

GENERAL NOTES

PROJECT NAME : RESERVE PARK WAREHOUSE
 OWNER : A GREAT HOME LLC
 751 ENTERPRISE DR
 PORT ST LUCIE, FL 34986
 xxx NW RESERVE PARK TRACE
 LOCATION :
 LAND USE : IN
 LAND ZONING : HI
 LEGAL DESCRIPTION : LOT 2, PACKARD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 58,278 SF, 1.3378 ACRES, MORE OR LESS.
 PIN : 331570500020004
 UTILITIES:
 ELECTRICAL : FPL
 WATER & SEWER : RESERVE CDD
 TELEPHONE : ATT
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

ENVIRONMENTAL STATEMENT:

PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.

APPLICATION FEE STATEMENT:

THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

HAZARDOUS WASTE STATEMENT:

ANY & 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

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
OFFICE AREAS	0.0229	1,000	1.72
PORTICO	0.0012	50	0.08
WAREHOUSE AREAS	0.2984	13,000	22.31
BUILDING TOTAL	0.3225	14,050	24.11
PROP. PAVED AREA	0.5452	23,748	40.75
PROP. SIDEWALKS/PADS	0.0115	500	0.86
PAVEMENT IMPERVIOUS	0.5567	24,248	41.61
TOTAL IMPERVIOUS	0.8792	38,298	65.72
GREEN AREA/OPEN SPACE	0.4586	19,980	34.28
TOTAL	1.3378	58,278	100.00

PARKING CALCULATIONS:

PARKING SPACES REQUIRED :
 OFFICE AREAS : 1000SFx1 PKG SPACE/200 SF = 5.0 PKG SPACES
 WAREHOUSE AREAS : 13000SFx1 PKG SPACE/500 SF = 26.0 PKG SPACES
 TOTAL REQUIRED = 31.0 PKG SPACES
 PARKING PROVIDED : 29 REGULAR PKG & 2 H.C. = 31.0 PKG SPACES

BUILDING HEIGHT AND NO. OF STORIES:

BUILDING HEIGHT : 20.20 FEET, ALLOWED 35 FEET
 NUMBER OF STORIES : ONE

BUILDING SETBACKS:

	FRONT	PROVIDED	REQUIRED
FRONT	64.00 FT	25.00 FT	25.00 FT
REAR	70.60 FT	25.00 FT	25.00 FT
LEFT SIDE	15.00 FT	15.00 FT	15.00 FT
RIGHT SIDE	73.10 FT	15.00 FT	15.00 FT

FLOOD ZONE MAP:

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C0260J (2-16-2012)

DRAINAGE STATEMENT:

PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SFWMD & CITY OF PORT ST. LUCIE DRAINAGE REQUIREMENTS AS WELL AS RESERVE PARK DRAINAGE SYSTEM.

TRAFFIC STATEMENT:

AVERAGE TRIPS PER DAY : 60 TRIPS/DAY
 AM PEAK HOUR TRIPS : 29 TRIPS/HR
 PM PEAK HOUR TRIPS : 21 TRIPS/HR
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)
 GENERAL LIGHT INDUSTRIAL CODE 150, ITE MANUAL 11th Edition
 SMALL OFFICE BUILDING CODE 712, ITE MANUAL 11th Edition

MAINTENANCE AND CLEANING STATEMENT:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, 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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(g)

CONSTRUCTION SCHEDULE:

Expected Completion Date Dec. 2023

PARKING LOT LIGHTING DESIGN STATEMENT:

THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND.

UPLAND PRESERVATION REQUIREMENT:

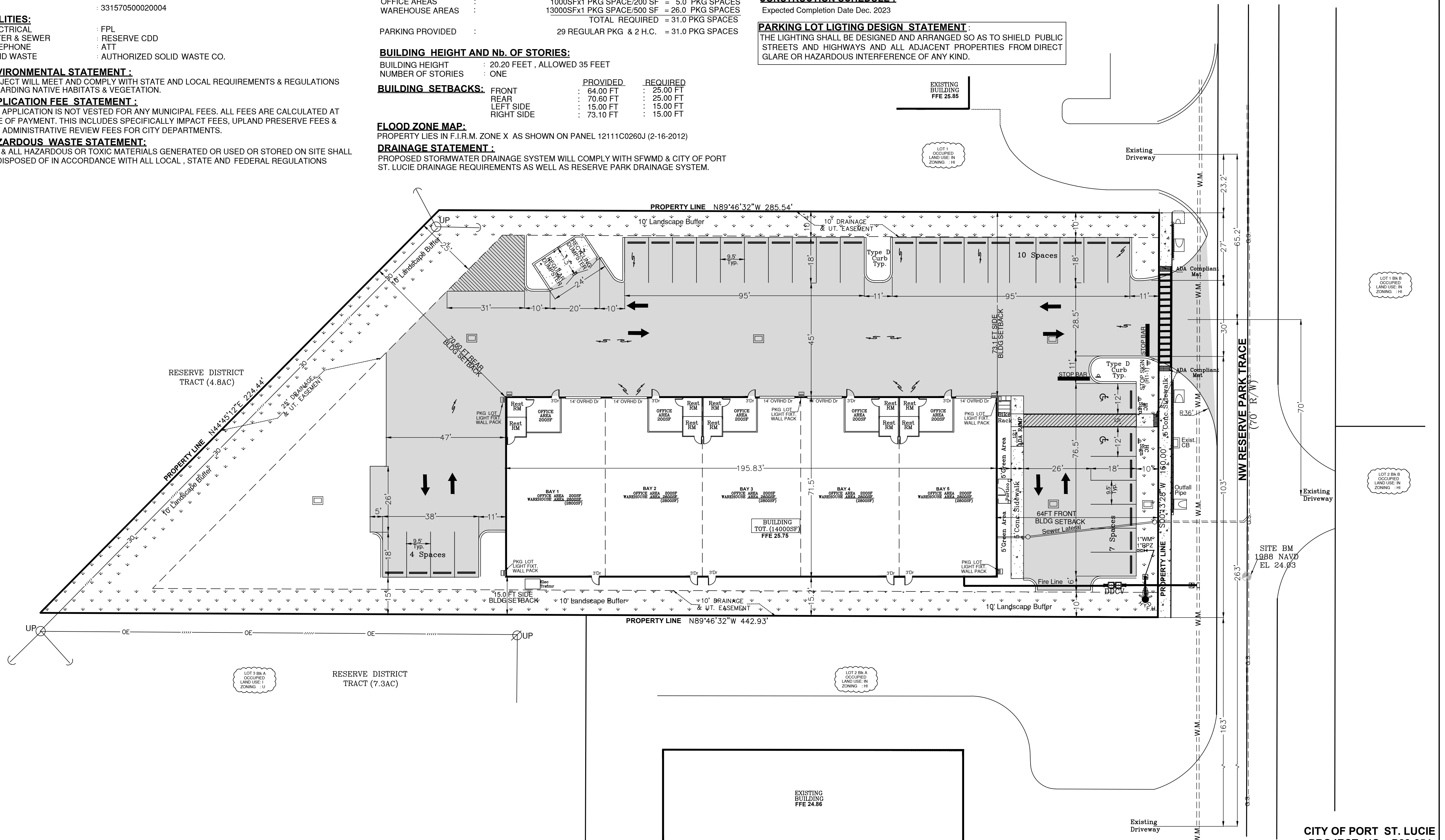
Total Site Area x 25% = 1.34 Acres x 0.25 = 0.33 Acres
 Owner will pay into the city established fund

0' 20' 40' 60'

SCALE 1"=20'

LEGEND

- RUNOFF FLOW DIRECTION
- W.M. EXIST. WATER MAIN
- G.S. EXIST. GRAVITY SEWER
- BACKFLOW PREVENTER
- WATER METER BOX
- FIRE HYDRANT
- FDOT MITERED END SECTION
- CATCH BASIN
- PROPOSED PAVEMENT

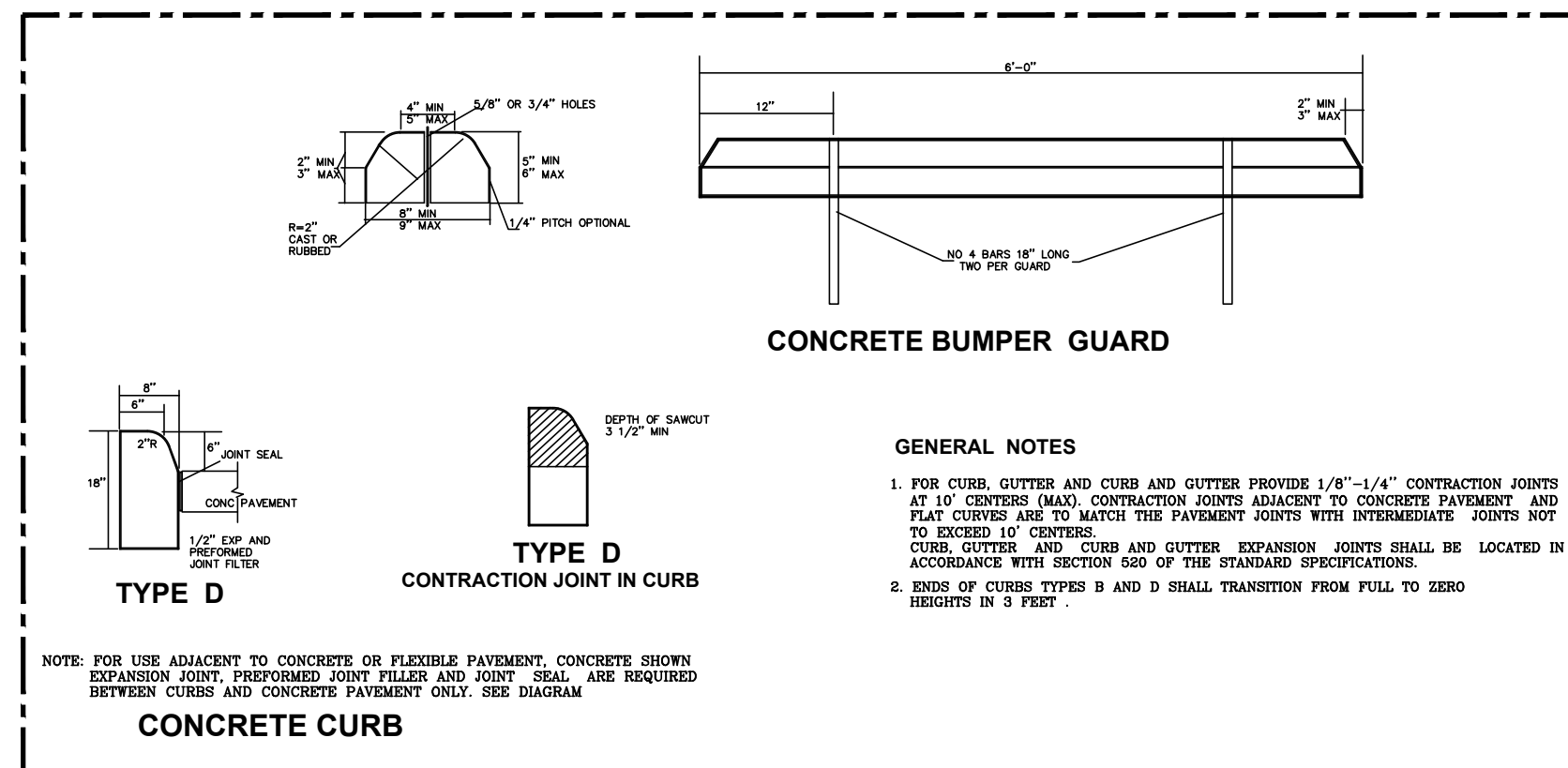


48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

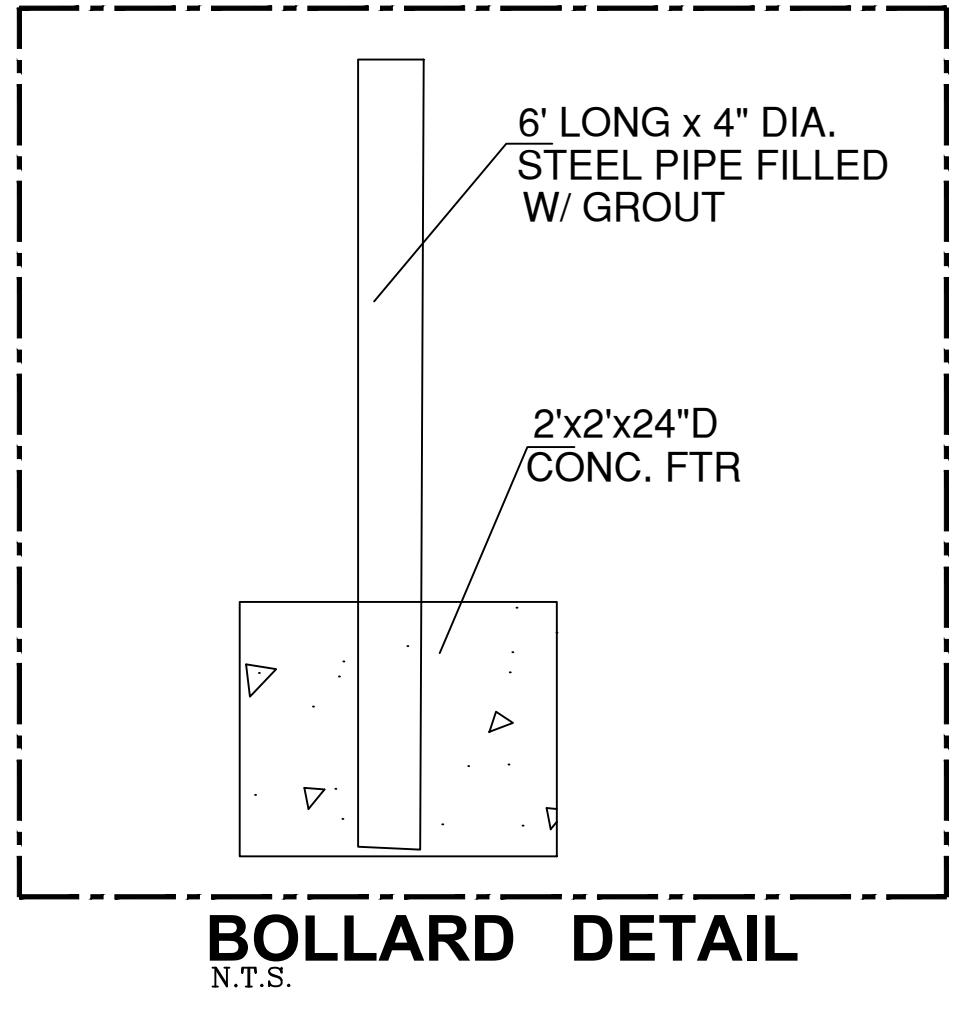
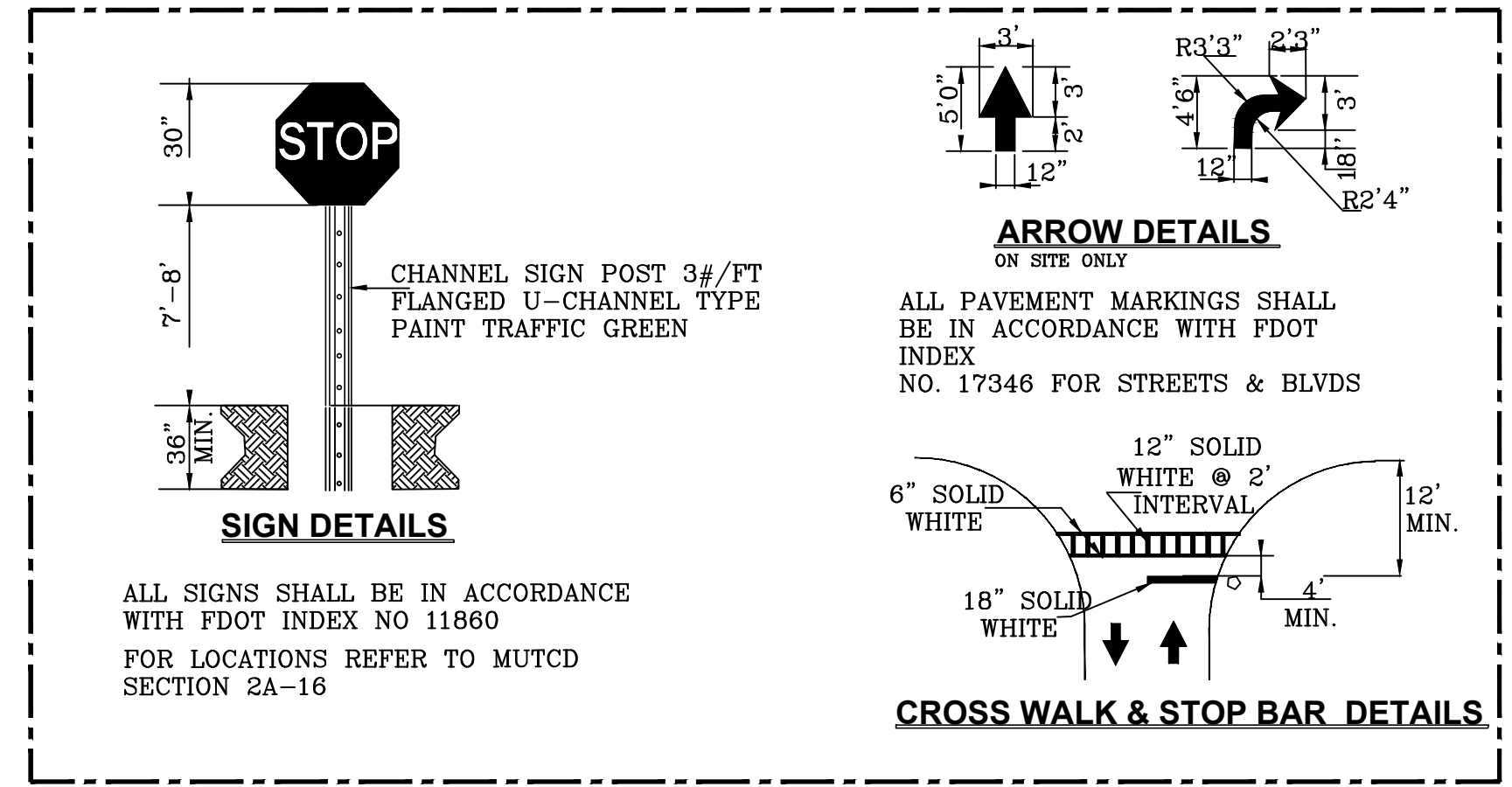
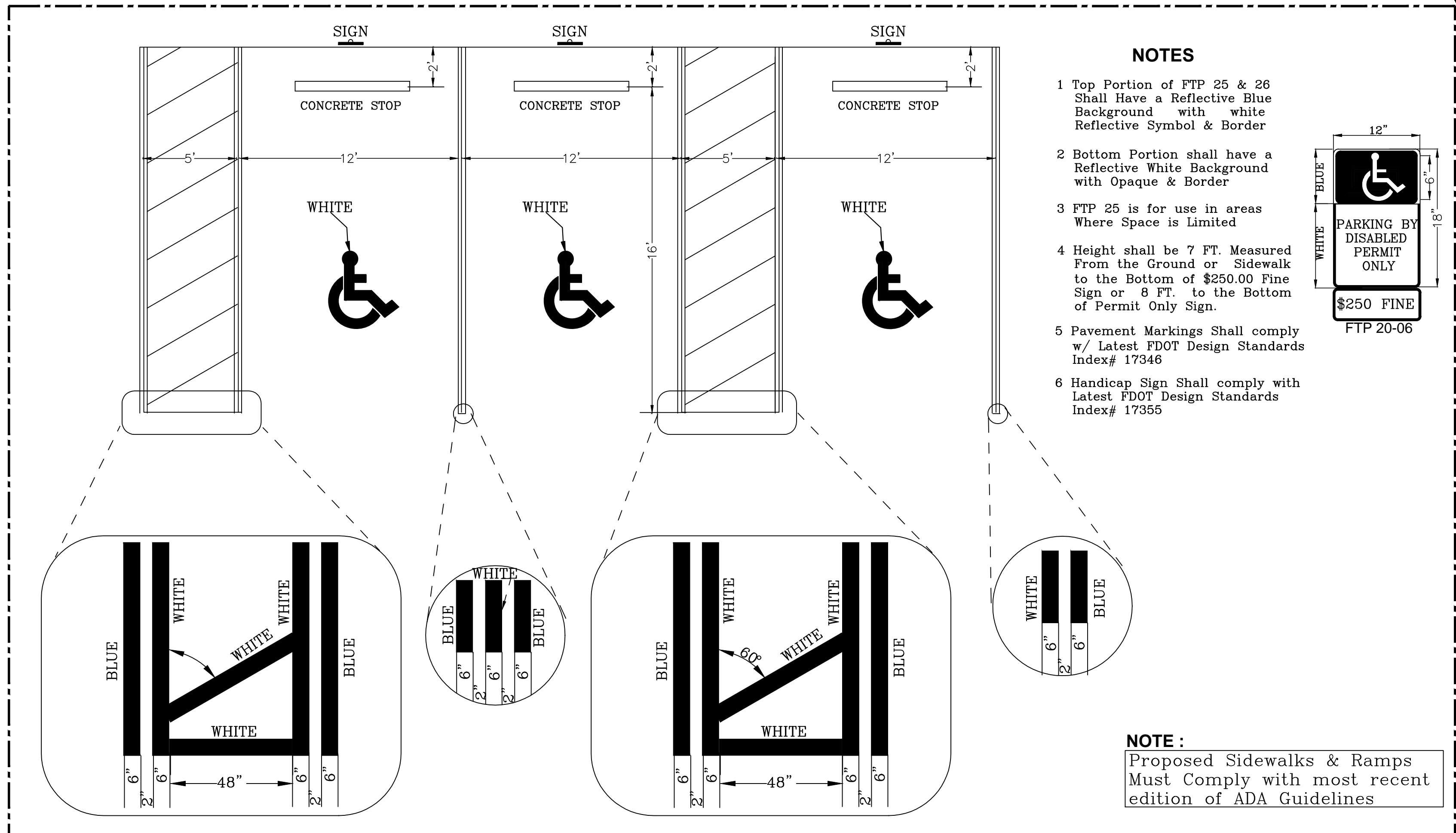
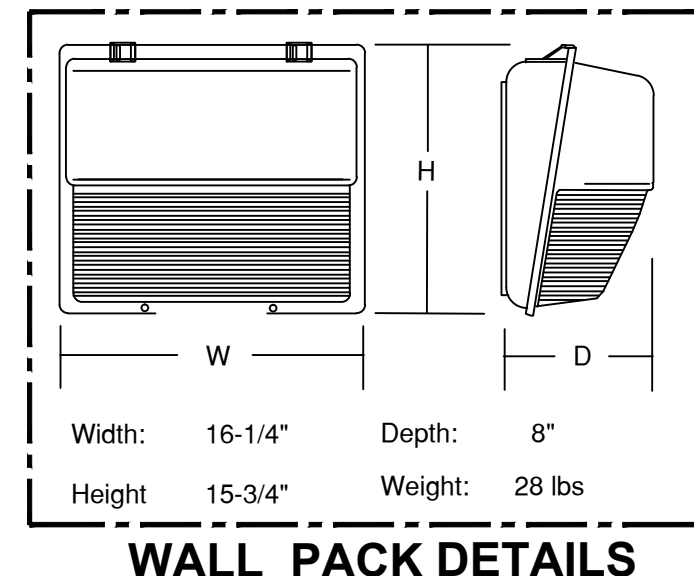
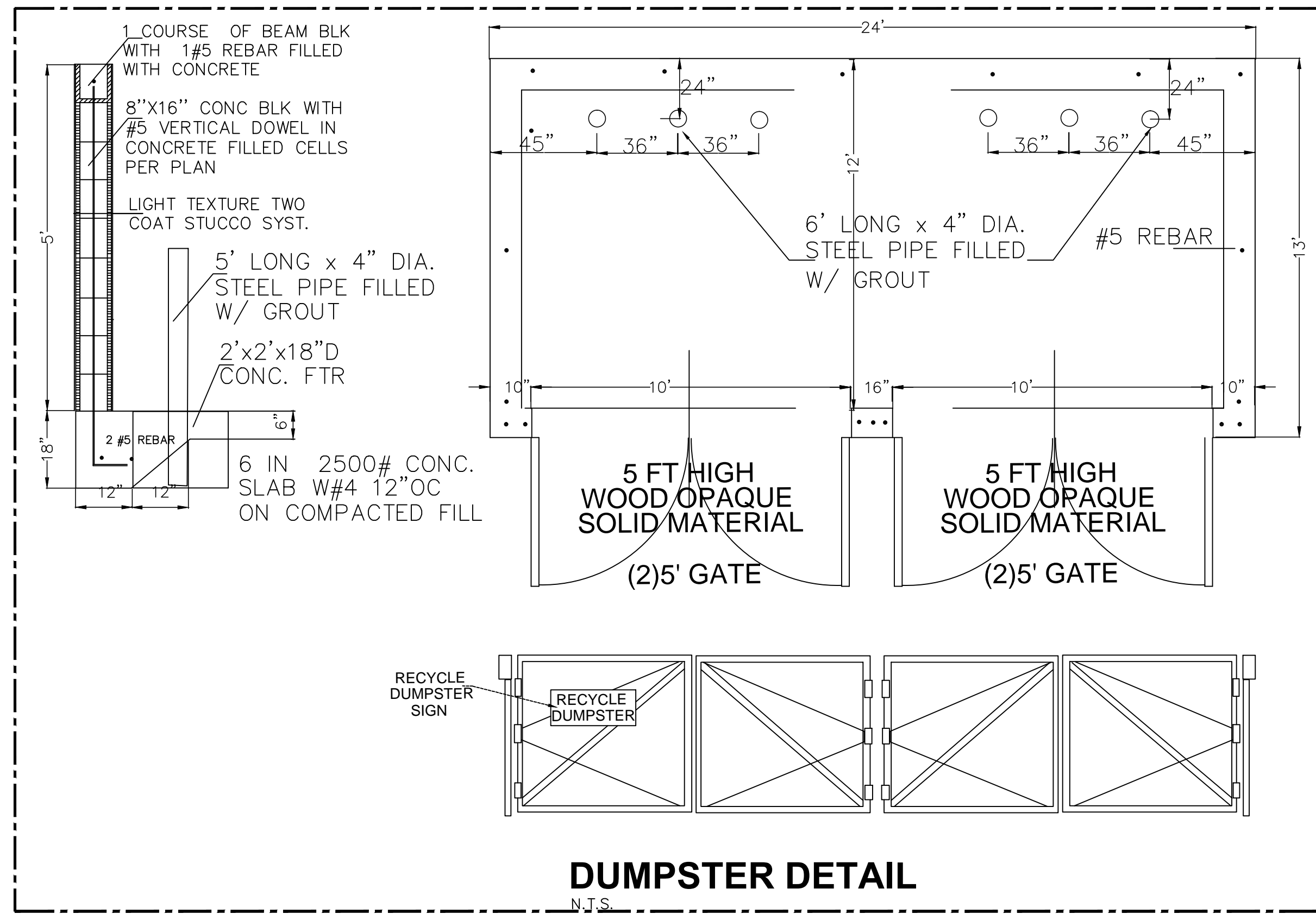
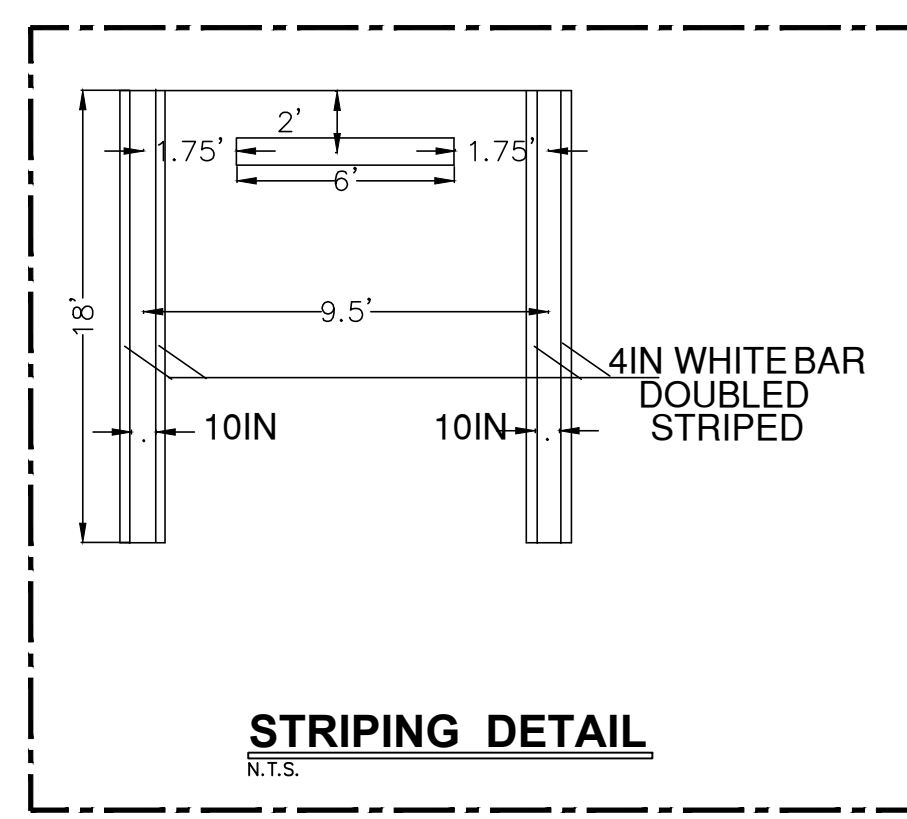
ABRAHAM CHABAB, Inc.
 FL. BOARD OF PROF. ENG. AUTH.#26790
 1391 NW St. Lucie West Blvd #411
 PORT ST. LUCIE FL. 34986
 Email agchabab1@msn.com
 Ph: 772-475-6630

DESIGNED BY	DRAWN BY	DATE	REVISIONS		DATE
			NO.	DESCRIPTION	
AC	AC	June 2/2022			
SHEET 2 OF 2					

CITY OF PORT ST. LUCIE
 PROJECT NO. P22-254



CURB DETAIL
N.T.S.

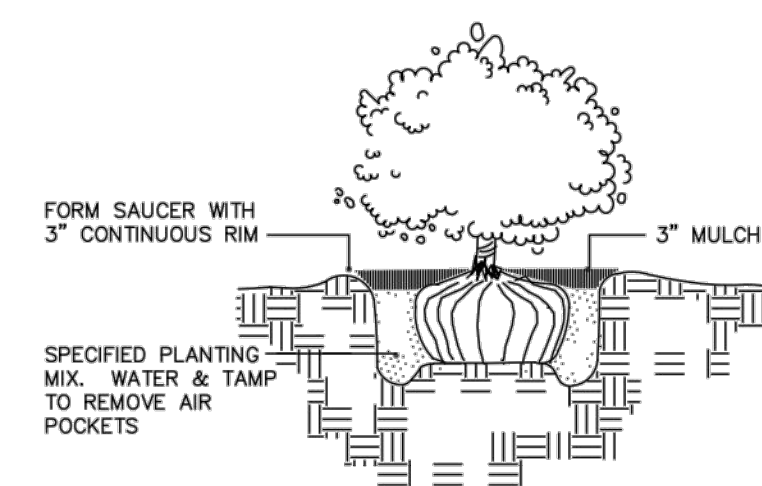


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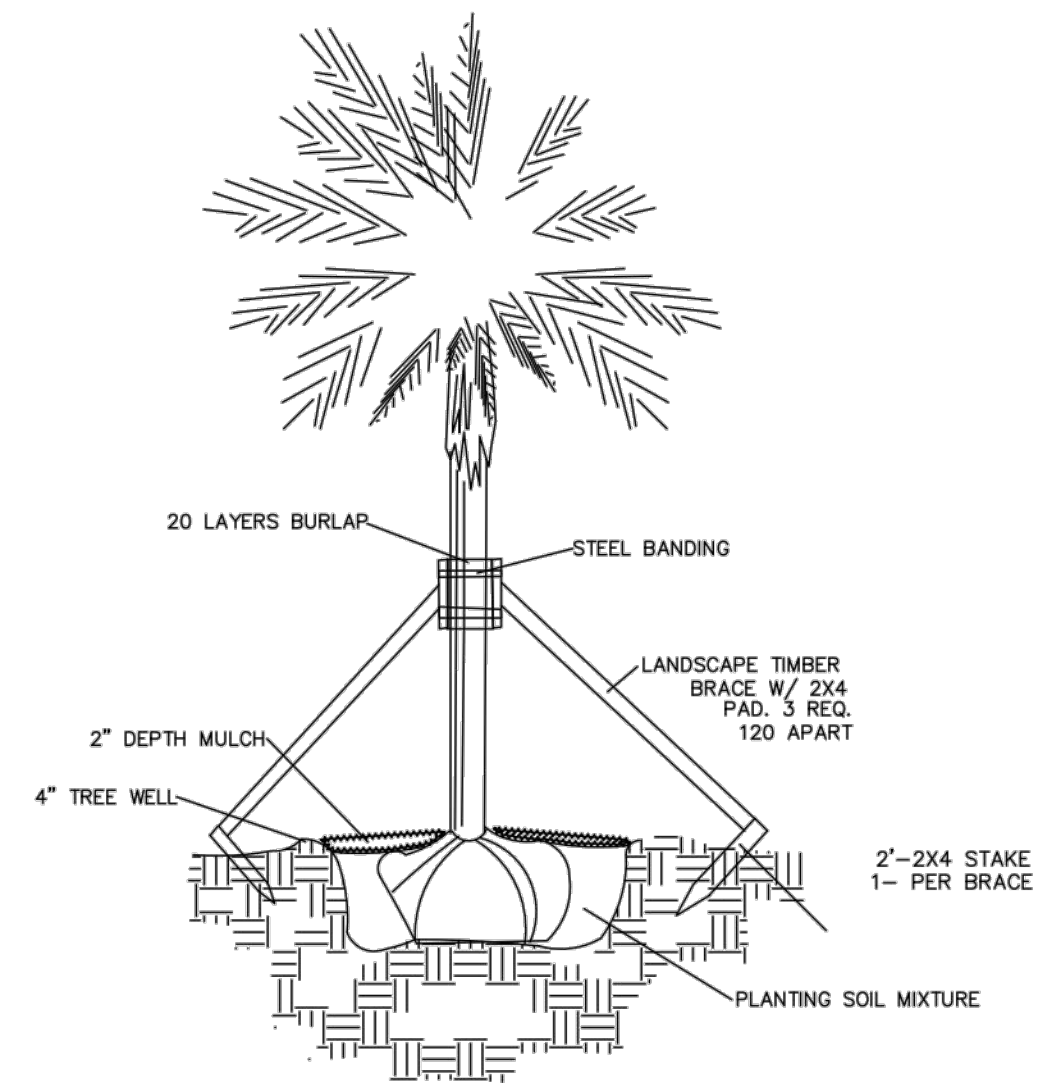
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

RESERVE PARK WAREHOUSE	DESIGNED BY	AC	REVISIONS	DATE
	DRAWN BY	AC		
	DATE	July 2/2022		
	SHEET	2 OF 2		

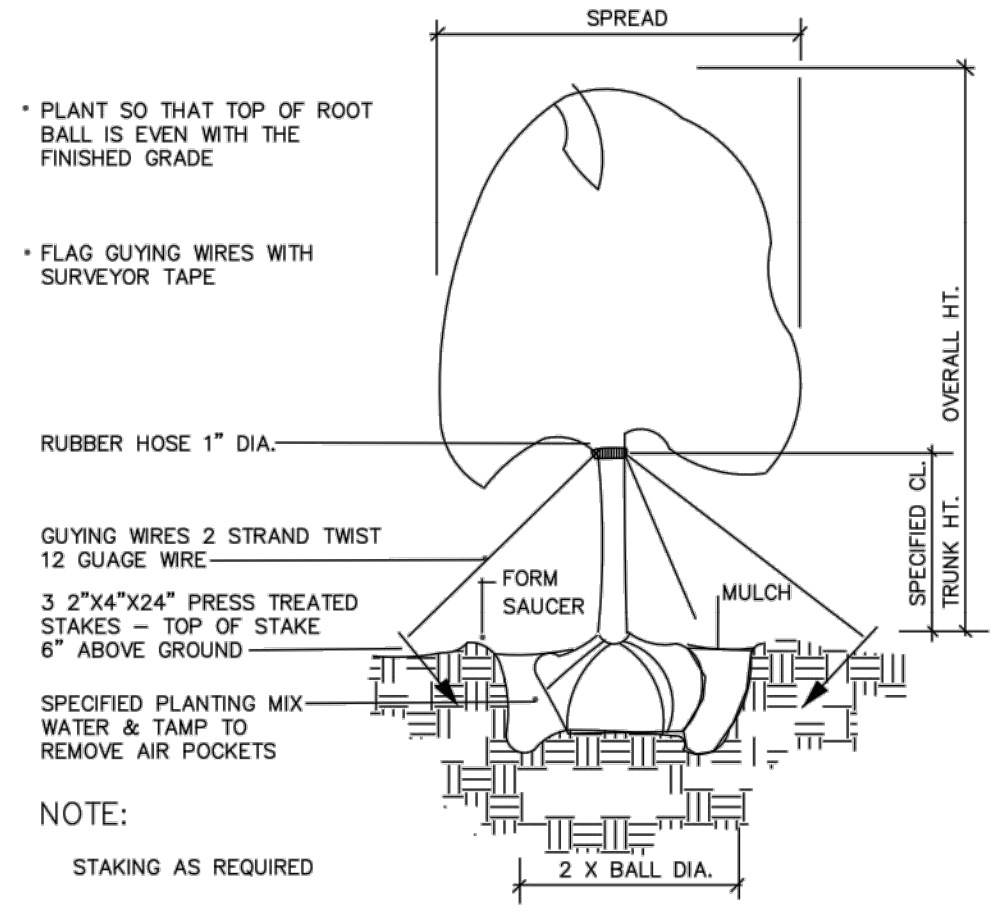
CITY OF PORT ST. LUCIE
PROJECT NO. P22-254



SHRUB PLANTING
SCALE: NOT TO SCALE



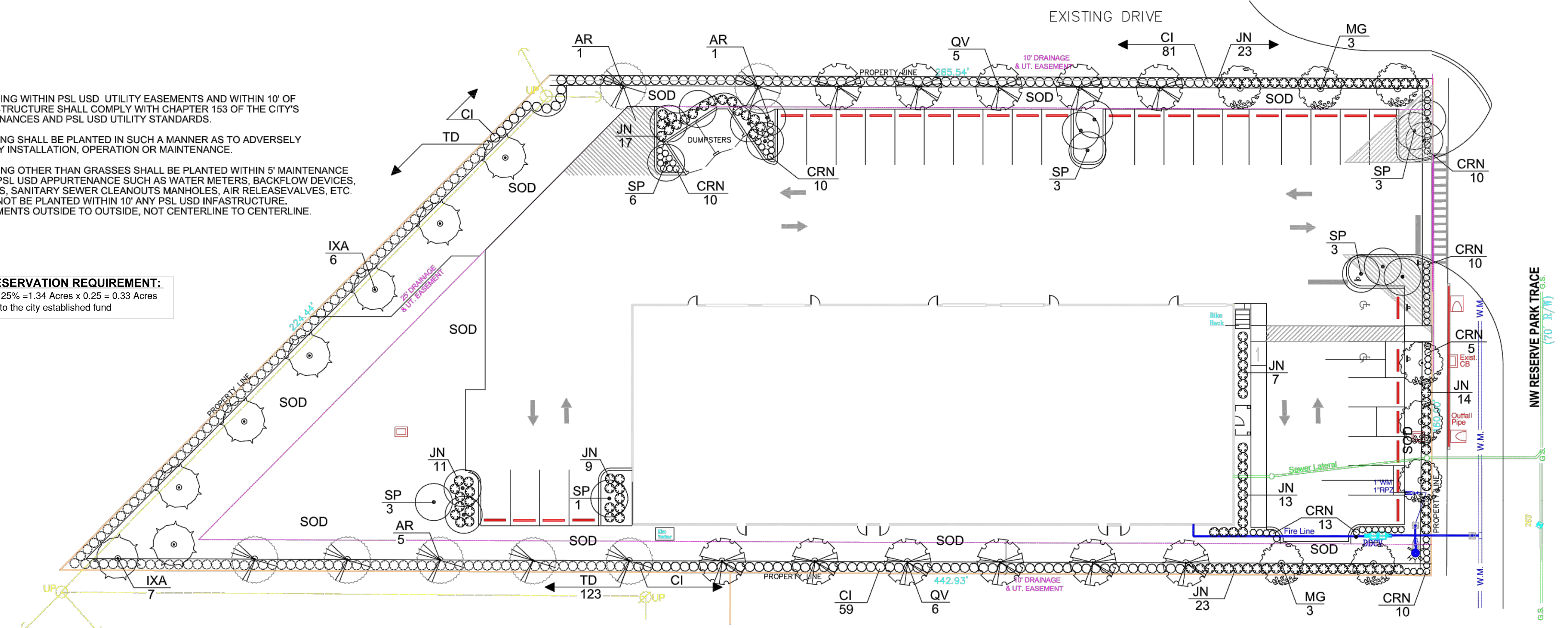
PALM PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE

NOTE:
ALL LANDSCAPING WITHIN PSL USD UTILITY EASEMENTS AND WITHIN 10' OF PSL USD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 153 OF THE CITY'S CODE OF ORDINANCES AND PSL USD UTILITY STANDARDS.
NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION OR MAINTENANCE.
NO LANDSCAPING OTHER THAN GRASSES SHALL BE PLANTED WITHIN 5' MAINTENANCE AREA OF ANY PSL USD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' ANY PSL USD INFRASTRUCTURE. ALL MEASUREMENTS OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE.

UPLAND PRESERVATION REQUIREMENT:
Total Site Area x 25% = 1.34 Acres x 0.25 = 0.33 Acres
Owner will pay into the city established fund



LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHALL HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELLED AND WATERED IF DRY. FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALF WAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

LINEAR FEET OF SITE PERIMETERS (LESS ACCESSWAY). ACCESSWAY = 1085 L. FT. DIVIDED BY 30 FT. = 36 TREES REQUIRED, 34 TREES & 6 PALMS = 36 PROPOSED TREES ON PERIMETER
PARKING ISLANDS, ONE TREE PER ISLAND REQUIRED, 5 TREES REQUIRED = 16 PALMS = 5 TREES PROVIDED
TOTAL TREES REQUIRED 39 TREES PROVIDED, 39 TREES & 16 PALMS = 5 TREES TOTAL TREES PROVIDED 44

PLANT MATERIAL LIST

Code Name	Quantity	Scientific Name	Common Name	Planting Size
AR	7	ACER RUBRUM	RED MAPLE	12" X 5' 2 1/2" DBH
IXA	12	ILEX X ATTENUATA	EAST PALATKA HOLLY	12" X 5' 2 1/2" DBH
MG	9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12" X 5' 2 1/2" DBH
SP	19	SABAL PALMETTO	CABBAGE PALM	12" X 5' 2 1/2" DBH
QV	11	QUERCUS VIRGINIANA	LIVE OAK	12" X 5' 2 1/2" DBH

SHRUBS & GROUNDCOVERS

Code Name	Quantity	Scientific Name	Common Name	Planting Size
CRN	58	CLUSIA ROSEA NANA	DWARF CLUSIA	12" X 16" #3, 2' OC
CI	140	CHRYSOBALANUS ICACO	REDTIP COCOPLUM	24" X 20" #3, 4' OC
JN	100	JASMINE NITIDUM	STAR JASMINE	20" X 20" #3, 3' OC
TD	123	TABERMAEMONTANA DIVARICATA	CRAPE JASMINE	24" X 20" #3, 4' OC

OTHER MATERIALS QUANTITY NAME

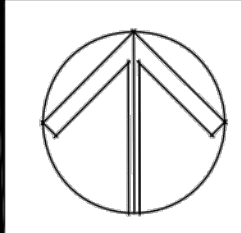
SOD	144,000 SQ. FT.	BAHIA SOD (ESTIMATED)
MULCH	35 CU. YDS	FLORA MULCH DARK BROWN, FINE TEXTURE (ESTIMATED)

NOTE:
ALL LANDSCAPE MATERIALS AT INTERSECTION OF PARKING LOT AND INTERSECTION OF RESERVE PARK TRACE SHALL COMPLY WITH SECTION 158.204 OF THE PORT ST. LUCIE CODE OF ORDINANCES TO PROVIDE A CLEAR SIGHT ZONE BETWEEN 2' & 6' ABOVE THE FINISHED ROAD CROWN ELEVATION. ALL HEDGES AND SHRUBS WITHIN THE 25' SIGHT TRIANGLE SHALL BE MAINTAINED NO HIGHER THAN 2' ABOVE THE CROWN ELEVATION OF THE ROAD. IN ADDITION, ANY TREE WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED WITH 6' OF CLEAR TRUNK ABOVE THE CROWN OF THE ROAD ELEVATION.

PORT ST. LUCIE P 22-254

DATE	BY	REVISIONS
9/14/22	DJS	RESPOND TO PSL COMMENTS - ADD TREES AND PALMS
11/1/22	DJS	RESPOND TO PSL COMMENTS OF MEETING DATE SEPTEMBER 14 2022
1/23/23	DJS	REVISE LANDSCAPE PLAN TO REFLECT REVISED SITE PLAN

Date: 3/27/21
Scale: 1" = 20'
Design By: DJS
Drawn By: DJS
Check By: DJS



A GREAT HOME RESERVE PARK WAREHOUSE LANDSCAPE PLAN

DANIEL J. SUGG, LANDSCAPE ARCHITECT, FL. LIC. #766
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License No: 766

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