tree

Land Use	ITE Land Use Code	Intensity	Daily Total Trips In	Daily Total Trips Out	Daily Total Trips Total
Variety Store	814	10.0KSF	318	319	637

ITE 12TH ED.

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips In	Total Trips Out	Total Trips Total	ITE Pass-By %	ITE Pass-By In	ITE Pass-By Out	ITE Pass-By Total	Net New External Trips In	Net New External Trips Out	Net New External Trips Total
Variety Store	814	10.0KSF	17	13	30	0%	0	0	0	17	13	30

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips In	Total Trips Out	Total Trips Total	ITE Pass-By %	ITE Pass-By In	ITE Pass-By Out	ITE Pass-By Total	Net New External Trips In	Net New External Trips Out	Net New External Trips Total
Variety Store	814	10.0KSF	34	33	67	34%	12	11	23	22	22	44

LEGEND:

PROPERTY LINE
PROPOSED BUILDING
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C4-0 FOR DETAIL)
PROPOSED STANDARD-DUTY ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
EXISTING SIDEWALK CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
PROPOSED PARKING SPACE COUNT
PROPOSED LIGHT POLE
PROPOSED TYPE "D" CURB
PROPOSED DIRECTIONAL ARROWS (FOR SITE PLAN ONLY. DO NOT PAINT)

CAUTION – NOTICE TO CONTRACTOR

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

SITE DATA

TOTAL SITE AREA:	1.59 AC (69,390 SF)	
SITE ADDRESS:	TBD PORT ST. LUCIE, FL 33572	
PARCEL ID:	3420-610-0714-000-0, 3420-610-0715-000-7,3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5	
JURISDICTION:	CITY OF PORT ST. LUCIE	
EXISTING ZONING DISTRICT:	RS-2 - SINGLE FAMILY RESIDENTIAL 2 & P - PROFESSIONAL	
PROPOSED ZONING:	LMD-LIMITED MIXED USE	
FUTURE LAND USE:	ROI - RESIDENTIAL OFFICE INSTITUTIONAL	
PROPOSED USE:	RETAIL (DOLLAR TREE	
F.A.R. MAX:	ALLOWED 0.75	PROPOSED 0.17
HEIGHT MAX:	35'	26'-8"
IMPERVIOUS MAX:	80%	64.45%
PERVIOUS MIN:	20%	35.55%

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	-	43,109 SF (0.99 AC) - 62.13%
BUILDING AREA	-	10,062 SF (0.23 AC) - 14.50%
ASPHALT PAVEMENT	-	30,050 SF (0.69 AC) - 43.31%
CONC. S/W, DUMPSTER	-	1,754 SF (0.04 AC) - 2.53%
CONCRETE CURB/RET WALL	-	1,243 SF (0.02 AC) - 1.79%
PERVIOUS AREA (TOTAL):	69,390 SF (1.59 AC) - 100%	26,281 SF (0.60 AC) - 37.87%
GREEN SPACE	69,390 SF (1.59 AC) - 100%	22,163 SF (0.51 AC) - 31.94%
POND	-	4,118 SF (0.09 AC) - 5.93%
TOTAL	69,390 SF (1.59 AC) - 100%	69,390 SF (1.59 AC) - 100%

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT (S)	10'	10'
SIDE (E)	10'	10'
SIDE (W)	10'	10'
REAR (N)	15'	*10'
		*(VARIANCE APPROVAL REQUIRED)

SETBACKS:	REQUIRED	PROPOSED
FRONT (S)	25'	81.29'
SIDE (E)	25'	37.12'
SIDE (W)	10'	166.64'
REAR (N)	25'	*10.41'
		*(VARIANCE APPROVAL REQUIRED)

PARKING RATIO:	REQUIRED	PROVIDED
DOLLAR TREE (1/200)	50 SPACES	50 SPACES (INCLUDING 2 ADA)

LEGAL DESCRIPTION:

LOT 5 & 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.

FEMA MAP INFORMATION:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0275J (CITY OF PORT ST. LUCIE 120287), DATED FEBRUARY 16, 2012.

DATUM NOTE

- BENCHMARK USED: CITY OF PORT ST. LUCIE MAG NAIL AND DISK STAMPED "PSL 1905", ELEVATION 23.55', 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
- HORIZONTAL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 83/90 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N71°03'20"W IS ALONG THE CENTERLINE OF SW BOUGAINVILLEA AVENUE. - AS SHOWN ON SURVEY

PSLUSU #11-448-00

CITY OF PORT ST. LUCIE PROJECT NO. P25-217

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
840 SE OSCEOLA STREET STUART, FL 34994 P: 772-888-3188
1502 W. FLETCHER AVE SUITE 101 TAMPA, FL 33612 P: 813-379-4100

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REVISIONS

REV	DATE	COMMENT	BY

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CONCEPTUAL PLAN

PROJECT No.:	FT240046
DRAWN BY:	NR
CHECKED BY:	EMM
DATE:	11/05/2024
SCALE:	AS NOTED
CAD I.D.:	FT240046 LMD SP

PROJECT:
DOLLAR TREE - GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
FOR
DOLLAR TREE
CITY OF PORT ST LUCIE
ST LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
April 10, 2026
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27526

SHEET TITLE:
LMD CONCEPTUAL SITE PLAN

SHEET NUMBER:
LMD
OF ----

Printed on Friday, April 10, 2026, 4:13 PM by Nestor Palma