

SITE DATA
LEGAL DESCRIPTION
 LOTS 3 THROUGH 12, BLOCK 237, PORT ST. LUCIE SECTION TWENTY EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID #:
 3420-635-0546-000-8
 3420-635-0547-000-5
 3420-635-0548-000-2
 3420-635-0549-000-9
 3420-635-0552-000-3
 3420-635-0553-000-0
 3420-635-0554-000-7
 3420-635-0555-000-4

PROJECT NAME: TNT BAYSHORE BLVD DEVELOPMENT

OWNER: BAYSHORE COMMONS LLC
 981 SW BILTMORE ST
 PORT ST. LUCIE, FL 34983

FUTURE LAND USE: COMMERCIAL GENERAL (CG)

ZONING: GENERAL COMMERCIAL (CG)
 SINGLE-FAMILY RESIDENTIAL (RS-2)

LAND SIZE: 103,632.75 S.F. (2.379 AC)

BUILDING DATA
 GROSS SQUARE FOOTAGE 18,000 S.F. (0.40 AC)
 PROPOSED BUILDING A 9,000 S.F. (0.20 AC)
 PROPOSED BUILDING B 9,000 S.F. (0.20 AC)

PROVIDER OF UTILITIES:
 WATER: PSLUSD
 WASTEWATER: PSLUSD
 IRRIGATION: WELL

PARKING DATA
 PARKING REQUIRED (REQUIRED PARKING SPACES ARE SUBJECT TO THE TYPE OF USE OF THE PROPERTY)
 SHOPPING CENTER (ANY RETAIL, BUSINESS, OR PERSONAL SERVICE USE)
 RESTAURANT (1 SPACE PER 200 SF)
 18,000 SF / 200 SF = 90
 TOTAL REQUIRED PARKING SPACES 90 SPACES (4 HC)

STANDARD PARKING PROVIDED 91 SPACES (4 HC)

IMPERVIOUS/PERVIOUS DATA
 TOTAL PARCEL AREA: 103,632.75 SF 2.38 AC 100%
IMPERVIOUS
 ASPHALT: 42,232 SF 0.97 AC 40.82%
 CONCRETE: 5,997 SF 0.14 AC 5.79%
 BUILDING FOOTPRINT: 19,030 SF 0.44 AC 18.37%
PERVIOUS
 OPEN SPACE: 23,448.75 SF 0.53 AC 22.56%
 DRY DETENTION: 13,757 SF 0.36 AC 13.27%

STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY TO A DRY DETENTION AREA AND OUTFALL TO PSL DRAINAGE ROW

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ANY AND 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.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

MAINTENANCE NOTE:
 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 (G).

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	---	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO	NO

NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON JUNE 03, 2023.

ZONING CODE FOR: GENERAL COMMERCIAL (CG)

	BUILDING SETBACKS	BUILDING CORNER	BUILDING COVERAGE	BUILDING HEIGHT	MAXIMUM IMPERVIOUS
PER CODE	25 20 10	25	40% MAX.	35' MAX.	80% MAX
PROPOSED	62' ±20.9' 87.27' (W)	---	18.57%	25'-4"	71.65%

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SURVEY NOTES:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

LEGEND

EXISTING/PROPOSED METER	EXISTING UTILITY POLE
PROPOSED MITERED END SECTION	DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXIST. DRAINAGE INLET
EXISTING CONCRETE	STREET LIGHT
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED PAVEMENT	PARKING STALL COUNT
PROPOSED CONCRETE	LANDSCAPE LIGHT BOLLARD
PROPOSED PAVERS	PROPOSED SANITARY MANHOLE
	PROPOSED SIGN

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL & LAND PLANNERS INTERIOR DESIGNERS

PORT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 9298

DATE	REVISION COMMENTS

ATO DESIGNED BY JLW
 DRAWN BY 23-220 site plan 19.0wg
 FILENAME Site Plan
 LAYOUT AS SHOWN
 SCALE 02APRIL24
 DATE

TNT BAYSHORE BLVD

SITE PLAN

PORT ST. LUCIE FLORIDA

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL & LAND PLANNERS INTERIOR DESIGNERS

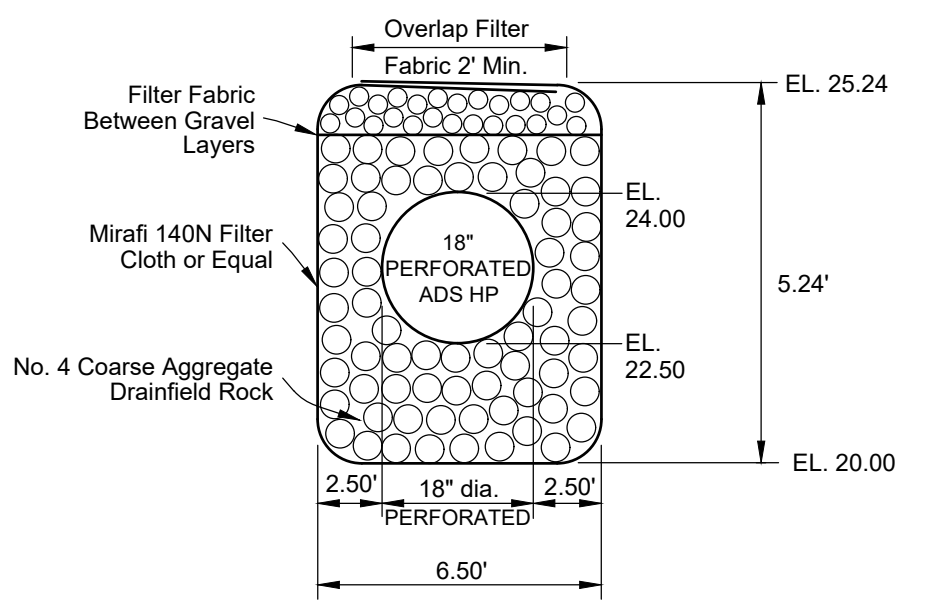
10250 SW VILLAGE PARKWAY - SUITE 201
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 772-462-2455

23-220

1 OF 2

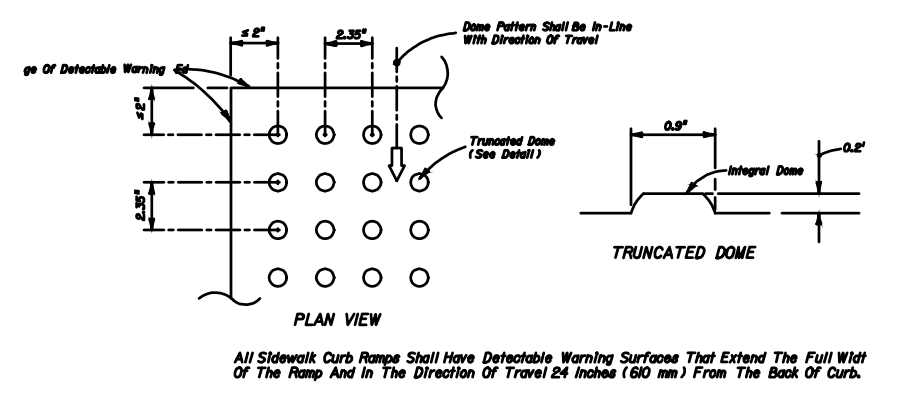
PORT ST. LUCIE PROJECT #24-023
 PSLUSD PROJECT NUMBER 11-115-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



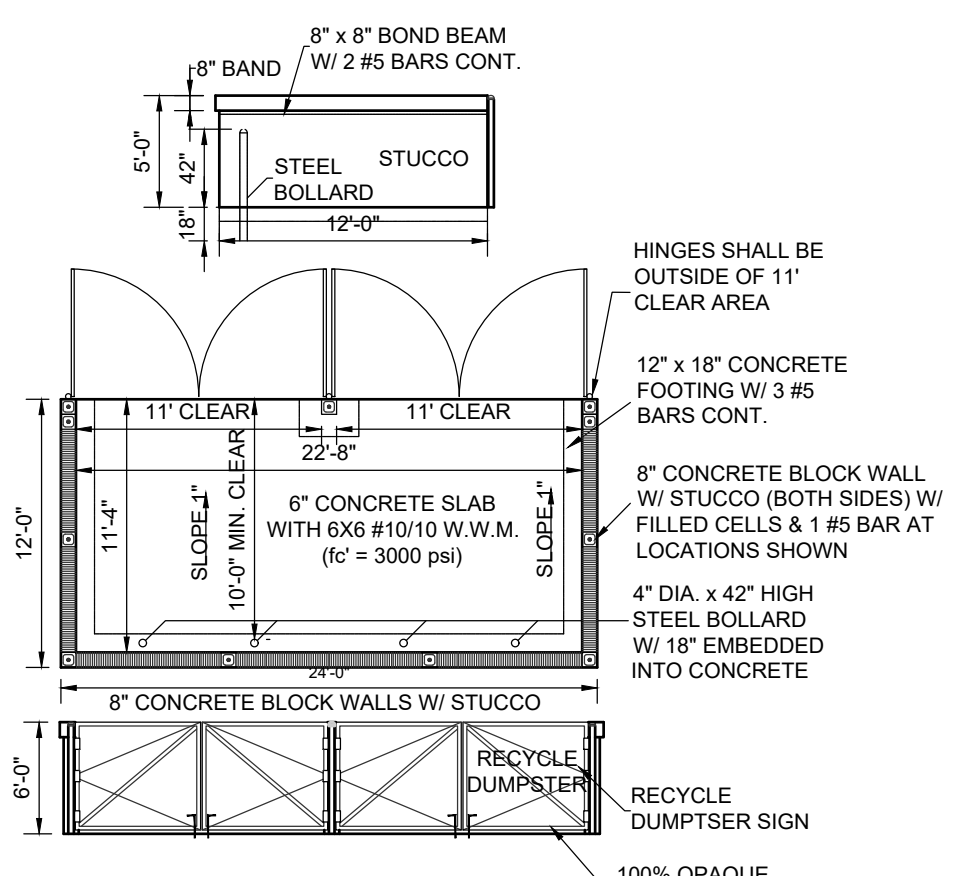
EXFILTRATION TRENCH DETAIL
NOT TO SCALE

NOTE:
1. C.M.P. Connecting band bolts to be located on the side of pipe.



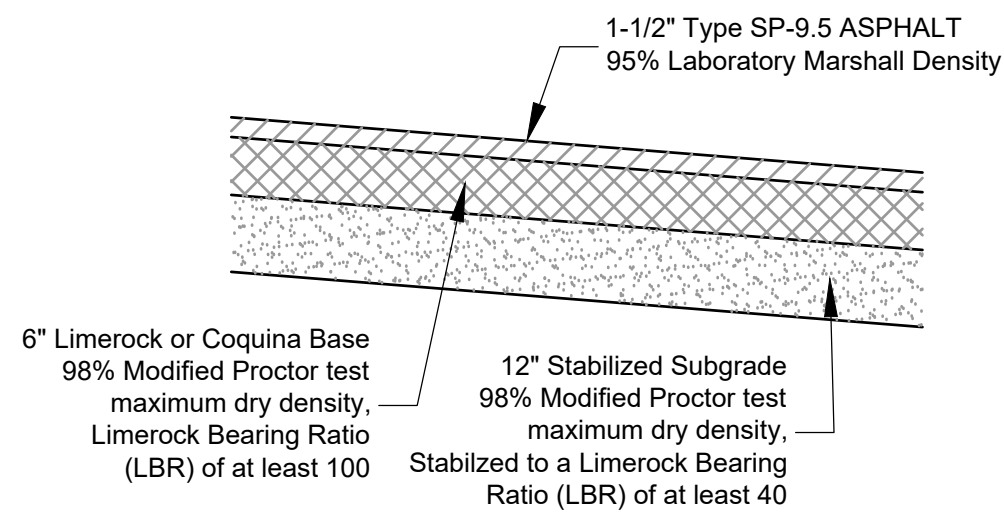
CURB RAMP DETECTABLE WARNING

NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS

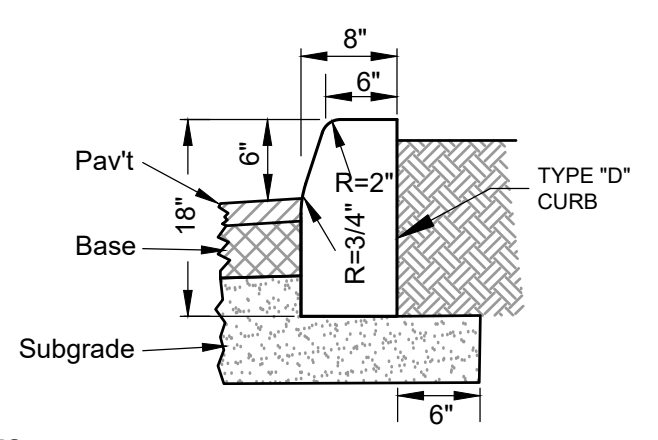


24' x 12' DUMPSTER DETAIL

NOTE:
OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE.

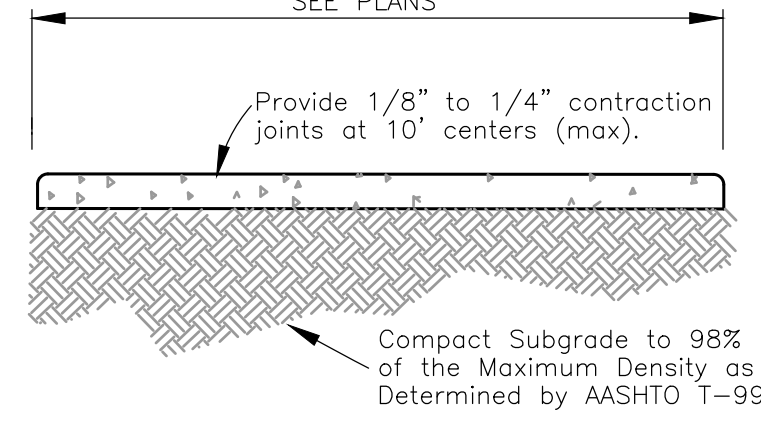


TYPICAL LIGHT DUTY FLEXIBLE PAVEMENT SECTION



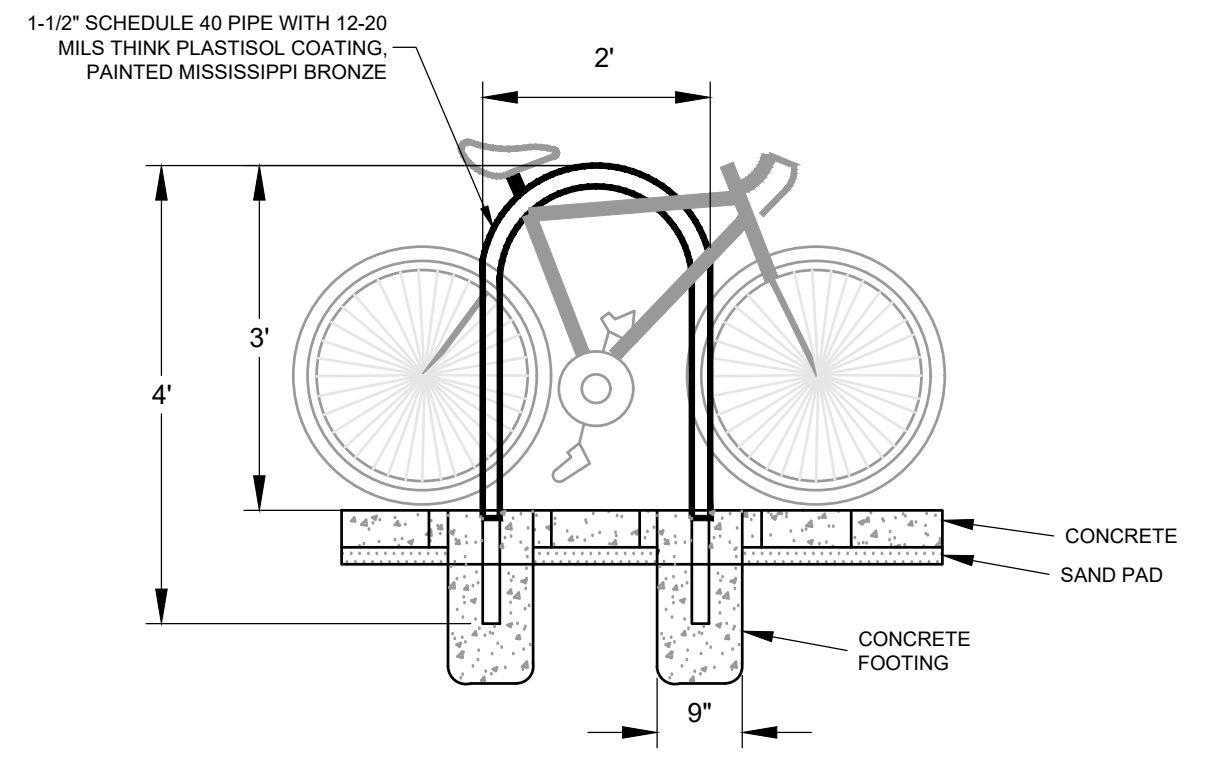
TYPE "D" CURB

NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

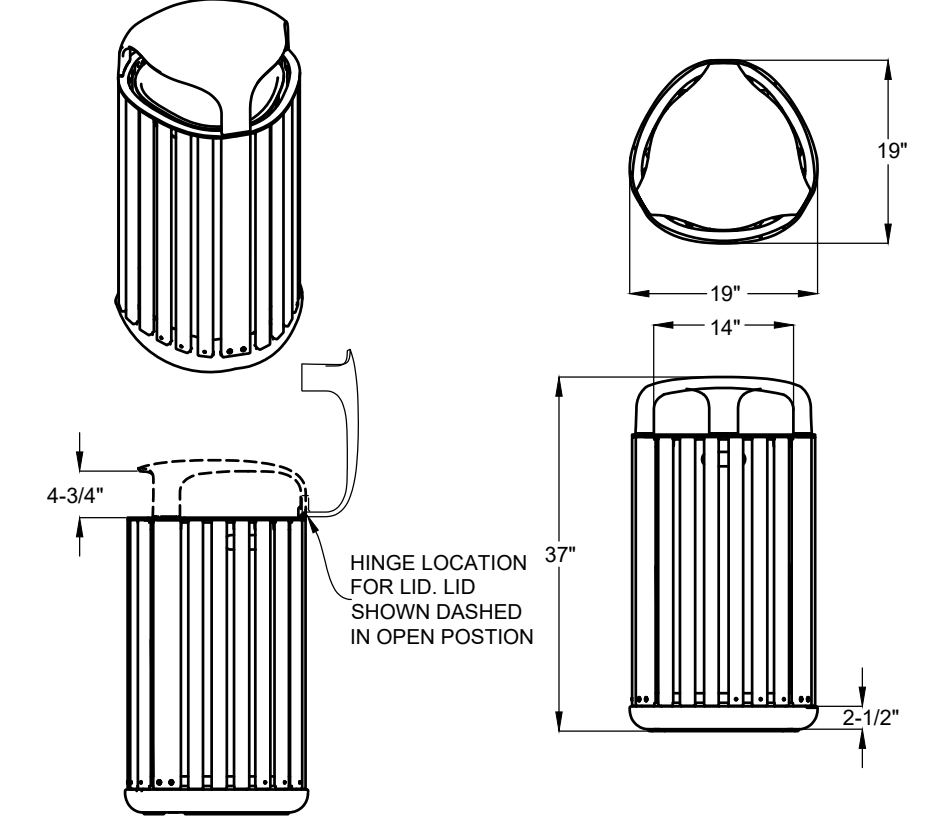


4" THICK SIDEWALK DETAIL

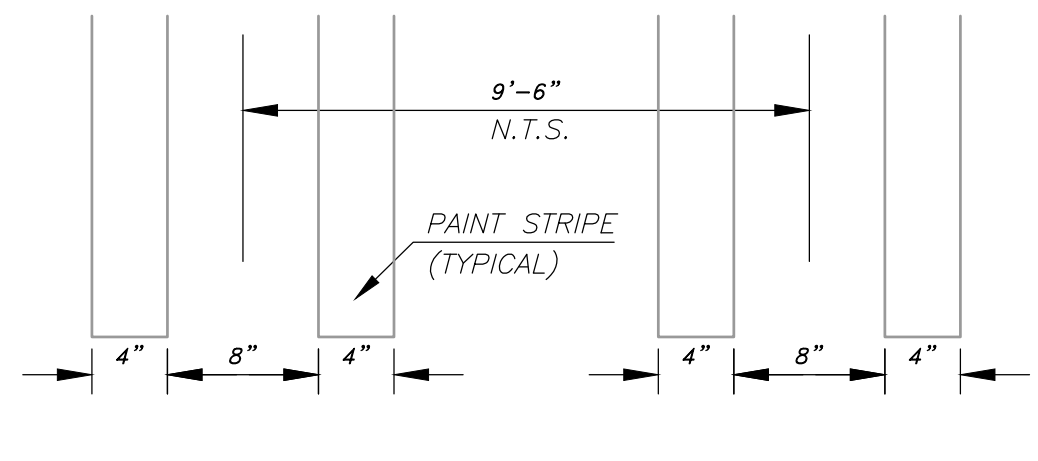
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.



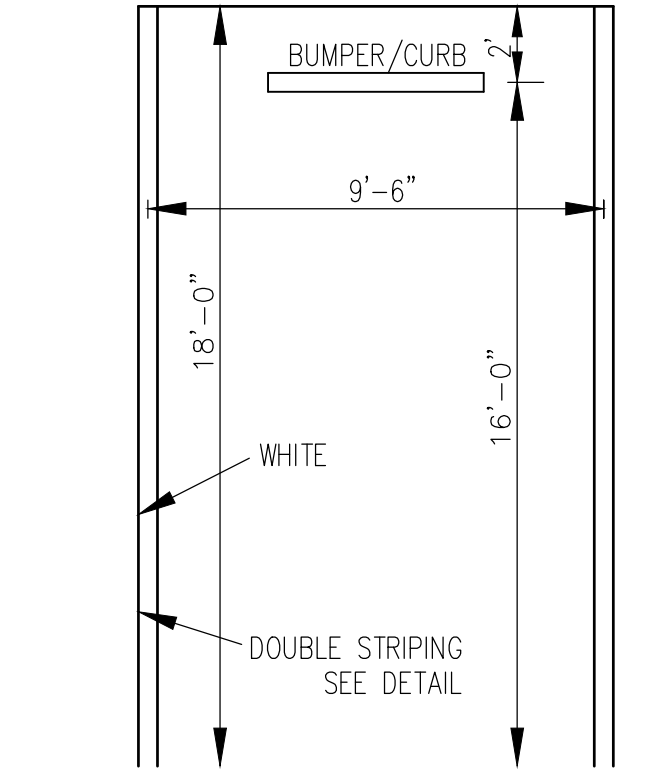
BIKE RACK DETAIL



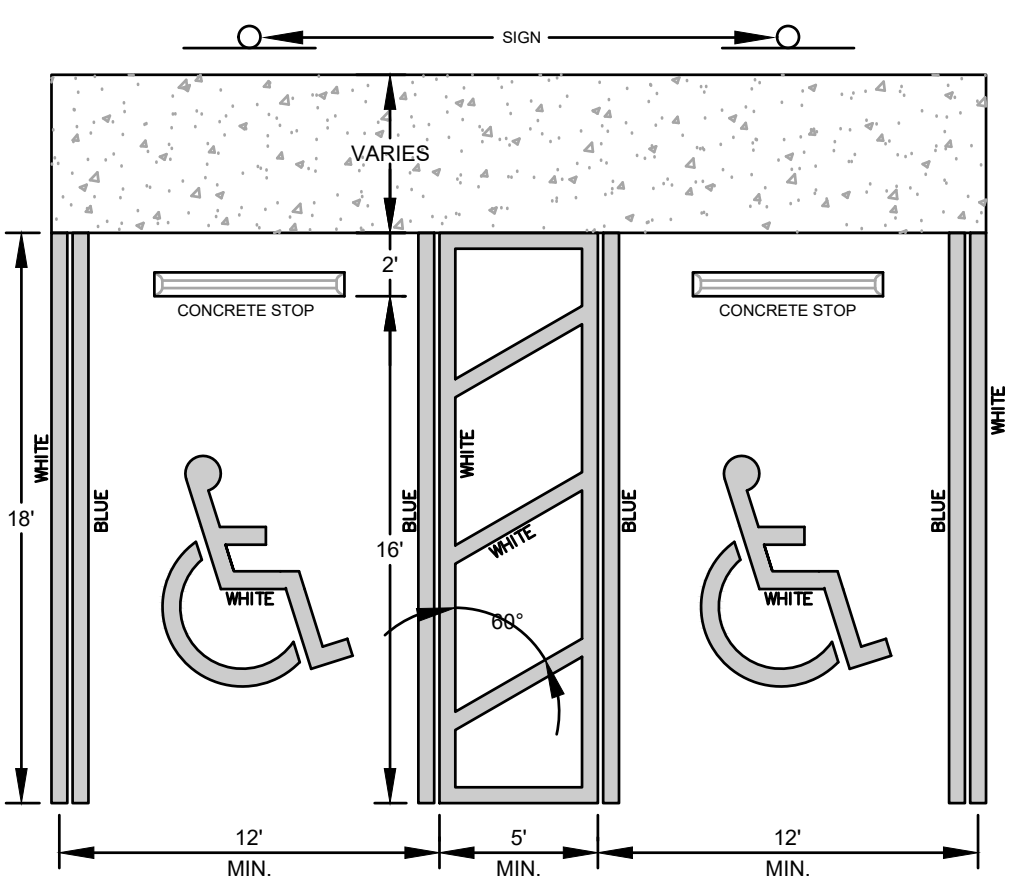
RECEPTACLE DETAIL (BY OTHERS)
NTS



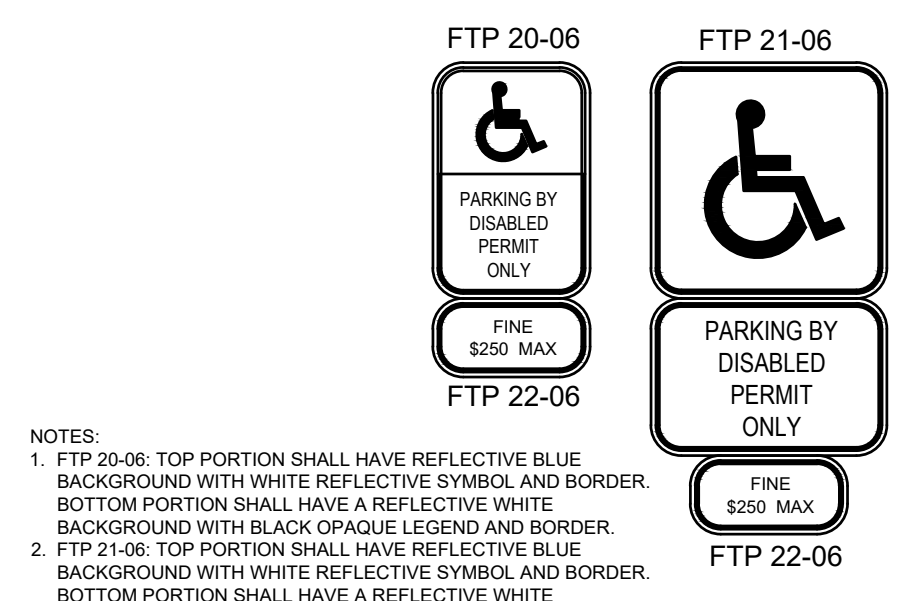
DOUBLE STRIPING DETAIL



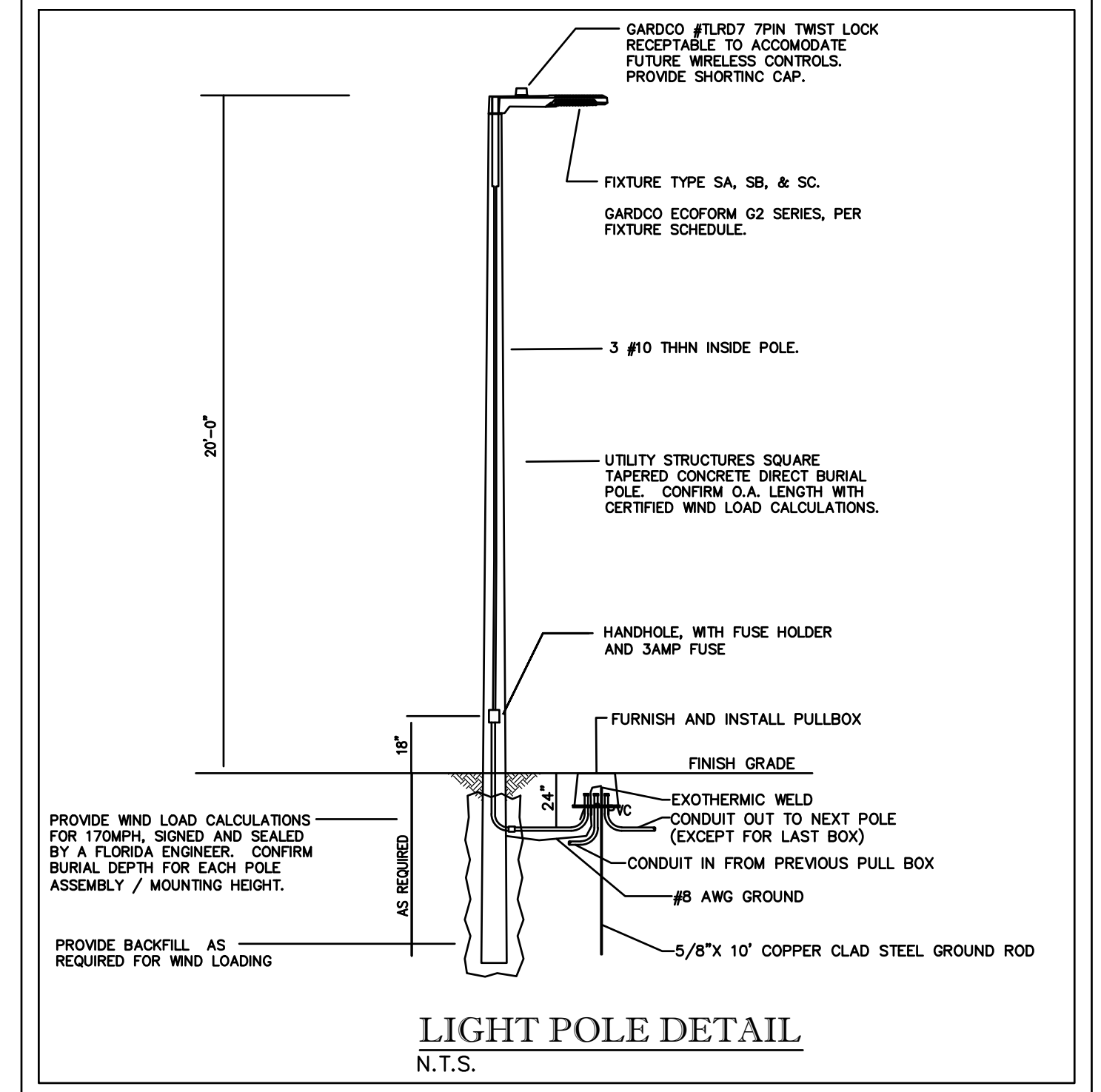
18' PARKING STALL DETAIL



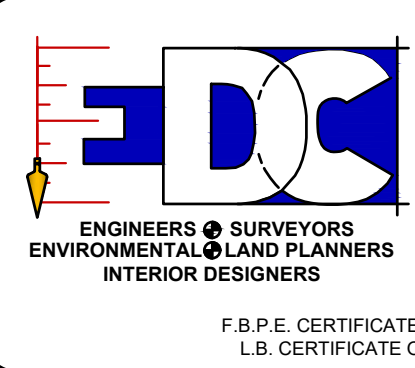
HANDICAPPED SPACE DETAIL



NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "2550 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



LIGHT POLE DETAIL
N.T.S.

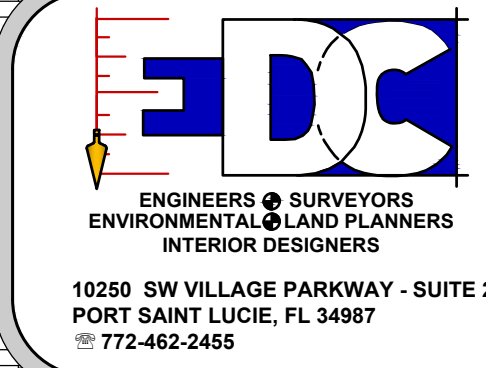


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DATE	REVISION COMMENTS

ATO
DESIGNED BY
JLW
DRAWN BY
23-220.sps.dwg
FILENAME
Site Plan Details
LAYOUT
AS SHOWN
SCALE
02APRIL24
DATE

TNT BAYSHORE BLVD
SITE PLAN DETAILS
PORT ST. LUCIE
FLORIDA



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