

FRESNILLO ENTERPRISES Inc.

DEVELOPER : FRESNILLO ENTERPRISES Inc.
3073 SW ANN ARBOR RD
PORT ST LUCIE, FL 34953

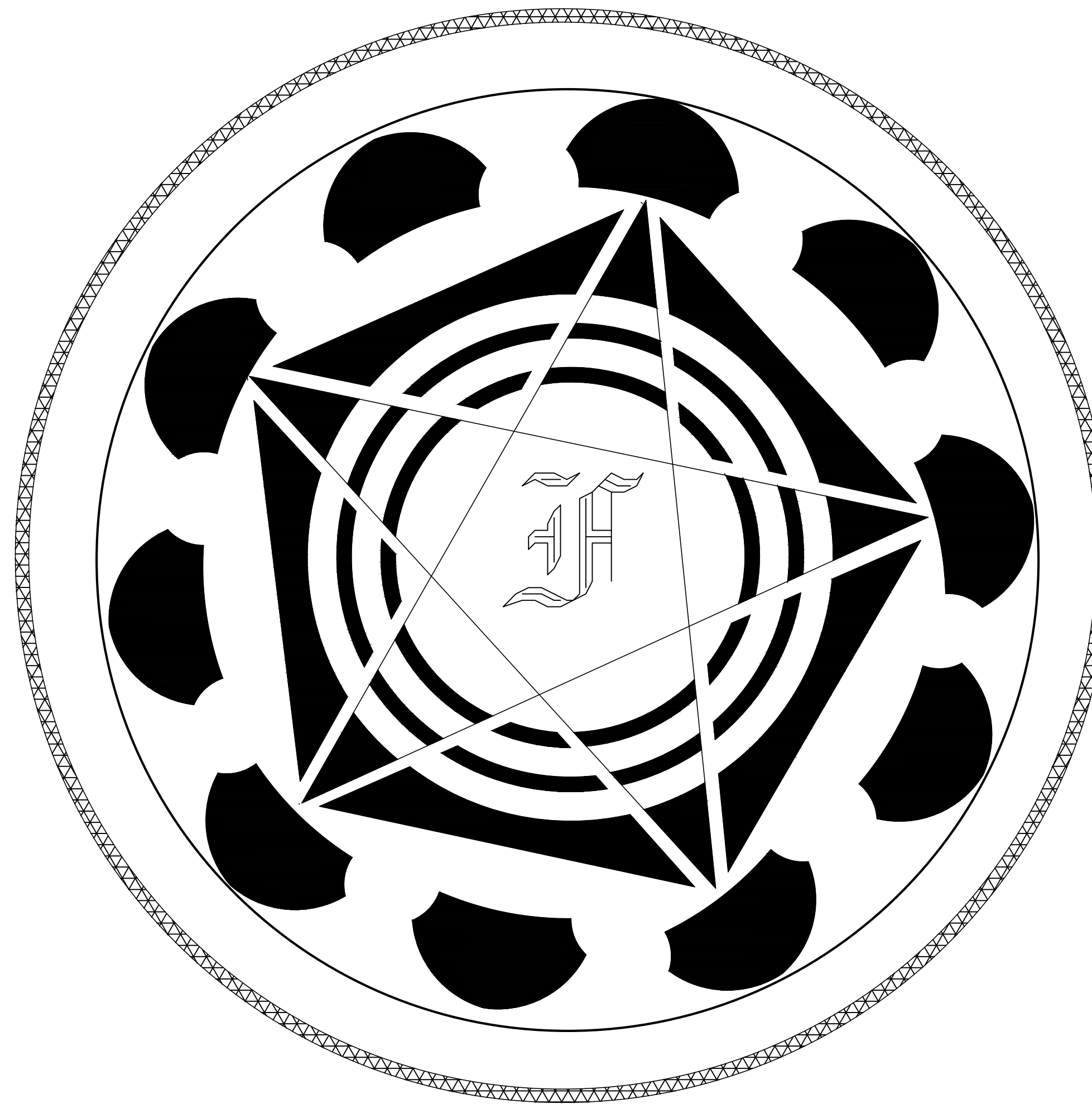
LIST OF CONTACTS

PLANNING & ZONING DEPARTMENT
 121 SW Port St. Blvd.
 Port St. Lucie, FL 34984
 (772) 871-5213

PUBLIC WORKS DEPARTMENT
 121 SW Port St. Blvd.
 Port St. Lucie, FL 34984
 (772) 344-4066

WATER & SEWER PROVIDER
 G.O. TEAM Utility District
 2160 Reserve Park Tr
 Port St. Lucie, FL 34986
 (772) 468-4604

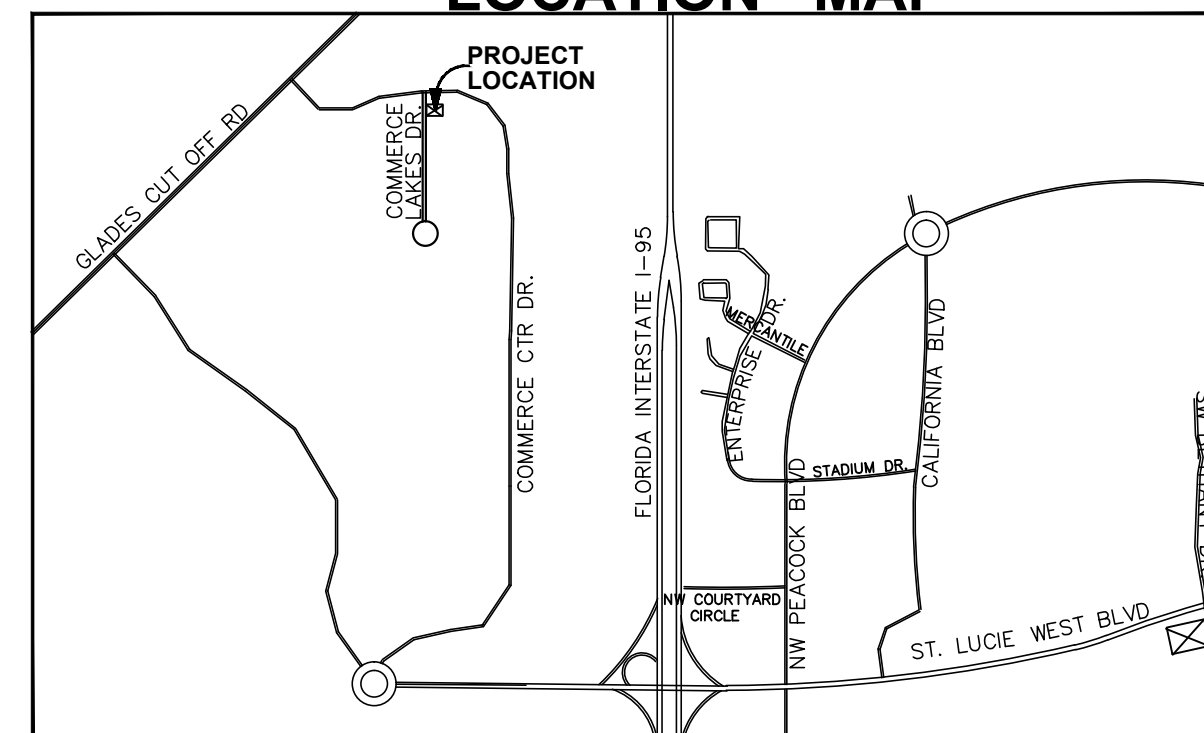
BUILDING DEPARTMENT
 121 SW Port St. Blvd.
 Port St. Lucie, FL 34984
 (772) 871-5136



INDEX SHEET


SHEET DESCRIPTION	SHEET Nb
SITE PLAN	1 OF 2
SITE PLAN DETAILS	2 OF 2
LANDSCAPE PLAN	LA-1
EXISTING TREE DEPOSITION PLAN	LA-2
LANDSCAPE DETAILS & SPECIFICATIONS	LA-3

LOCATION MAP

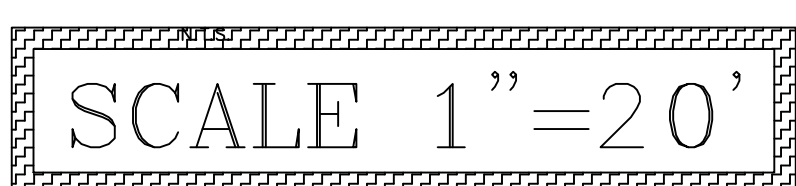
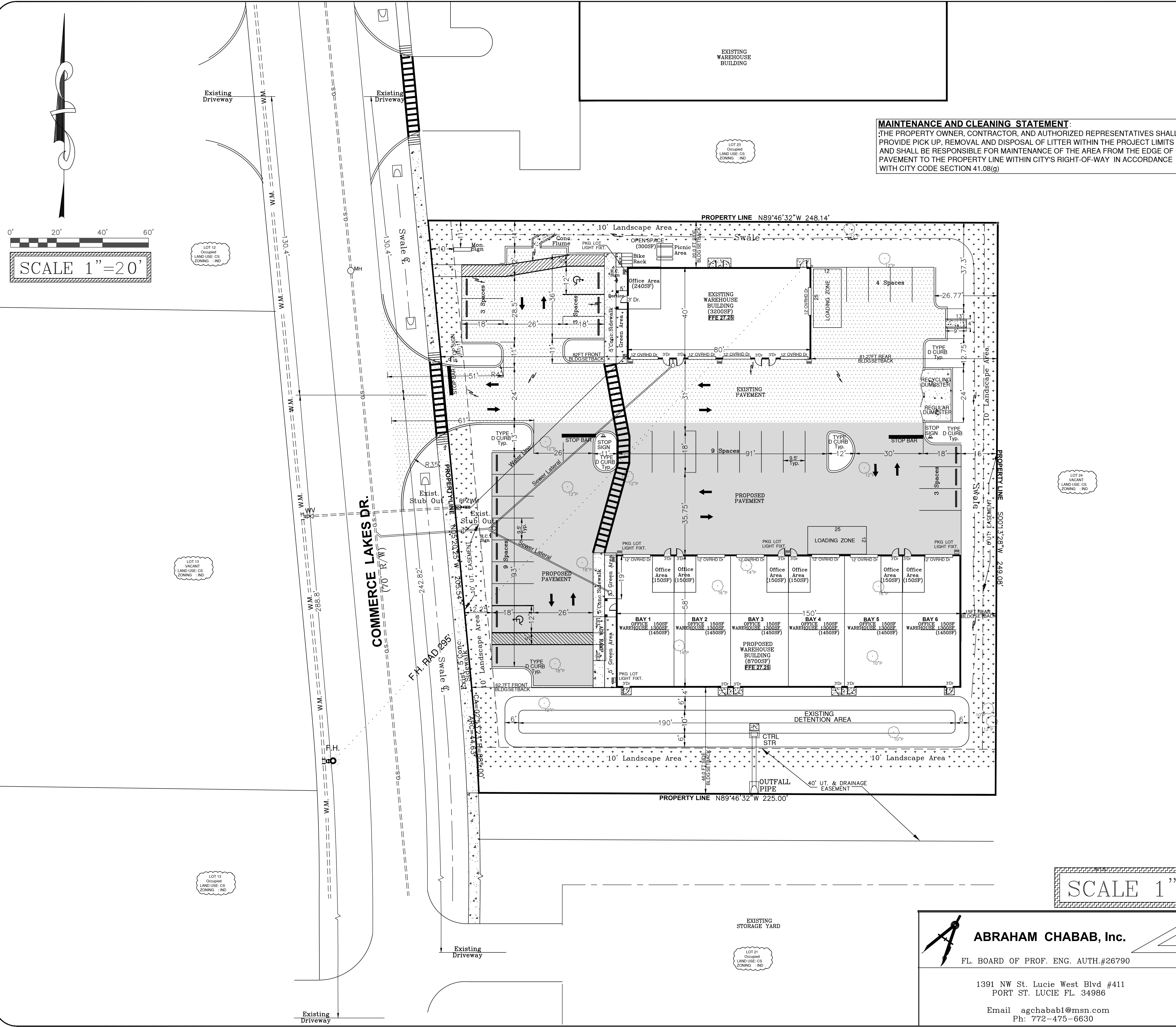


CITY OF PORT ST. LUCIE
PROJECT NO. P17-247-A1

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

REVISIONS	DATE
City Staff Cmts	9.2.22



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)

GENERAL NOTES
 PROJECT NAME : FRESNILLO ENTERPRISES Inc.
 OWNER : FRESNILLO ENTERPRISES Inc.
 3073 SW ANN ARBOR RD
 PORT ST LUCIE, FL 34953
 LOCATION : 2165 NW COMMERCE LAKES DR.
 LAND USE : CS
 LAND ZONING : IN
 LEGAL DESCRIPTION : LOT 22, BLOCK B, OF G.O. TEAM INDUSTRIAL PARK UNIT THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 2 & 2A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 SAID LAND CONTAINS 1.36 ACRES, MORE OR LESS.
 331570300110004
 20.20 FEET
 ONE
 PIN :
 BUILDING HEIGHT :
 NUMBER OF STORIES :
 UTILITIES :
 ELECTRICAL : FPL
 WATER & SEWER : G.O. TEAM DISTRICT UT.
 TELEPHONE : ATT
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
EXIST. WAREHOUSE AREA	0.0679	2,960	5.03
EXIST. OFFICE AREA	0.0055	240	0.41
PROP. WAREHOUSE AREA	0.1791	7,800	12.26
PROP. OFFICE AREA	0.0207	900	1.53
BUILDING TOTAL	0.2732	11,900	20.24
EXIST. PAVED AREA	0.2541	11,069	18.82
EXIST. SIDEWALKS/PADS	0.0069	300	0.51
PROP. PAVED AREA	0.3153	13,733	23.36
PROP. SIDEWALKS/PADS	0.0080	350	0.59
PAVEMENT IMPERVIOUS TOTAL	0.5843	25,452	43.28
TOTAL IMPERVIOUS	0.8575	37,352	63.52
GREEN AREA/OPEN SPACE	0.4923	21,449	36.48
TOTAL	1.3498	58,801	100.00

PARKING CALCULATIONS:
 PARKING SPACES REQUIRED :
 OFFICE AREAS : 1140SFx1 PKG SPACE/200 SF = 6.0 PKG SPACES
 WAREHOUSE AREAS : 10760SFx1 PKG SPACE/500 SF = 22.0 PKG SPACES
TOTAL REQUIRED = 28.0 PKG SPACES
 PARKING PROVIDED : 29 REGULAR PKG & 2 H.C. = 31.0 PKG SPACES

BUILDING SETBACKS:

	REQUIRED	EXISTING BUILDING	PROPOSED BUILDING
FRONT	25.00 FT	82.00 FT	62.70 FT
REAR	15.00 FT	81.27 FT	15.00 FT
LEFT SIDE	10.00 FT	20.00 FT	145.08 FT
RIGHT SIDE	10.00 FT	189.08 FT	46.00 FT

FLOOD ZONE MAP:
 PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C0260J EFFECTIVE DATE 2-16-2012

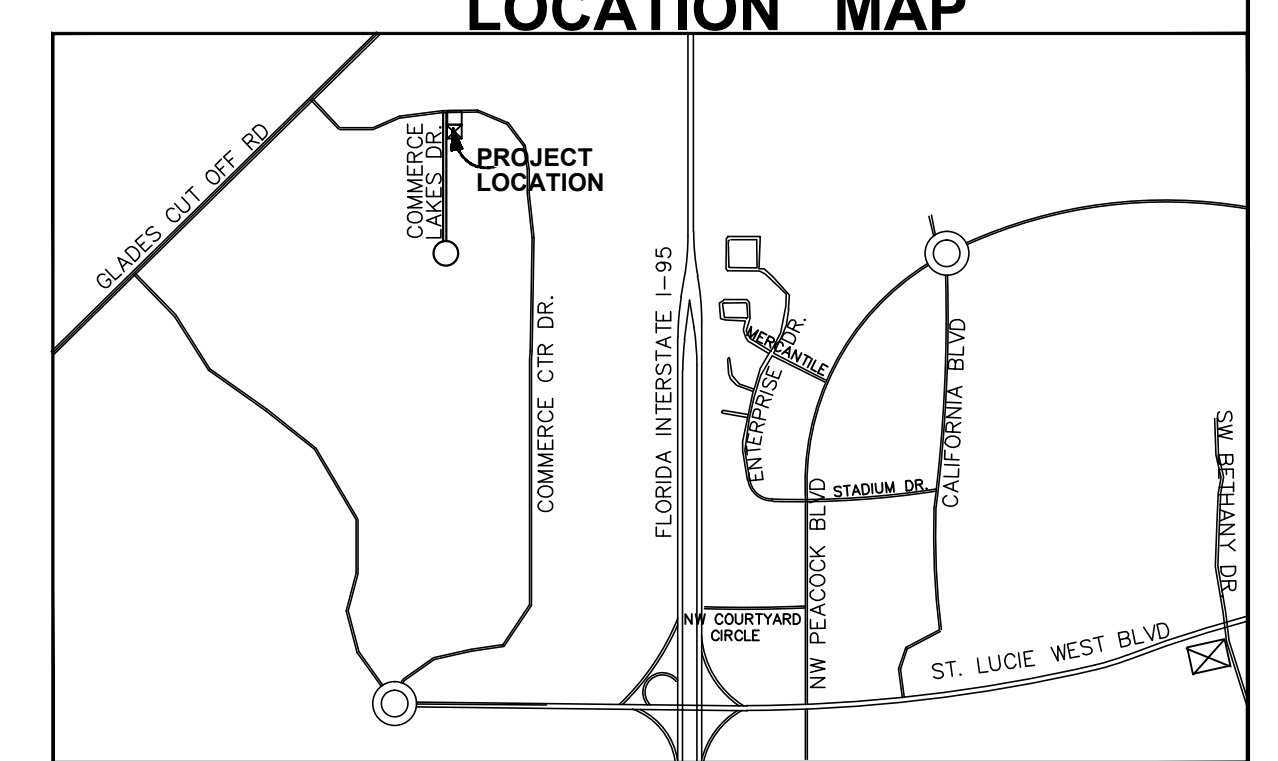
DRAINAGE STATEMENT:
 PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SFWMD & CITY OF PORT ST. LUCIE DRAINAGE REQUIREMENTS AS WELL AS RESERVE PARK DRAINAGE SYSTEM.

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

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.

TRAFFIC STATEMENT:
 AVERAGE TRIPS PER DAY : 14 TRIPS/DAY TRUCK TRIPS
 AM PEAK HOUR TRIPS : 2 TRIPS/HR
 PM PEAK HOUR TRIPS : 2 TRIPS/HR
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)
 GENERAL LIGHT INDUSTRIAL CODE 150, ITE MANUAL 11th Edition



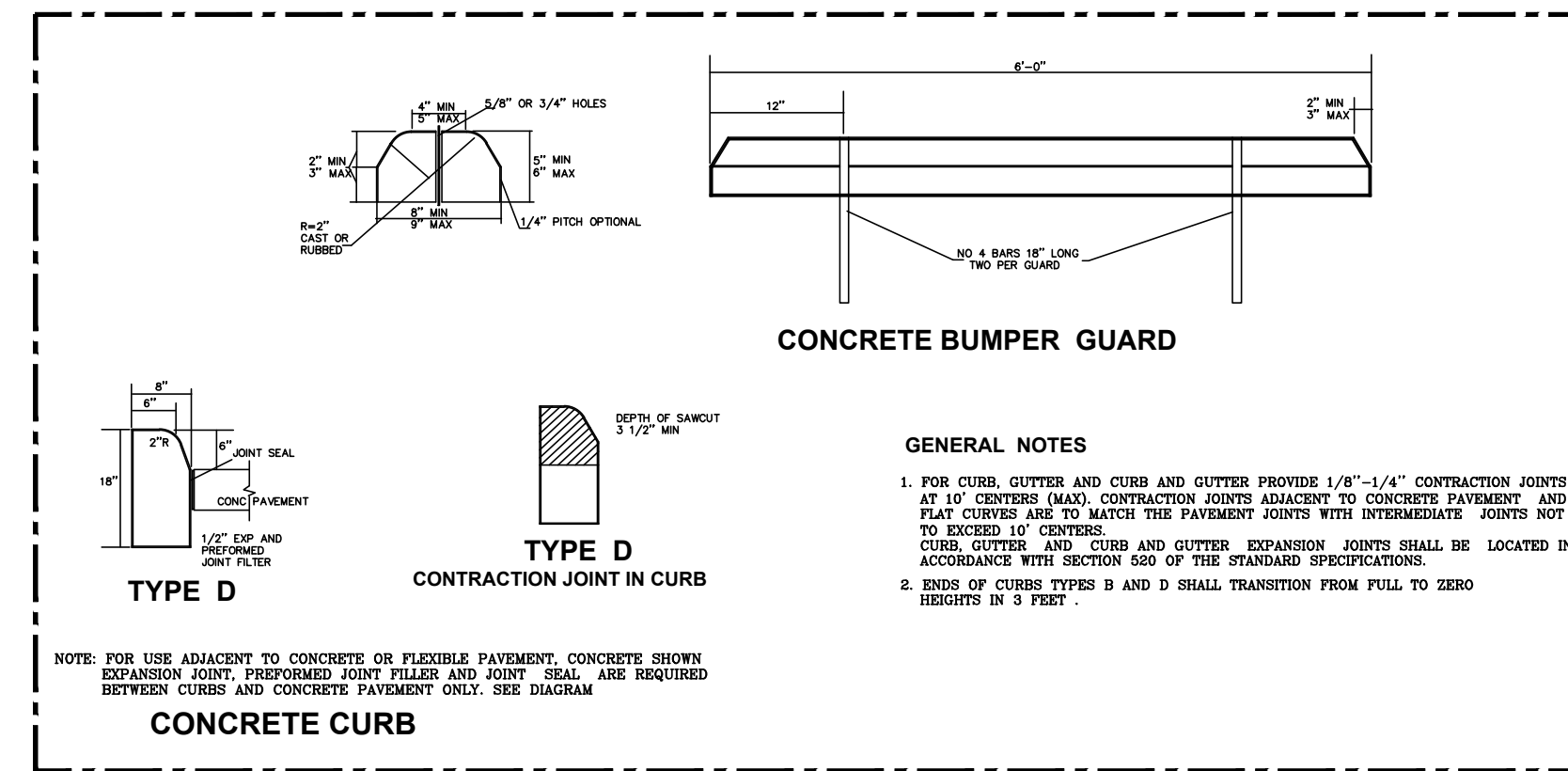
48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

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

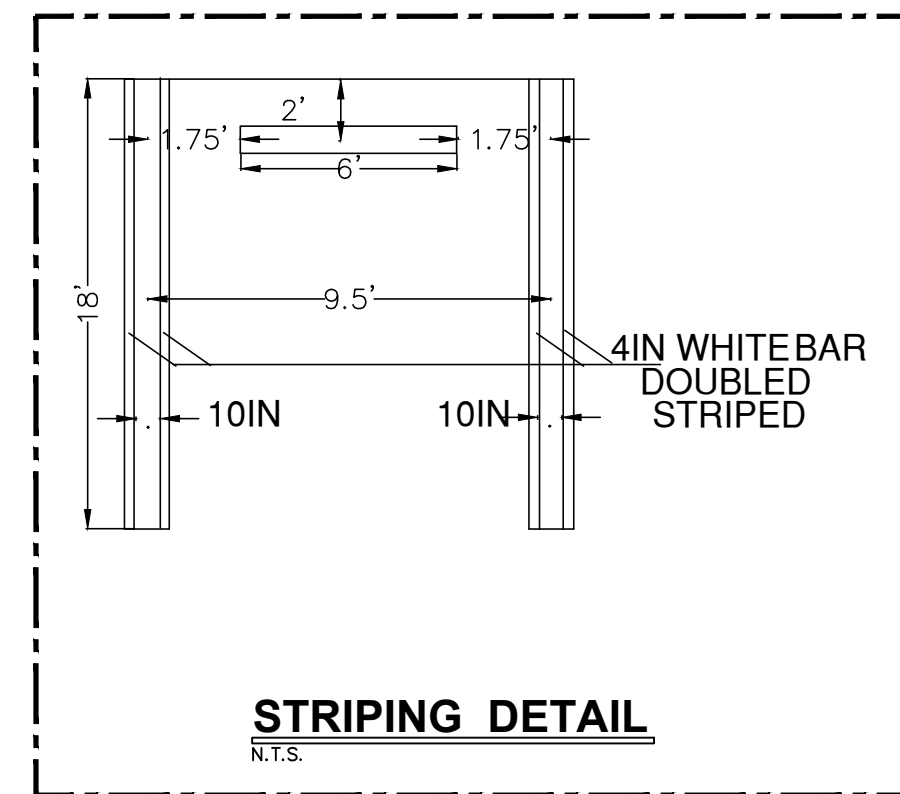
FRESNILLO ENTERPRISES Inc.
SITE PLAN

DESIGNED BY	AC	REVISIONS	DATE
DRAWN BY	AC		
DATE	Feb. 12/2022		
SHEET	1 OF 2		

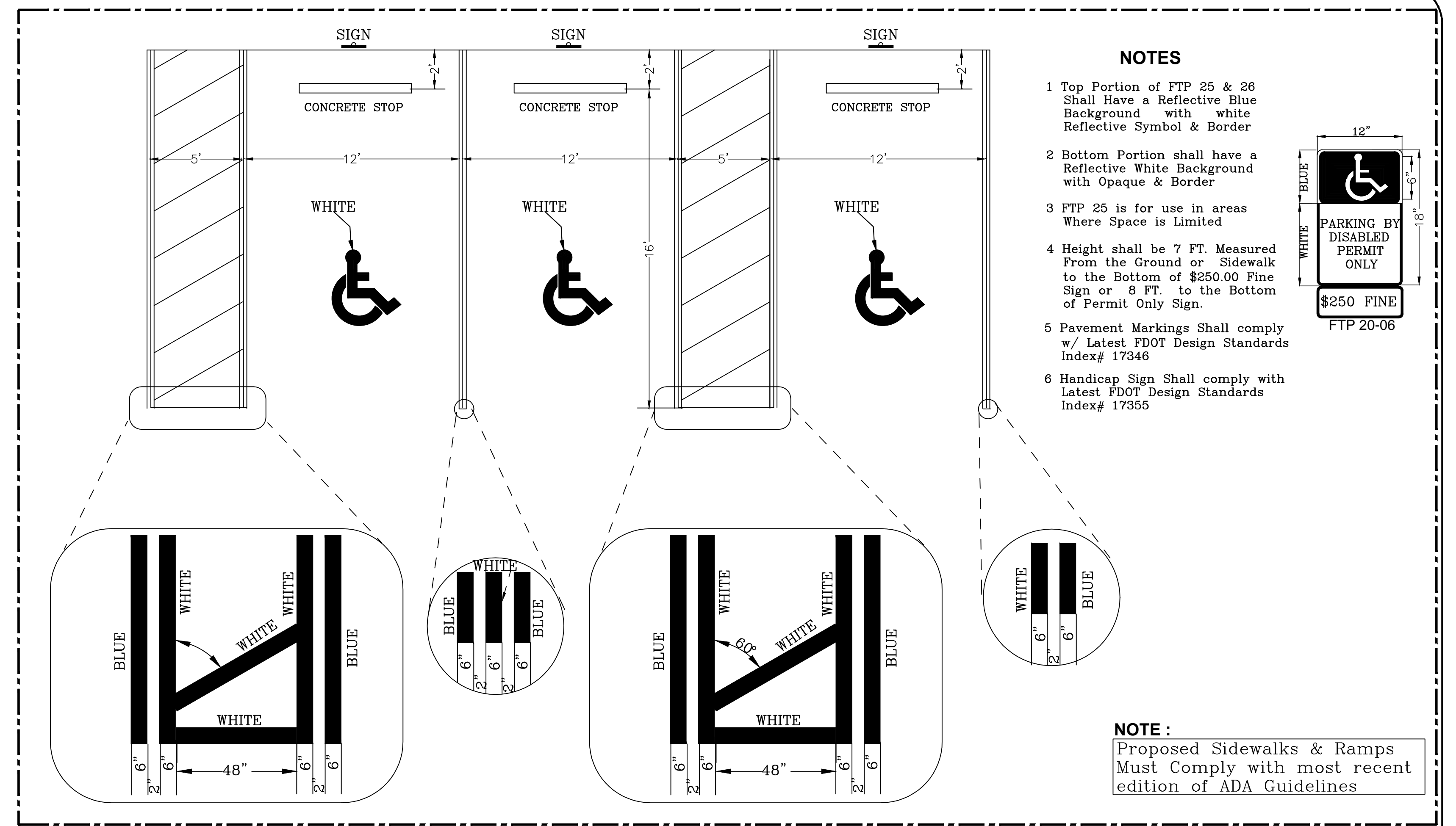
CITY OF PORT ST. LUCIE
PROJECT NO. P17-247-A1



CURB DETAIL
N.T.S.

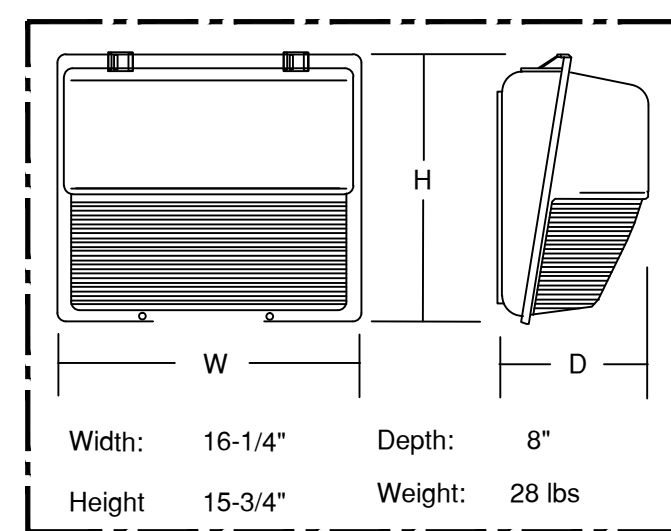


STRIPING DETAIL
N.T.S.

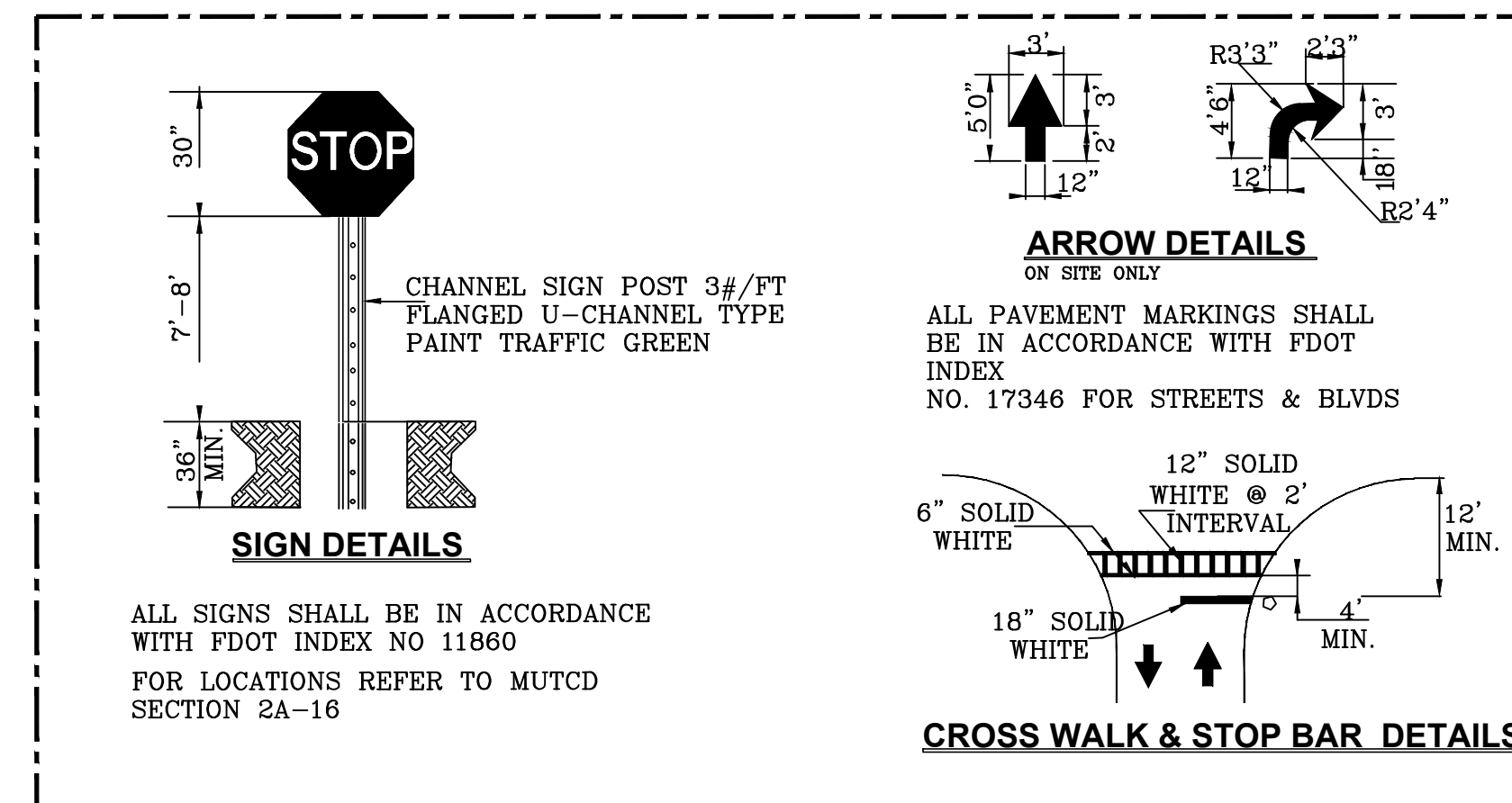


H.C. Pavement Markings and Signs shall comply with Latest FDOT Standards

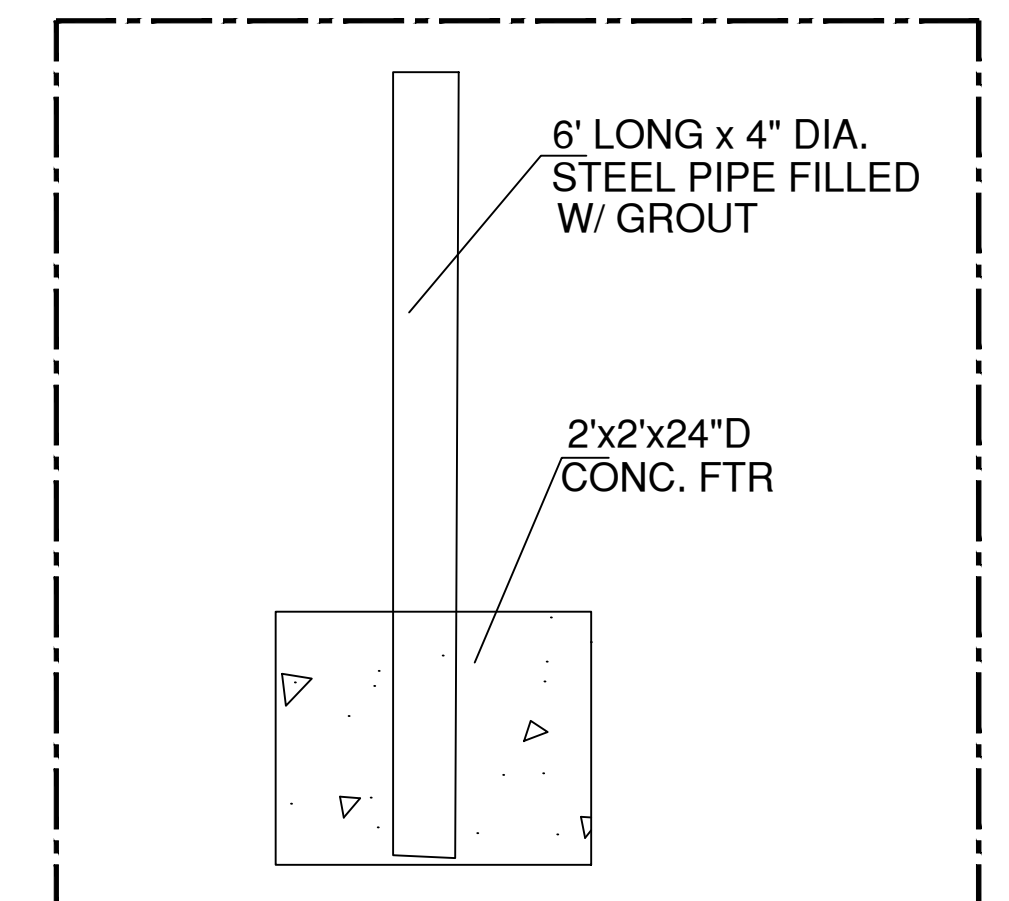
H.C. PAVEMENT MARKING DETAIL
N.T.S.



WALL PACK DETAILS



SIGN & PAVEMENT MARKING DETAILS
N.T.S.



BOLLARD DETAIL
N.T.S.

NOTES

- 1 Top Portion of FTP 25 & 26 Shall Have a Reflective Blue Background with white Reflective Symbol & Border
- 2 Bottom Portion shall have a Reflective White Background with Opaque & Border
- 3 FTP 25 is for use in areas Where Space is Limited
- 4 Height shall be 7 FT. Measured From the Ground or Sidewalk to the Bottom of \$250.00 Fine Sign or 8 FT. to the Bottom of Permit Only Sign.
- 5 Pavement Markings Shall comply w/ Latest FDOT Design Standards Index# 17346
- 6 Handicap Sign Shall comply with Latest FDOT Design Standards Index# 17355



NOTE :

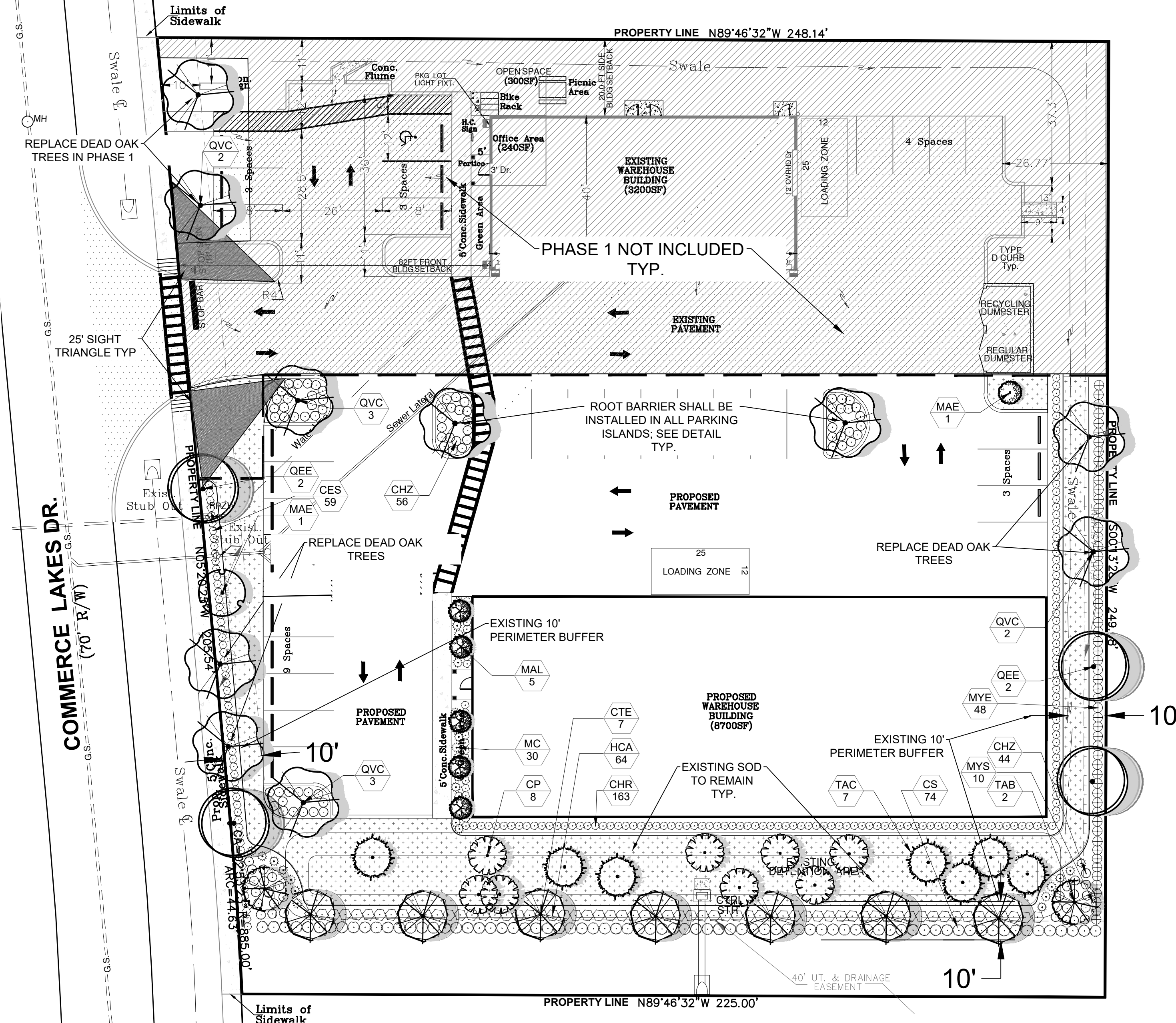
Proposed Sidewalks & Ramps Must Comply with most recent edition of ADA Guidelines

CITY OF PORT ST. LUCIE
PROJECT NO. P17-247-A1

<p>ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH.#26790</p>	<p>FRESNILLO ENTERPRISES Inc.</p>	DESIGNED BY AC	REVISIONS	DATE
		DRAWN BY AC		
<p>1391 NW St. Lucie West Blvd #411 PORT ST. LUCIE FL 34986 Email agchababi@msn.com Ph: 772-475-6630</p>	<p>SITE PLAN DETAILS</p>	DATE Jly 2/2022		
		SHEET 2 OF 2		

PLANT SCHEDULE LS

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CTE	7	Conocarpus erectus	Green Buttonwood	45G	12' HT	6'W	EXISTING TO REMAIN	Native	2.5" Caliper
			* 'B' TREE, COUNTED AS 3 CREDITS							
	MAE	1	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG	12' HT	5'W	EXISTING TO REMAIN	Native	2.5" Caliper
	MAL	5	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG	12' HT	5'W	FTB, SP	Native	2.5" Caliper
	MAE	1	Mangifera indica	Mango	CG	12' HT	6'W	EXISTING TO REMAIN	Non-native	2.5" Caliper
	QEE	4	Quercus virginiana	Southern Live Oak	45G	12' HT	6'W	EXISTING TO REMAIN	Native	2.5" Caliper
	QVC	10	Quercus virginiana	Southern Live Oak	45G	12' HT	6'W	SP	Native	2.5" Caliper
	TAB	2	Tabebuia caraiba	Silver Trumpet	45G	12'	6'W	SP	Non-native	2.5" Caliper
			* 'B' TREE, COUNTED AS 1 CREDIT							
	TAC	7	Taxodium distichum	Bald Cypress	FG	12' HT	6'W	SP	Native	2.5" Caliper
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CP	8	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native	
			* 'B' TREE, COUNTED AS 4 CREDITS							
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CHR	163	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	CHZ	100	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3G	24" HT	18"W	F	Native	
	CS	74	Clusia guttifer	Small Leaf Clusia	3G	30"HT	24"W	EXISTING TO REMAIN	Non-native	
	CES	59	Conocarpus erectus	Green Buttonwood	3G	24" HT	24"W	EXISTING TO REMAIN	Native	
	HCA	64	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
	MC	30	Muhlenbergia capillaris	Pink Muhly Grass	1G	24" HT	18"W	F	Native	
	MYE	48	Myrcianthes fragrans	Simpson's Stopper	3G	24" HT	18"W	EXISTING TO REMAIN	Native	
	MYS	10	Myrcianthes fragrans	Simpson's Stopper	3G	24" HT	18"W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD					



Overall Site Data:

Total Site Area: 58,800 sf. (1.35 Ac.)
 Existing Zoning: IND
 Land Use Designation: CS

Required Trees:	Native %	# of Species	Flowering%	Drought Tolerant%	*Palm%
East, West, & South Perimeter (Offstreet Parking Landscape Strip:(545/30) 18					
Building(s) Foundation Perimeter: (412/30) 14 (Includes Loading Zone)					
Parking Islands: (4)					
Total:	36	50%=18	4	20%=7	50%=18
Total:	36	30	7	7	30

Required Shrubs:	Native%	Drought Tolerant%
East, West, & South Perimeter (Offstreet Parking Landscape Strip:(545/2) 273		
Building(s) Foundation Perimeter: (412/1.5) 275 (Includes Loading Zone)		
Total:	548	25%=137
Total:	548	50%=274

Provided Shrubs:	Native	Drought Tolerant
Total:	548	410

PSLUSD Notes for Landscape Plan

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 of the City of Port Saint Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or sewer cleanout, etc.

General Landscape Notes

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.

Index of Drawings

Landscape Plan	LA-1
Existing Tree Disposition Plan	LA-2
Details & Specifications	LA-3

PROJECT NO. P22-247-A1

Project Team
 Landscape Architect:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 (772) 631-8400 | Paul@las-fl.com
 Civil Engineer:
ABRAHAM CHABAB, Inc.
 FL BOARD OF PROF. ENG. REG. #071420990
 1391 NW St. Lucie West Blvd #411
 PORT ST. LUCIE FL 34986
 Email: aqchabab1@gmail.com
 Ph: 772-475-9630

FRESNILLO ENTERPRISES INC.
 2165 NW COMMERCE LAKES DR.
 City of Port Saint Lucie, Florida
Landscape Plan

Revisions

Date	Init.	Description
8.02.22	PG	1st Submittal

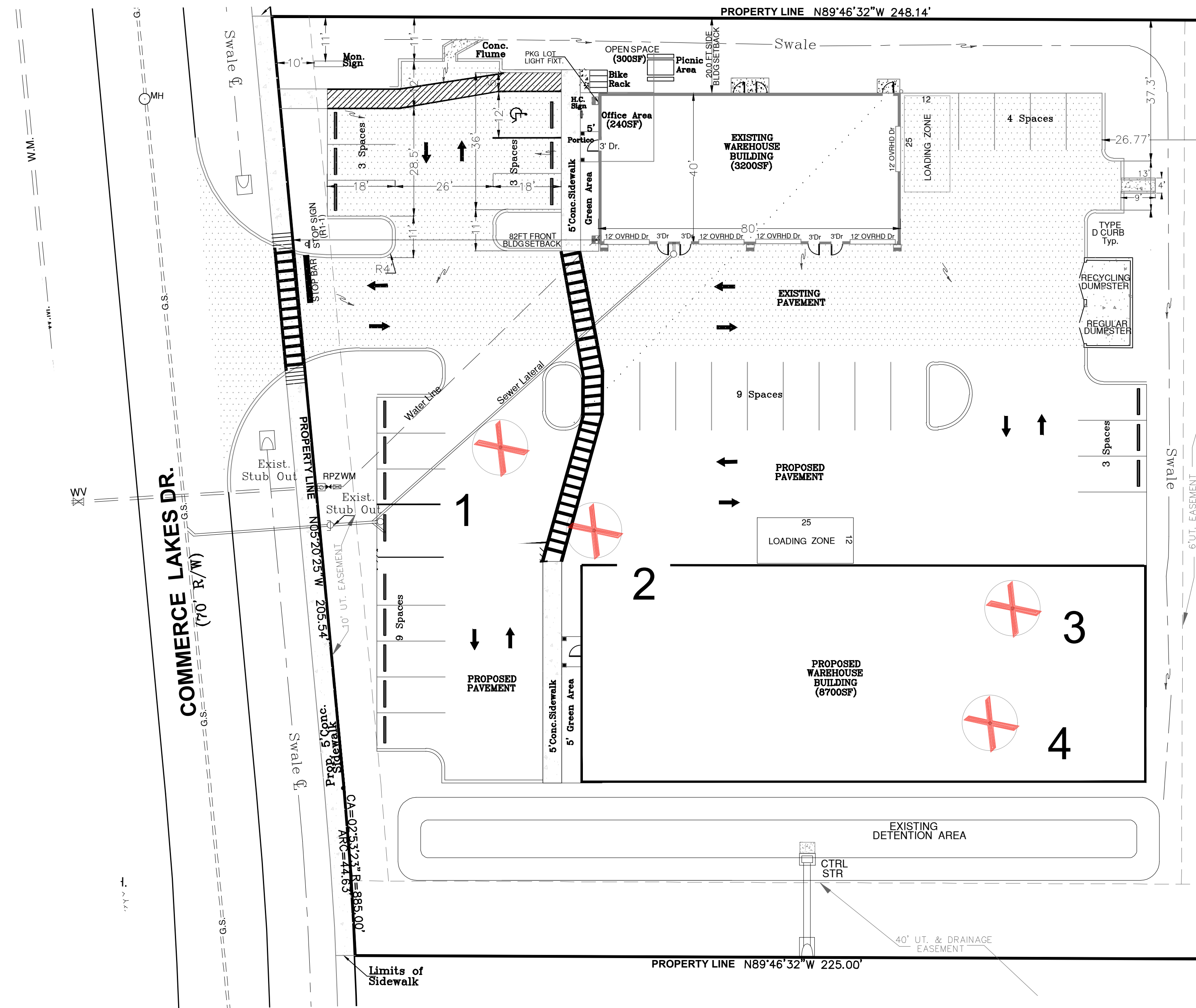
REGISTERED LANDSCAPE ARCHITECT

 PAUL A. GOULAS
 LA 6666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: PG
 Checked By: PG
 Municipal Project:
 Scale:

 SCALE: 1" = 20'
 0 10' 20' 40'
LA-1

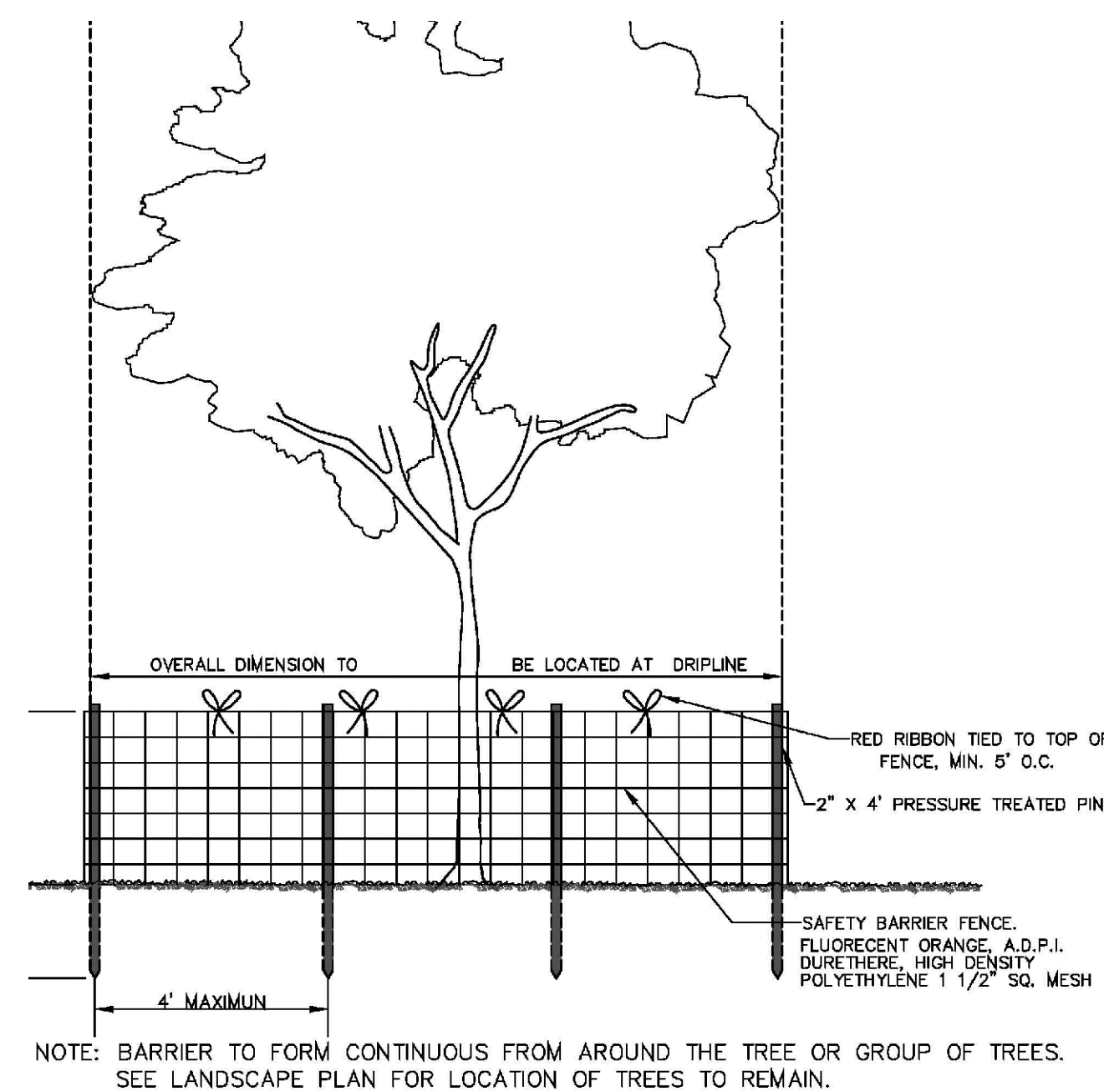




MITIGATION DATA

Existing Trees:	Disposition / Replacement Required / Preserved Credits
1. <i>Pinus elliotti</i> , Slash Pine, 14" DBH	To be Removed / 14" Mitigation Required
2. <i>Pinus elliotti</i> , Slash Pine, 12" DBH	To be Removed / 12" Mitigation Required
3. <i>Pinus elliotti</i> , Slash Pine, 14" DBH	To be Removed / 14" Mitigation Required
4. <i>Pinus elliotti</i> , Slash Pine, 12" DBH	To be Removed / 12" Mitigation Required

TOTAL PROTECTED TREE REMOVED INCHES: 52"
 *THIS SITE DOES HAVE THE CAPACITY TO HOLD MITIGATION TREES. A FEE ESTABLISHED BY THE CITY COUNCIL WILL BE PAID INTO THE CITY TREE FUND IN LIEU OF PLANTING MITIGATION TREES ON SITE.



TREE PROTECTION DETAIL
 NOT TO SCALE

- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
- Construct Tree Protection Barricade to cover the Critical Root Zones to the furthest extent possible without interfering with proposed pavement & grading.



PROJECT NO. P17-247-A1

Project Team
 Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 (772) 631-8400 | Paul@las-fl.com
 Civil Engineer:
ABRAHAM CHABAB, Inc.
 FL BOARD OF PROF. ENG. NO. 140774-007990
 1391 NW St. Lucie West Blvd #411
 PORT ST. LUCIE, FL 34986
 Email: achabab1@mm.com
 Ph: 772-475-0630

FRESNILLO ENTERPRISES INC.
 2165 NW COMMERCE LAKES DR.
 City of Port Saint Lucie, Florida
Existing Tree Disposition Plan

Revisions		
Date	Init.	Description
8.02.22	PG	1st Submittal

PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: PG
 Checked By: PG
 Municipal Project:
 Scale:

 SCALE: 1" = 20'
 0 10' 20' 40'
LA-2

