

Exhibit B

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120287	0275	J	02/16/2012	X	N/A

NEAREST FIRE HYDRANT IS LOCATED NORTH IN THE CLUB AT ST. LUCIE WEST 321'± FROM EDGE OF MAINTENANCE BUILDING

OWNER: THE CLUB AT ST. LUCIE WEST CONDOMINIUM ASSOCIATIONS, INC. PARCEL ID: 3325-802-0000-000-9 ACCOUNT NO: 179458 O.R. BOOK 2400, PAGE 1351, S.L.C.R.

NEPA ENVIRONMENTAL CHECKLIST REPORT DATED 4/28/21 HAS FOUND NO EVIDENCE THAT ADVERSE ENVIRONMENTAL IMPACTS OR EFFECTS, AS DEFINED IN THE FCC RULES CONTAINED IN 47 CFR SECTIONS 1.1301 THROUGH 1.1320, WOULD RESULT FROM THE UNDERTAKING. (NO ENVIRONMENTAL ASSESSMENT NECESSARY)

TOTAL IMPERVIOUS AREA:

EXISTING BUILDINGS AREA:	6,245.09 ± S.F. (12.25%)
TELECOMMUNICATION LEASE AREA:	2,000 ± S.F. (3.92%)
PAVED/PARKING LOT AREA:	29,559.14 ± S.F. (58%)
TOTAL IMPERVIOUS AREA:	37,804.23 ± S.F. (74.18%)

TOTAL PERVIOUS AREA:

LANDSCAPE/PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)
TOTAL PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)

TOTAL COMBINED AREA: 50,965 ± S.F. (100%)

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 120' MONOPINE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 2,000 SF COMPOUND.

COORDINATES: (CENTER OF 120' MONOPINE)
 LAT: 27°18'43.549" N (NAD 83/2011)
 LONG: 80°23'23.933" W (NAD 83/2011)
 ELEVATION: 23.0'± NAVD 88 (PER SURVEY)
 FOLIO NUMBER: 3325-423-0026-000-4

PROJECT APPLICANT/LESSEE/TOWER OWNER

RG TOWERS, LLC
 2141 ALTERNATE A1A SOUTH, SUITE 440
 JUPITER, FL 33477
 561-748-0302 ATTN: SCOTT RICHARDS

PROPERTY OWNER

CGI ST. LUCIE, LLC
 4225 S.W. BIMINI CIRCLE SOUTH
 PALM CITY, FL 34990

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY. NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT

HANDICAP ACCESS

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (EQUIPMENT SLABS) AND TOWER FOOTPRINTS (650 SF MAX)

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

LANDSCAPING REQUIREMENTS

PER CITY CODE, A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES. ONE TREE FOR EACH 30 LINEAR FEET, OR FRACTIONAL PART THEREOF. THE TREES HAVE TO BE A MINIMUM OF 12 FEET AT TIME OF PLANTING. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. THE REMAINDER OF THE LANDSCAPE STRIP SHALL BE PLANTED WITH GRASS, GROUND COVER, SHRUBS, OR OTHER LANDSCAPE TREATMENT, EXCLUDING PAVING. FOR THIS PROJECT, THE REQUIRED LANDSCAPE STRIP NEEDS TO BE OUTSIDE THE FENCED IN AREA ON TRACT B TO PROVIDE A BUFFER FOR THE OPEN STORAGE. PERIMETER LANDSCAPING NEEDS TO BE IMPROVED ALONG THE EASTERN PROPERTY LINE WHERE THE PROPERTY ABUTS ST. LUCIE WEST SERVICES DISTRICT OFFICES SINCE THIS AREA IS VISIBLE FROM THE ROAD. THE ONE TREE FOR EACH 30 LINEAR FEET AND HEDGING WILL BE REQUIRED. IF THE REQUIRED TREES WILL NOT FIT BEHIND THE 1200 S.F. MAINTENANCE BUILDING, THEN THEY CAN BE RELOCATED SOMEWHERE ELSE ON SITE

ZONING CLASSIFICATIONS	ZONING/LAND USE CLASSIFICATION
PROJECT SITE	GU/GENERAL USE
ZONING TO EAST	GU/GENERAL USE
ZONING TO SOUTH	GU/GENERAL USE
ZONING TO WEST	PUD/PLANNED UNIT DEVELOPMENT
ZONING TO NORTH	RM-15/MEDIUM DENSITY RESIDENTIAL

SETBACKS TO PROPERTY LINE

STRUCTURE	NORTH PROPERTY LINE (FT)	SOUTH PROPERTY LINE (FT)	EAST PROPERTY LINE (FT)	WEST PROPERTY LINE (FT)
PROPOSED WIRELESS COMMUNICATION TOWER (EDGE)	65	189.5	18.5	208.8
EXISTING BUILDING	59.9	100.5	85.7	85.9

RG Towers, LLC
 2141 Alternate A1A South, Suite 440
 Jupiter, FL 33477

PROJECT INFORMATION:

ST. LUCIE TRAILS
 460 SW UTILITY DRIVE
 PORT ST. LUCIE, FL 34986
 ST. LUCIE COUNTY

CURRENT ISSUE DATE:

MAY 2021

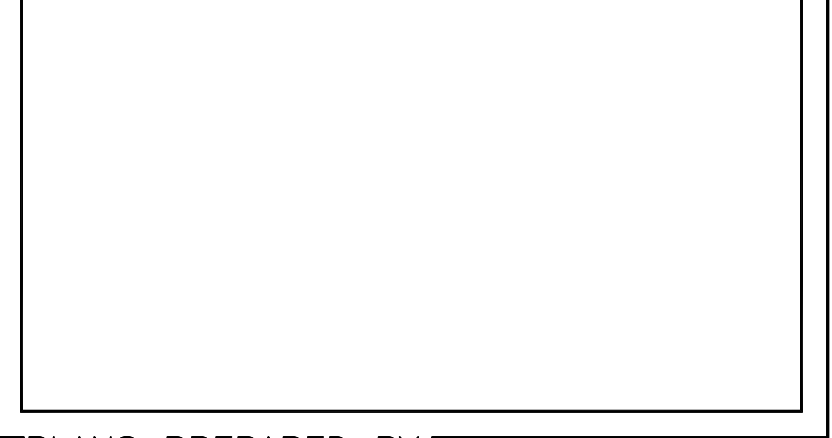
ISSUED FOR:

CONSTRUCTION DRAWINGS

REV. DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION

SEAL:



PLANS PREPARED BY:

Kimley»Horn
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 1920 WEKIVA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 FBPE REGISTRY NO. 696

PROVIDER:



DRAWN BY: CHK.: APV.:

GD LF MM

LICENSURE:

MARIA VICTORIA MARTIN PE 72397
 CHELSEA M. MARAJH PE 84300
 TRICIA C. RICHTER, PLA PLA 6667244

SHEET TITLE:

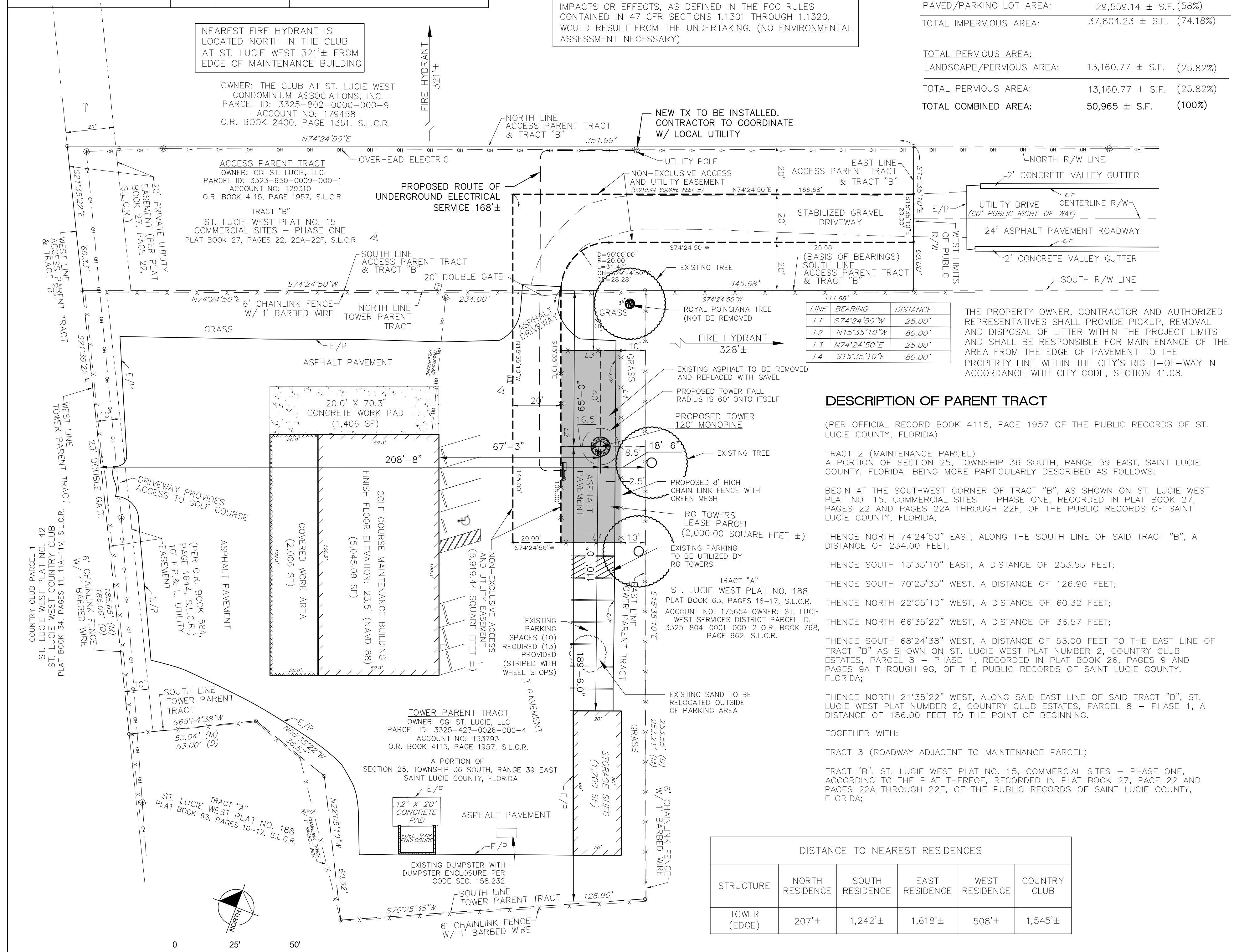
FINAL SITE PLAN

SHEET NUMBER: REVISION:

1

KHA Job #:

144042051



OVERALL SITE PLAN

PARKING SPACES REQUIREMENTS

STRUCTURE	SQUARE FOOTAGE	PARKING REQUIREMENTS	REQUIRED AMOUNT OF PARKING SPACES	EXISTING AMOUNT OF PARKING SPACES
MAINTENANCE BUILDING	5,045.09	1 FOR 500 S.F.	10	13

DESCRIPTION OF PARENT TRACT

(PER OFFICIAL RECORD BOOK 4115, PAGE 1957 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA)

TRACT 2 (MAINTENANCE PARCEL)
 A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "B", AS SHOWN ON ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, RECORDED IN PLAT BOOK 27, PAGES 22 AND PAGES 22A THROUGH 22F, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

THENCE NORTH 74°24'50" EAST, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 234.00 FEET;

THENCE SOUTH 15°35'10" EAST, A DISTANCE OF 253.55 FEET;

THENCE SOUTH 70°25'35" WEST, A DISTANCE OF 126.90 FEET;

THENCE NORTH 22°05'10" WEST, A DISTANCE OF 60.32 FEET;

THENCE NORTH 66°35'22" WEST, A DISTANCE OF 36.57 FEET;

THENCE SOUTH 68°24'38" WEST, A DISTANCE OF 53.00 FEET TO THE EAST LINE OF TRACT "B" AS SHOWN ON ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 - PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 9 AND PAGES 9A THROUGH 9C, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

THENCE NORTH 21°35'22" WEST, ALONG SAID EAST LINE OF SAID TRACT "B", ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 - PHASE 1, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
 TRACT 3 (ROADWAY ADJACENT TO MAINTENANCE PARCEL)

TRACT "B", ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 22 AND PAGES 22A THROUGH 22F, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

DISTANCE TO NEAREST RESIDENCES

STRUCTURE	NORTH RESIDENCE	SOUTH RESIDENCE	EAST RESIDENCE	WEST RESIDENCE	COUNTRY CLUB
TOWER (EDGE)	207'±	1,242'±	1,618'±	508'±	1,545'±

DESCRIPTION OF RG TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "B", ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, AS RECORDED IN PLAT BOOK 27, PAGES 22, 22A THROUGH 22F OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

THENCE ON A PLAT BEARING OF N74°24'50"E ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 234.00 FEET;

THENCE S15°35'10"E A DISTANCE OF 105.00 FEET;

THENCE S74°24'50"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S74°24'50"W A DISTANCE OF 25.00 FEET;

THENCE N15°35'10"W A DISTANCE OF 80.00 FEET;

THENCE N74°24'50"E A DISTANCE OF 25.00 FEET;

THENCE S15°35'10"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN SAINT LUCIE COUNTY, FLORIDA CONTAINING 2,000.00 SQUARE FEET MORE OR LESS.

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.

SP P21-081
 SEU P21-082

Drawing name: K:\WPB_Civil\CELL_SITES\RG_Towers\44042051-St Lucie Trails\CAD\CD\construction cds.dwg SITE PLAN 1-2 May 18, 2021 7:12am by gary.daniel

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