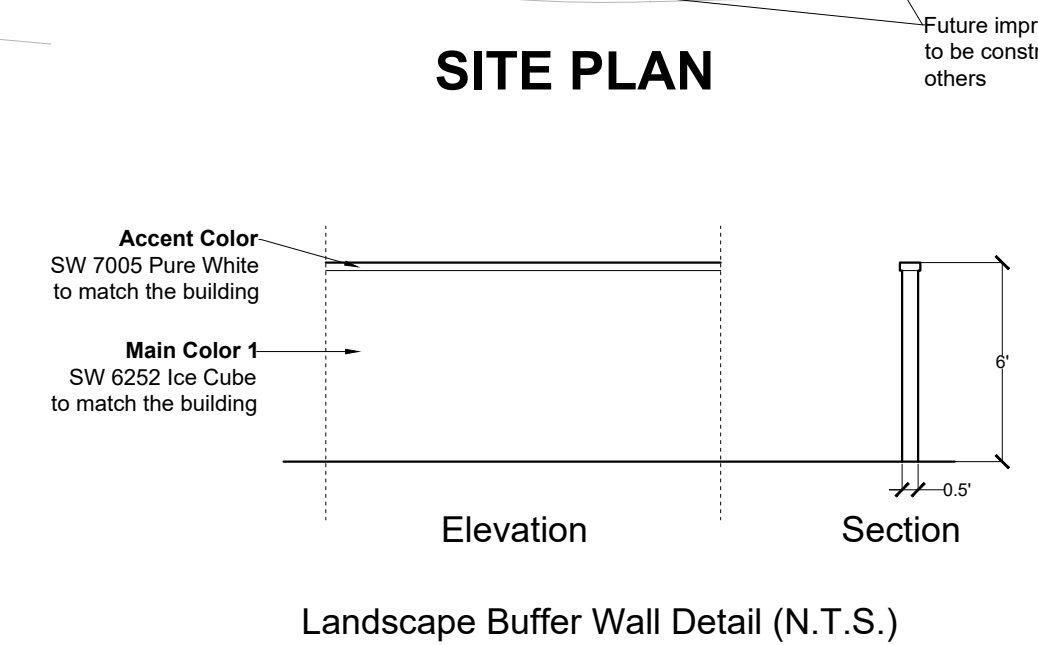


BUILDING #1 (9,790 SF) FFE 29.50' NAVD		BUILDING #2 (11,640 SF) FFE 29.50' NAVD	
Unit #1	2,147 SF	Unit #7	2,147 SF
Unit #2	1,250 SF	Unit #8	1,250 SF
Unit #3	1,452 SF	Unit #9	1,250 SF
Unit #4	1,450 SF	Unit #10	2,249 SF
Unit #5	1,250 SF	Unit #11	1,250 SF
Unit #6	2,240 SF	Unit #12	1,250 SF
		Unit #13	2,243 SF



PLANNER
 REDTAIL DESIGN GROUP
 C/O TOD MOWERY, AICP
 100 S. 2ND STREET, UNIT 209
 FORT PIERCE, FLORIDA 34950
 772.742.1555



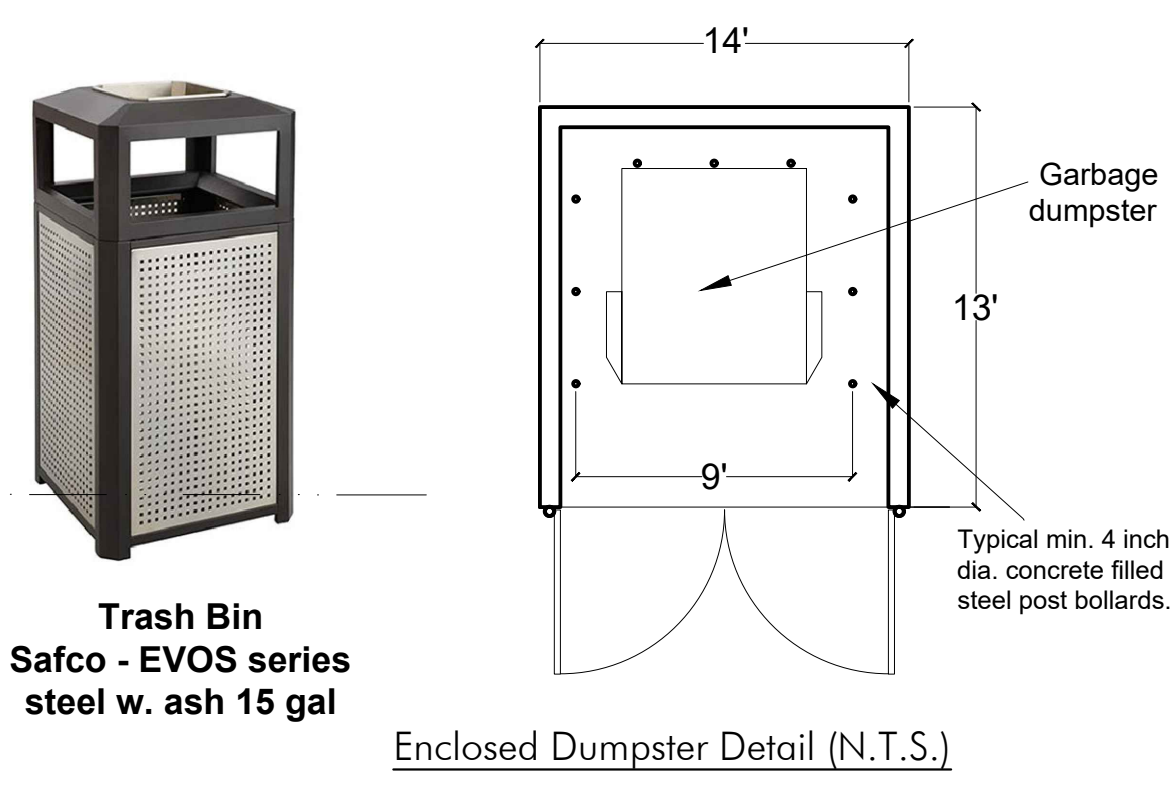
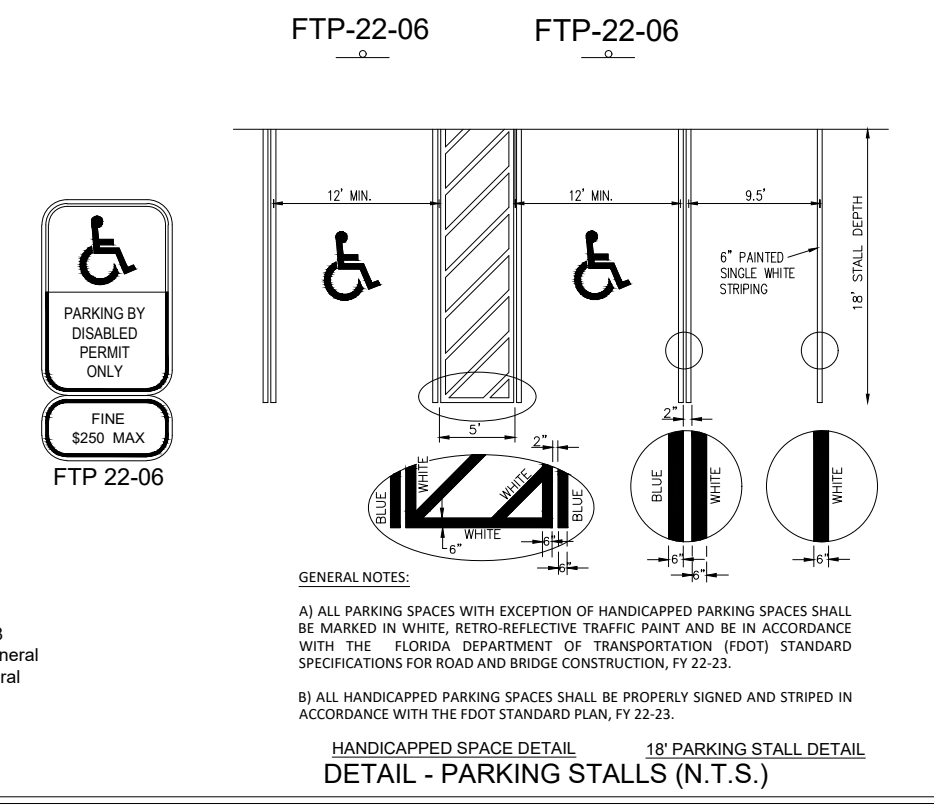
- LEGEND**
- Project property line
 - R.O.W. Dedication
 - Temporary Construction Easement
 - Property line
 - Landscape strip
 - Building setback
 - Driveway centerline
 - Concrete
 - ADA ramp with tactile surface
 - Bike rack (8'x8' pad - 6 bikes)
 - Proposed light pole

Drainage Statement
 The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inspections).

Water/Sewer Statement
 The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) watermain located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savonna. All construction to be in accordance with PSLUSD details and specifications.

Traffic Statement
 The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):
 • 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.
 The proposed development will generate the following peak driveway trips (Peak hour of Generator):
 • 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.
 Stacking on-site for each drive through is adequate.

For sidewalk within the ROW (SW Paar Drive and SW Savona Blvd), the developer shall be required to pay in lieu of constructing the required sidewalk. (City Code 158.222, (E))



LOCATION (N.T.S.)
SITE DATA

- PROJECT NAME:** Savona Plaza
- PARCEL ID:** 3420-590-0008-00-9
- ADDRESS:** Savona Blvd
- SECTION / TOWNSHIP / RANGE:** S25 / T37S / R39E
- APPLICANT:** RedtailDG
100 S. 2nd Street
Fort Pierce, FL 34950
- OWNER:** Savona Blvd, LLC
625 N Flagler DR, Unit Ste 605
West Palm Beach, FL 33401-4025
- ZONING:** General Commercial
- FUTURE LAND USE:** CG
- FLOOD ZONE:** X

10. GROSS PROJECT SIZE:	150,016 SF (3.44 ac)
11. ZONING REQUIREMENTS	PER ZONING PROPOSED
Lot Size	
Min. Lot Area	20,000 SF / 150,016 SF
Min. Lot Width	100' / 335'

BUILDING		
Max. Building Coverage	40 %	17.38 %
Max. Building Height	35'	27'-9"

YARDS		
Min. Front Yard:	25'	165'
Min. Rear Yard:	20'	46'
Min. Side Yard:	10'	40'
Min. Side Yard (at corner)	25'	57'

12. PARKING
 Per code section Sec. 158.221. - (22) Shopping center: One (1) space for each two hundred (200) square feet of gross floor area for buildings under thirty thousand (30,000) square feet.

REQUIRED 21,430 SF x 1 space / 200 SF = PROVIDED	107.15 spaces	108 spaces
Handicapped Spaces Required (101-150 total):	5 spaces	
Handicapped Spaces Provided (12' x 18')	5 spaces	

13. SITE COVERAGE

IMPERVIOUS Buildings	0.492 ac	21,430 SF
Paving	1.588 ac	69,176 SF
Sidewalk	0.094 ac	4,081 SF

TOTALS

Total Impervious	2.174 ac	94,687 SF	63.12 %
Total Pervious	1.270 ac	55,329 SF	36.88 %
Total Site Area	3.444 ac	150,016 SF	100.00 %

ENGINEER:
 Stephen Cooper, P.E. & Associates, Inc.
 7450 South Federal Highway, Port St. Lucie, Florida 34952

LANDSCAPE ARCHITECT:
 George Botner, PLA, AICP, Landscape Architects and Planners
 4320 SE Cove Lake Circle, Suite 104, Stuart, FL. 34997

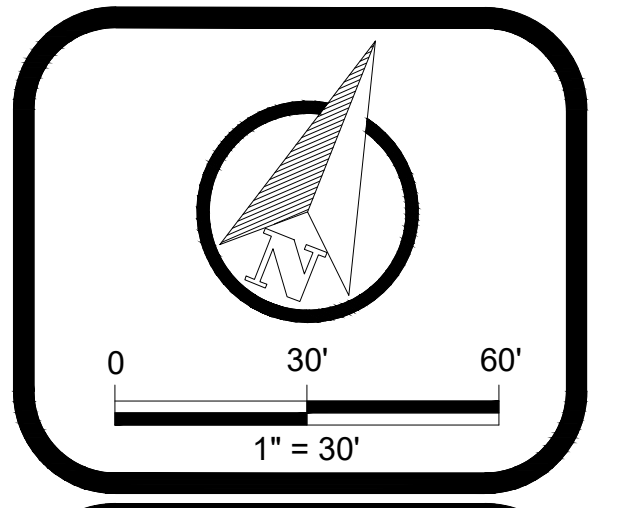
LEGAL DESCRIPTION
 TRACT H OF PORT ST. LUCIE SECTION NINETEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 7, 7A THROUGH 7C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 1" = 30'
 SCALE
 05/11/2024
 DATE

REVISION COMMENTS	DATE
REVISION PER STAFF COMMENTS	12/23/2024
REVISION PER STAFF COMMENTS	04/30/2024
REVISION PER STAFF COMMENTS - added the non-enclosed	07/19/2024
REVISION PER STAFF COMMENTS - menu board removal	08/29/2024
REVISION PER STAFF COMMENTS	10/22/2024
REVISION PER STAFF COMMENTS	10/29/2024
REVISION PER STAFF COMMENTS	04/10/2024
REVISION PER STAFF COMMENTS	05/11/2024

SAVONA PLAZA
SITE PLAN
 Florida
 Port St. Lucie



PSLUSD # 5385
 PSL Project Number: P24-196

SHEET
 01 of 01