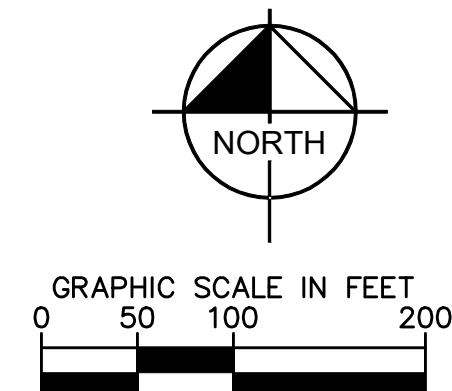


**GENERAL NOTES:**

- ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE.)
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 153 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS AND SECTION III OF THE ARCHITECTURAL DESIGNS STANDARDS.)
- 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 (C).
- UTILITY EASEMENTS MUST BE A MINIMUM OF 20' WIDE FOR ALL MAINS (GRAVITY SEWER, POTABLE WATER, FORCE) NOT LOCATED WITHIN OR ADJACENT TO A CITY-OWNED RIGHT OF WAY.



**UTILITY SERVICE:**  
WATER SERVICE AND SANITARY SEWER WILL BE PROVIDED BY CITY OF PORT SAINT LUCIE UTILITIES SYSTEMS DEPARTMENT.

**STORMWATER MANAGEMENT:**  
STORMWATER MANAGEMENT SYSTEM WILL CONSIST OF CATCH INLETS THAT WILL ROUTE STORMWATER TO PROPOSED STORMWATER PONDS ON-SITE. THE PROPOSED ON-SITE STORMWATER PONDS WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION FOR ON-SITE, OFF-SITE, AND FUTURE DEVELOPMENT EAST OF THE PROPERTY. A DRAINAGE SUB-OUT WILL BE PROVIDED FOR THE FUTURE COMMERCIAL PARCEL EAST OF THE PROJECT SITE. THE RUNOFF WILL ULTIMATELY DRAIN TO THE EXISTING CANAL SOUTH OF THE SITE.

**FLOOD ZONE:**  
BASED ON FEMA FLOOD MAP 12111C0400J, DATED FEBRUARY 16, 2012 SHOWS THE SUBJECT PROPERTY IS FULLY LOCATED WITHIN ZONE X, OUTSIDE THE FLOODPLAIN.

**LANDSCAPING:**  
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE.

**SOLID WASTE SERVICES:**  
TRASH DISPOSAL WILL BE VIA CURB-SIDE PICKUP FOR THE DETACHED LIVING FACILITY UNITS. DUMPSTERS WILL BE PROVIDED FOR ALL OTHER BUILDINGS.

**PHASING:**  
ALL ON-SITE AND OFF-SITE SITE WORK INFRASTRUCTURE WILL BE CONSTRUCTED IN ONE PHASE.

**WELLFIELD PROTECTION ORDINANCE STATEMENT:**  
THE SITE IS LOCATED WITHIN THE ZONE OF PROTECTION. THE WELLFIELD PROTECTION ORDINANCE SHALL APPLY TO THIS PROJECT.

**LEGAL DESCRIPTION:**  
TRACT D, OF SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 17-19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**PARKING REQUIRED:**  
DUPLICX/VILLA: 1.5 SPACES PER UNIT  
303 VILLA UNITS: 455 SPACES  
INDEPENDENT LIVING APARTMENT UNITS: 1 SPACE PER UNIT  
112 UNITS: 112 SPACES  
CLUB HOUSE: 15 SPACES (MIN.)  
TOTAL SPACES REQUIRED: 582 SPACES

**PROVIDED PARKING:**  
REGULAR 10'X18' PARKING SPACES: 143 SPACES  
HANDICAP SURFACE PARKING SPACES: 6 SPACES  
VILLA GARAGE (1)/DRIVEWAY (1) SPACES: 606 SPACES  
TOTAL SPACES PROVIDED: 755 SPACES

**TOTAL UNITS:**  
4-PLEX (4 DU/BLDG) 1 STORY (21'-3" BLDG HEIGHT); 7,937 SF GROSS EACH; 17 BUILDINGS TOTAL (68 UNITS TOTAL)  
5-PLEX (5 DU/BLDG) 1 STORY (21'-3" BLDG HEIGHT); 9,843 SF GROSS EACH; 23 BUILDINGS TOTAL (115 UNITS TOTAL)  
6-PLEX (6 DU/BLDG) 1 STORY (21'-3" BLDG HEIGHT); 11,850 SF GROSS EACH; 20 BUILDINGS TOTAL (120 UNITS TOTAL)  
APARTMENTS 4 STORES (59'-6" BLDG HEIGHT); 137,688 SF GROSS EACH; 2 BUILDINGS TOTAL (112 UNITS TOTAL)  
TOTAL UNITS: 415 UNITS

**NON-RESIDENTIAL BUILDING DATA:**  
CLUBHOUSE 2 STORY (40'-0" BLDG HEIGHT); 15,297 SF GROSS; (1.04% OF OVERALL GROSS)  
GAZEBO (3 TOTAL BUILDINGS) 1 STORY (15'-0" BLDG HEIGHT); 798 SF GROSS (0.03% OF OVERALL GROSS)  
HANDICAP SURFACE PARKING SPACES: 6 SPACES (0.03% OF OVERALL GROSS)  
POOL HOUSE/RESTROOM 1 STORY (9'-4" BLDG HEIGHT); 687 SF GROSS (0.03% OF OVERALL GROSS)

**TOTAL BEDROOMS:**  
VILLAS: 2 BEDROOMS/UNIT 606 BEDROOMS  
RESIDENTIAL A: 1 BEDROOMS/UNIT 92 BEDROOMS  
RESIDENTIAL B: 2 BEDROOMS/UNIT 40 BEDROOMS  
TOTAL: 738 BEDROOMS

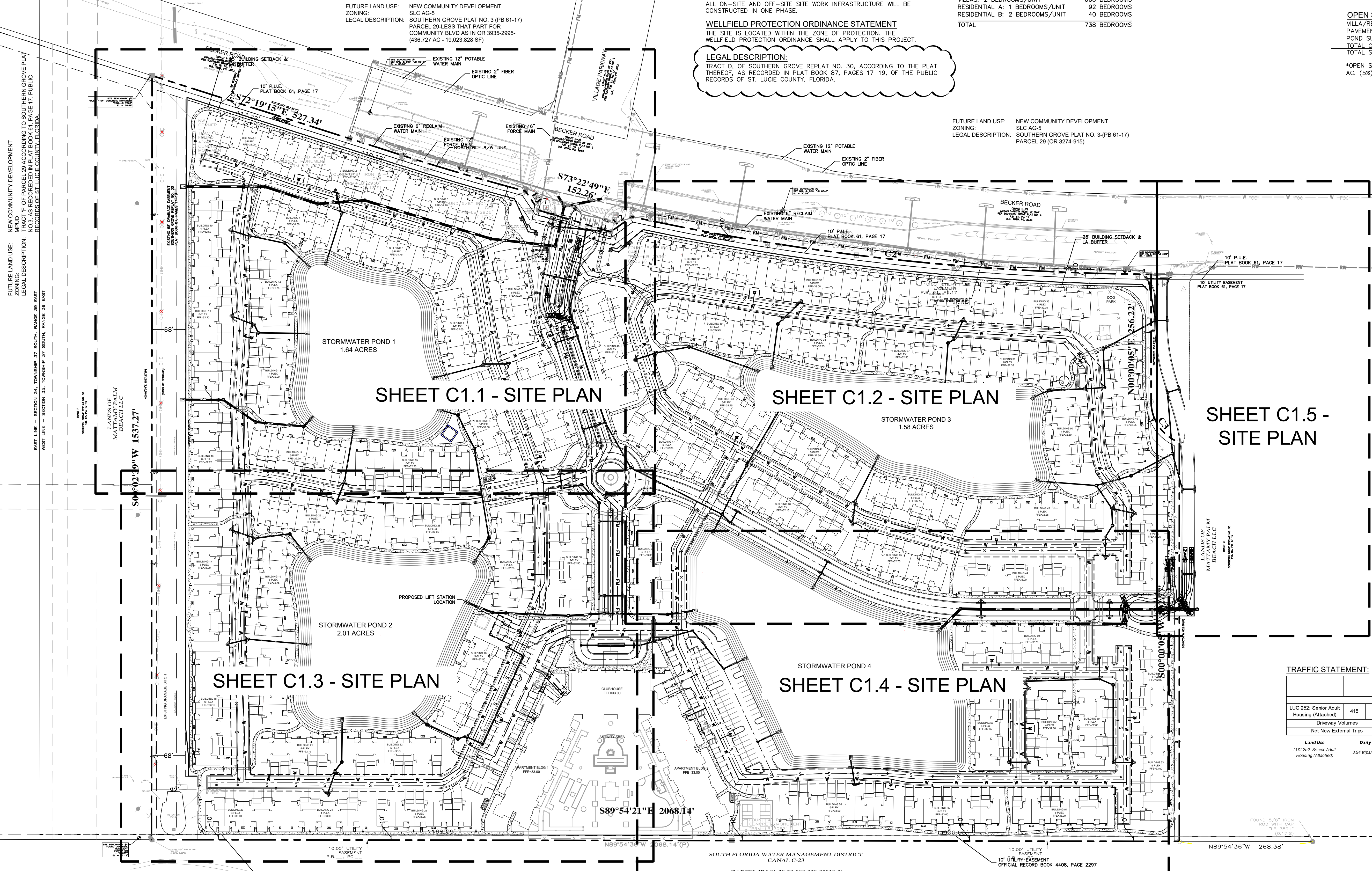
**SITE DATA TABLE:**

TOTAL PROPOSED ON-SITE AREA: 60.00 ACRES (2,613,600 SF)  
PARCEL ID'S: 4315-700-0032-000-1 SLC-AG-5  
PROPOSED ZONING: MPUD  
FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT  
PROPOSED USE: MULTI-FAMILY  
PROPOSED OFF-SITE WORK: 0.56 ACRES (24,394 SF) OFFSITE WORK IS FOR DRIVEWAY WITHIN INGRESS/EGRESS EASEMENT.  
**SETBACKS: BUILDING:**  
FRONT: 25 FT  
SIDES: 10 FT  
REAR: 10 FT

**RESIDENTIAL DENSITY CALCULATIONS:**  
TOTAL DWELLING UNITS: 415 UNITS  
PROPOSED DENSITY CALCULATION: (PROPOSED 415 DWELLING UNITS/60.00 ACRES)  
PROPOSED DENSITY: 6.917 DU/ACRE

**RESIDENTIAL UNIT BREAKDOWN:**  
UNIT TYPE(# PROPOSED): AREA PER UNIT TYPE:  
A1 (14) 746 SF  
A1-DEN (14) 898 SF  
A2 (8) 989 SF  
A3 CORNER (24) 900 SF  
A3 (24) 882 SF  
A4 (8) 735 SF  
B1 (16) 1214 SF  
B2 (4) 1022 SF

**OPEN SPACE:**  
VILLA/RESIDENTIAL/MISC BUILDING AREA = 14.94 ACRES (24.90%)  
PAVEMENT/SIDEWALK AREA (IMPERVIOUS) = 15.72 ACRES (26.20%)  
POND SURFACE AREA = 8.32 ACRES (13.87%)  
TOTAL OPEN SPACE (PERVIOUS) AREA\* = 21.02 ACRES (35.03%)  
TOTAL SITE AREA = 60.00 ACRES  
\*OPEN SPACE INCLUDES A MINIMUM 3 AC. (5%) MINIMUM USABLE OPEN SPACE



FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT  
ZONING: MPUD  
LEGAL DESCRIPTION: TRACT F OF PARCEL 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 81, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT  
ZONING: SLC AG-5  
LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 3 (PB 81-17) PARCEL 29-LESS THAT PART FOR COMMUNITY BLDG AS IN OR 2935-2995- (436.727 AC. - 19.023,828 SF)

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT  
ZONING: SLC AG-5  
LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 3 (PB 81-17) PARCEL 29 (OR 3274-915)

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT  
ZONING: SLC AG-5  
LEGAL DESCRIPTION: TRACT G OF PARCEL 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**ENVIRONMENTAL PROTECTION STATEMENT**

Designation	Found (Y/N)	Agency Control (Y/N)	Management Plan (Y/N)	Disturbance Plan (Y/N)
Wetlands	Yes	SPR/CCAS/SPS	Yes	No
Rare Habitats	No	None	No	No
Threatened Species	Yes	SPR/CCAS/SPS	Yes	No
Endangered Species	Yes	SPR/CCAS/SPS	Yes	No
Special Flood Hazard Areas	No	None	No	No
Unsanitary/Noxious Vegetation	No	None	No	No

**TRAFFIC STATEMENT:**

Land Use	Daily	AM Peak Hour	PM Peak Hour	PassBy
LUC 252: Senior Adult Housing (Attached)	415	83	29	54
Driveway Volumes	1,635	83	29	54
Net New External Trips	1,635	83	29	54
LUC 252: Senior Adult Housing (Attached)	3.94 trips/OU	0.20 trips/OU (35% in/65% out)	0.25 trips/OU (55% in/45% out)	0.0%

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801  
PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
BROOKS A. STICKLER, P.E.  
DATE: 11/24/2020  
SCALE: AS SHOWN  
DESIGNED BY: ST  
DRAWN BY: ST  
CHECKED BY: BAS  
DATE: 2020

**OVERALL SITE PLAN**

**AMERICA WALKS**  
CITY OF PORT ST. LUCIE  
FLORIDA

SHEET NUMBER  
C1.0