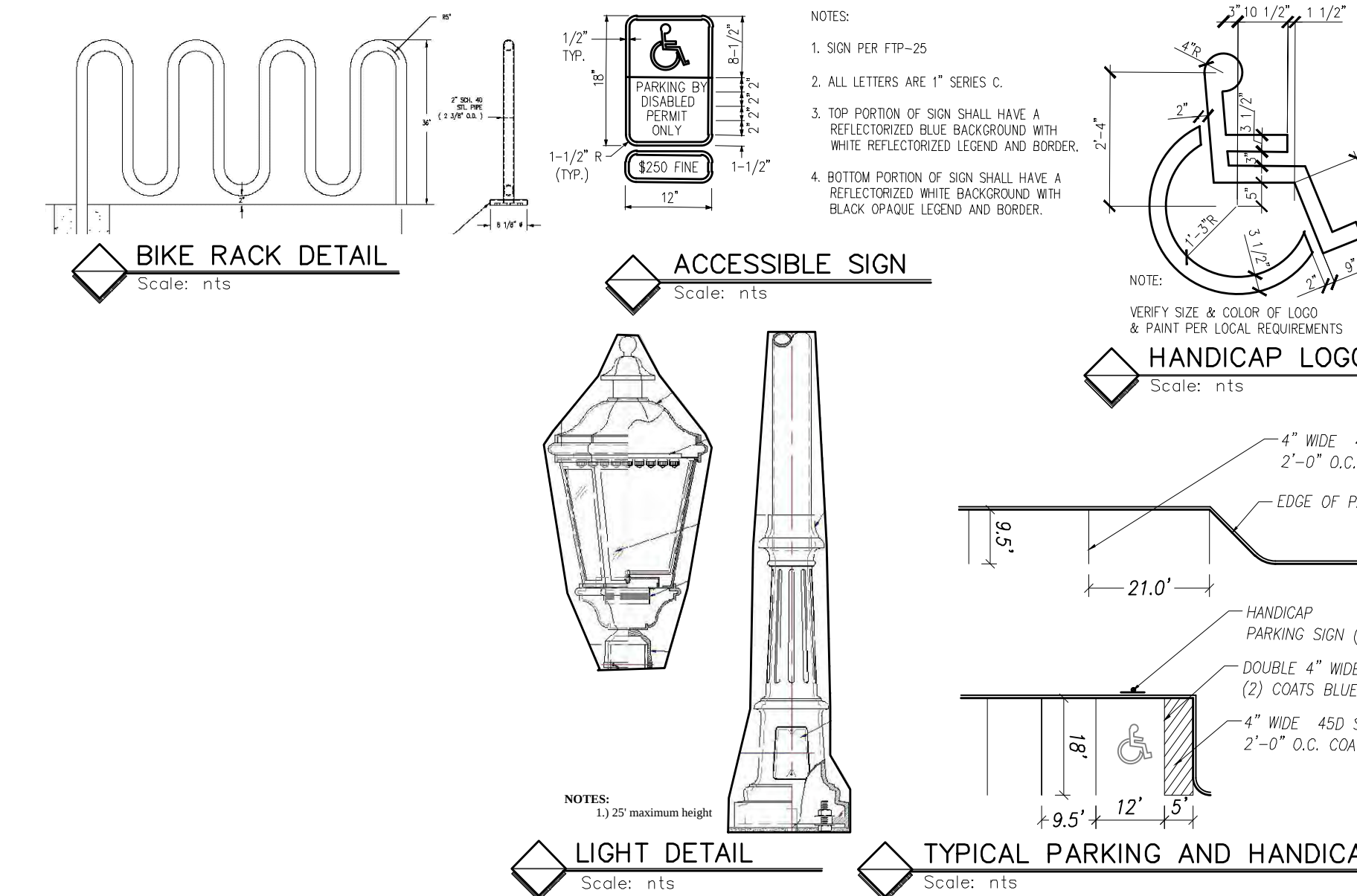
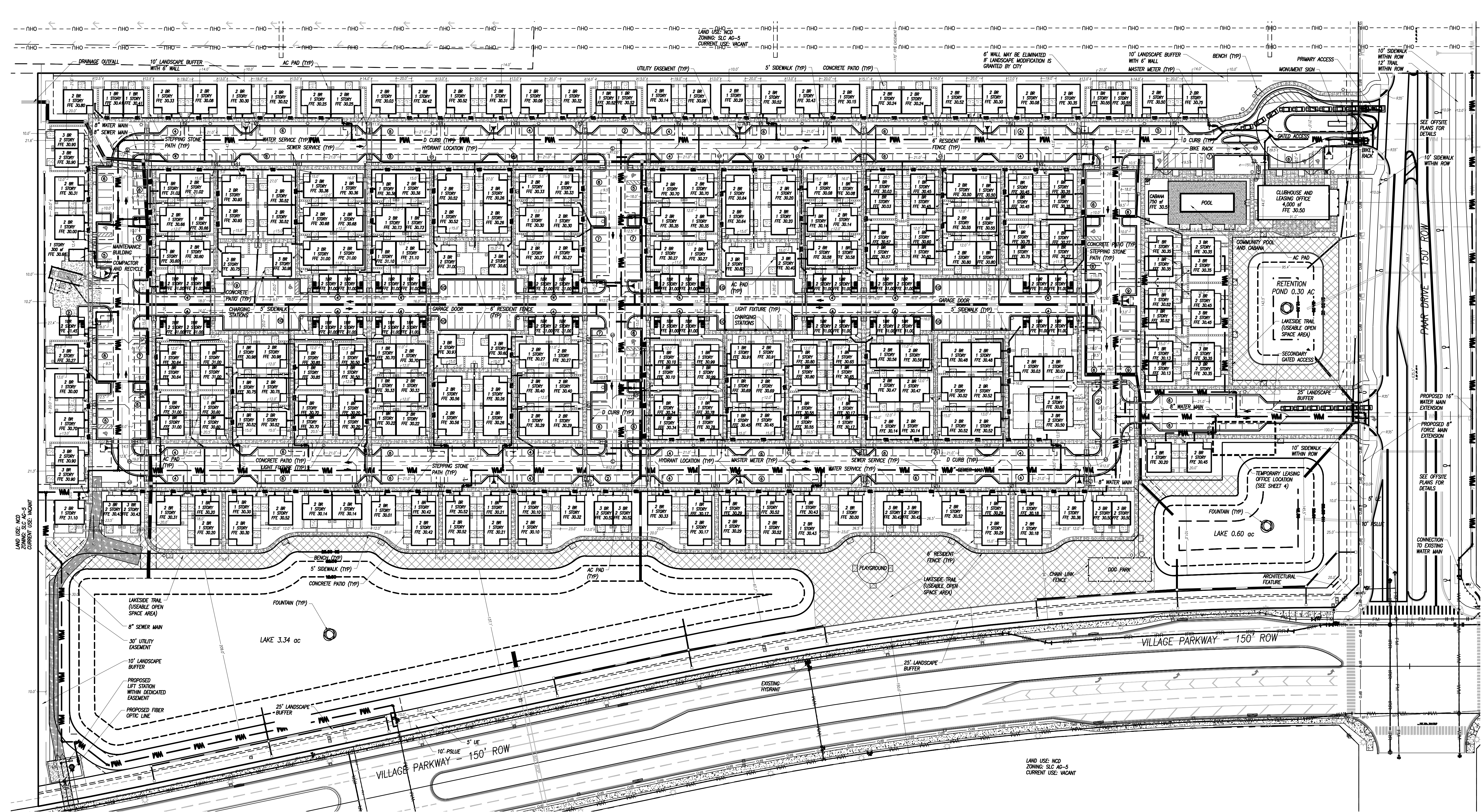




Traffic Statement:

Land Use	Intensity	Daily Trips	AM Peak Hour	PM Peak Hour
Proposed Site Traffic			Total In Out	Total In Out
Single Family Detached	286	100	2,734 208	52 156 279 176
Note: Trip generation was calculated using the following data:				
Land Use	TIF Code	Unit	Daily Rate	Pass by Rate
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(0) + 2.71	6%
			25/75	4.8 63/37
			Ln(T) = 0.92 Ln(0) + 2.71	6%

General Notes:

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- 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.
- 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 as take 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 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- 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).
- This project is not located in a public water supply wellfield protection zone.

Environmental Statement:

The SFWMID issued multiple permits (56-1544-P, 56-02379-P, and 56-02531-P), most recently in 2006, that authorize impacts to any and all wetlands on the site with mitigation provided for off site.

The US Army Corps of Engineers issued permit No. SAJ-2006-02046 in 2008. That permit authorizes impacts to any and all wetlands that may occur within the subject parcel with mitigation provided for off site.

The only occurrence of protected species on the site was transient foraging by little blue herons. The development activity will not affect this species.

Drainage Statement:

As part of the proposed project, a surface water management system will be constructed to provide both water quality and quantity for the development. The system will consist of a series of interconnected wet retention ponds, which ultimately outfall through a proposed control structure and into the existing drainage ditch to the south. The proposed control structure is consistent with conceptual ERP (Permit 56-02531-P). In addition, the proposed land use and grading are consistent with the conceptual ERP therefore, the proposed project will not adversely affect water quality and quantity.

Product Type / Unit Count

1 BR / 1 STORY	1 Bedroom Cottage (700 sf, ht 12')	93 Units
1 BR / 2 STORY	1 Bedroom Cottage / Over Garage (740 sf, ht 21')	33 Units
2 BR / 1 STORY	2 Bedroom Cottage (1,050 sf, ht - 12')	131 Units
3 BR / 2 STORY	3 Bedroom Cottage (1,440 sf, ht - 21')	29 Units
Total Units		286 Units

Building Setback Requirements

	Required	Provided
Front:	25'	25'
Side:	10'	14'
Side:	10'	94.7'
Rear:	10'	21.3'

Legal Description:

SOUTHERN GROVE PARCEL 28 REPLAT, TRACT B, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF PARCEL 28 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE SOUTH 44°59'52" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 00°00'00" EAST, TO THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 14.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4119.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°15'10", A DISTANCE OF 652.70 FEET; THENCE SOUTH 11°51'47" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3969.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°55'36", A DISTANCE OF 133.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 934.21 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN FPL EASEMENT AS RECORDED IN DEED BOOK 234, PAGE 102, AND DEED BOOK 238, PAGE 134, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 00°10'23" EAST, A DISTANCE OF 1683.05 FEET TO THE NORTH LINE OF SAID PARCEL 28; THENCE, ALONG SAID NORTH LINE, SOUTH 89°59'49" EAST, A DISTANCE OF 650.91 FEET TO THE POINT OF BEGINNING. CONTAINING 30.00 ACRES OF LAND, MORE OR LESS.

Site Data

Total Site Area:	1,306,710 sf	(29.99 ac)	100%
Future Land Use Designation:	NCD - New Community Development		
Existing Zoning:	MPUD		
Building Height:	35' max		
Total Units:	286 DU		
Density:	10 DU/Ac		
Building Coverage:	6.31 ac (21%)		
Maximum Impervious Area Allowed:	23.99 ac (80%)		
Open Space:	16.41 ac (55%)		

Pervious / Impervious Calculations

Impervious Area:	637,372 sf	(14.63 ac)	49%
Building Coverage:	284,950 sf	(6.54 ac)	44%
Pavement:	225,743 sf	(5.18 ac)	36%
Sidewalks/Pedestrian Areas:	126,679 sf	(2.91 ac)	20%
Pervious Area:	669,338 sf	(15.36 ac)	51%
Landscape:	484,472 sf	(11.12 ac)	72%
Ponds/Lakes:	184,866 sf	(4.24 ac)	28%

Usable Open Space Area:			
Trail and Open Space:	100,243 sf	(2.30 ac)	7%

Parking Requirements

Parking Required - 1.5 sp/unit at 286 units	429 sp
(parking rate per SG-4 MPUD Sec.3.A.1)	
Total Parking Provided:	483 sp (1.6 sp/unit)
(quantity does not exceed allowable maximum of 125% of required spaces)	
Garage Spaces:	66 sp
On-Street Spaces:	417 sp
Perpendicular Spaces (includes 9 ADA)	234 sp
Parallel Spaces	183 sp

701 E Ocean Blvd., Stuart, Florida 34994
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827 North Thornton Avenue, Orlando, Florida 32803

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(772) 467-1301, Fax (772) 467-1303
(407) 898-9521, Fax (407) 898-9768

Key / Location:

PROJECT LOCATION

Project Team:

Owner/Developer:
Matty Homes
1500 Gateway Blvd., Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
Kinley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor:
Caulfield & Wheeler, Inc.
410 SE Port St. Lucie Blvd
Port St. Lucie, FL 34984
772-408-1920

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Owner/Developer:
CCC-PSL, LLC
431 Office Park Dr
Birmingham, AL 35223
205-868-1327

Capstone Community

Port St. Lucie, Florida

Site Plan Amendment

April 20, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FEE's

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer

Manager

Project Number

Municipal Number

Computer File

Sheet

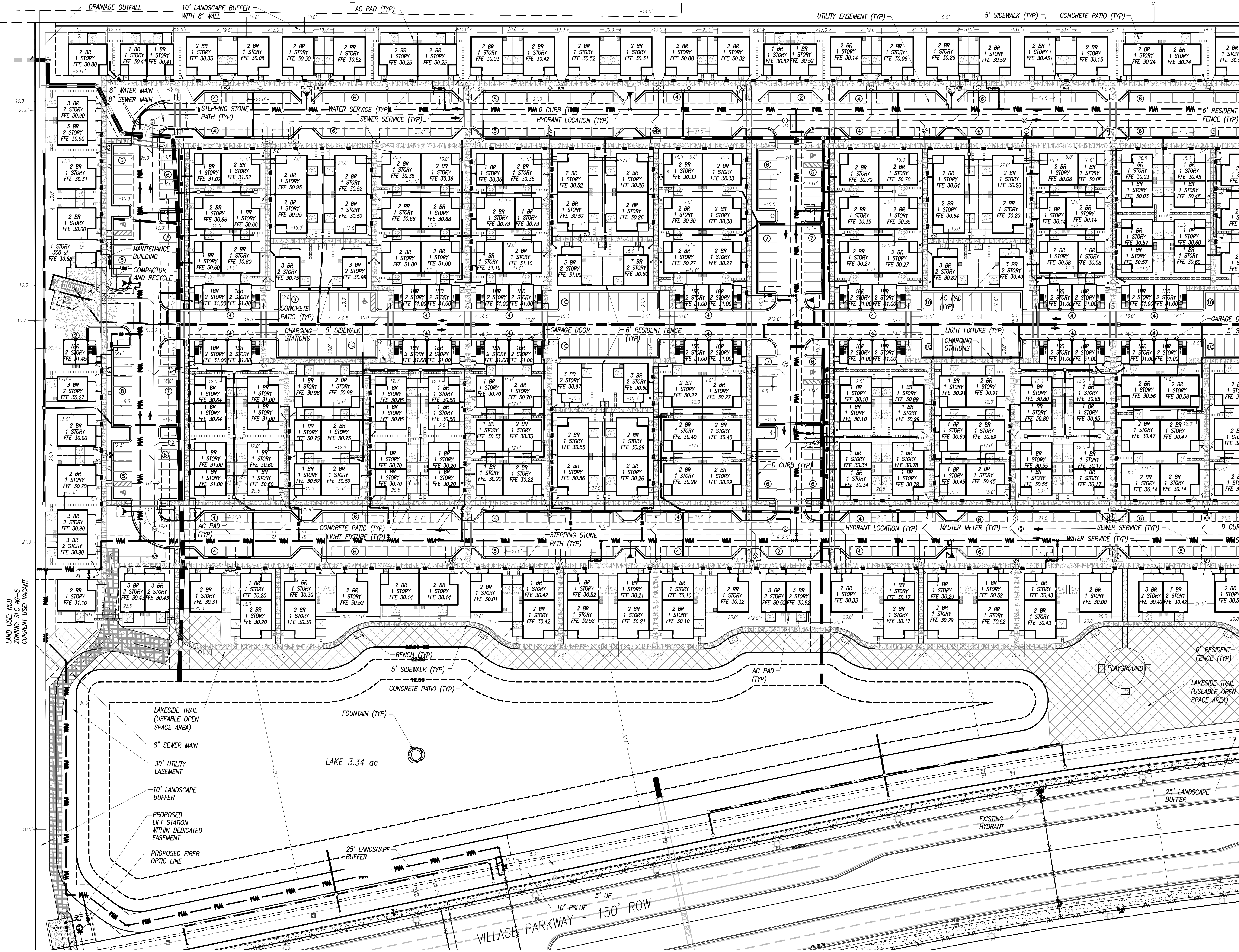
LA 20-370

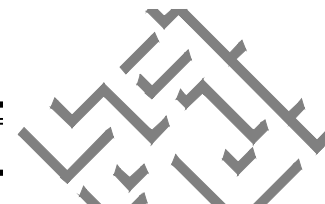
P20-141-A1

Site Plan - Capstone - AMENDMENT 4.20.22

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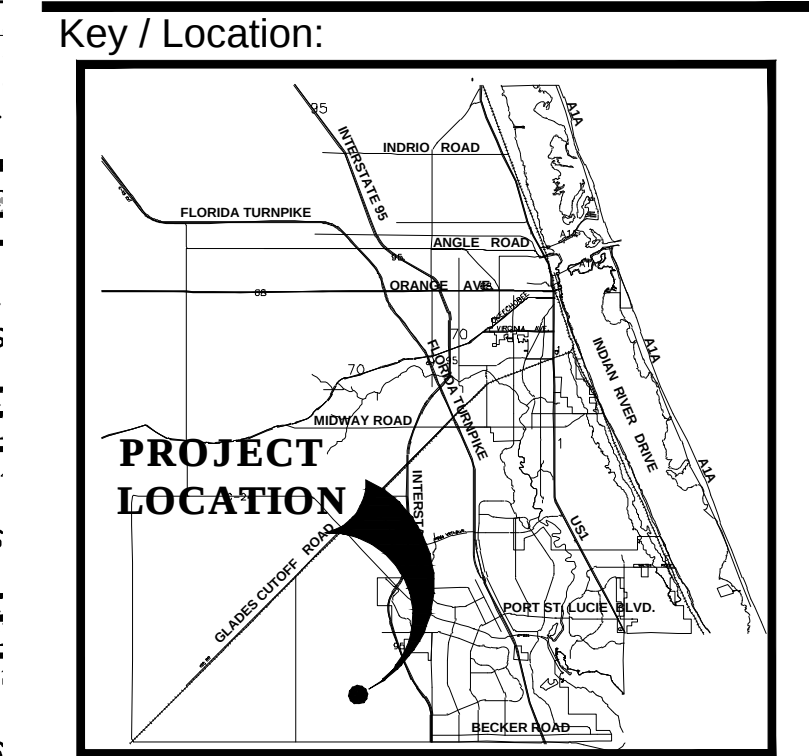




lucido & associates

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Port St. Lucie, FL 34984
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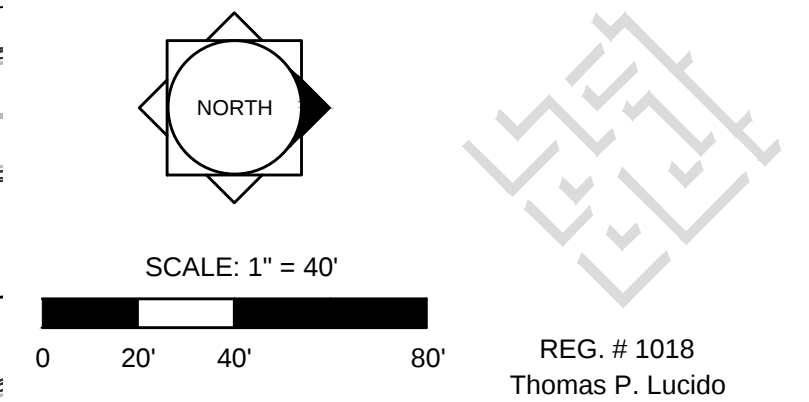
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34994
772-220-2100

Capstone Community

Port St. Lucie, Florida
Site Plan Amendment

April 20, 2022
City of Port St. Lucie P# 20-141-A1
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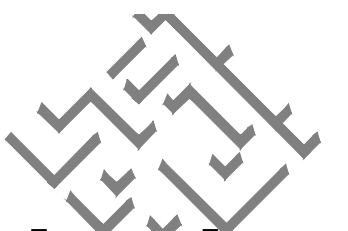
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05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FEE's



Designer	Sheet
Manager	
Project Number	LA 20-370
Municipal Number	P20-141-A1
Computer File	Site Plan - Capstone - AMENDMENT 4.20.22

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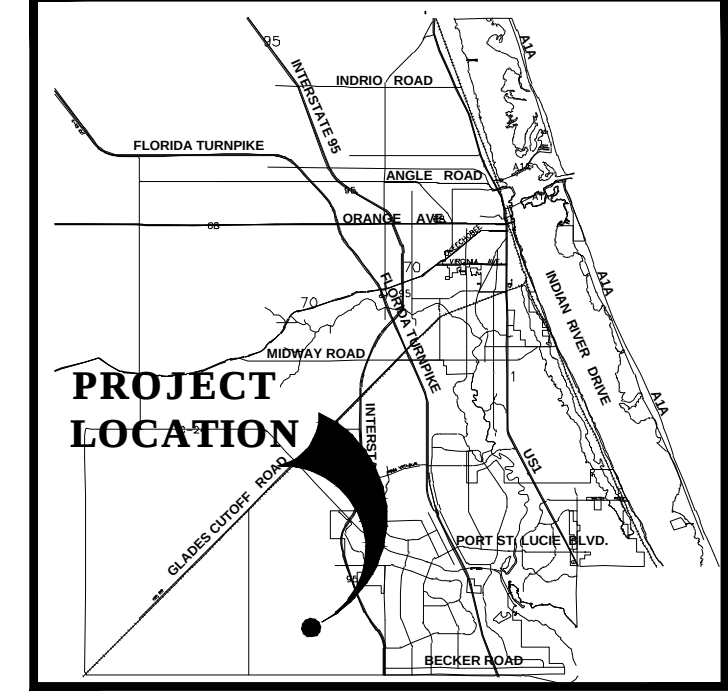


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Key / Location:



Project Team:

Owner/Developer:
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Boynton Beach, FL 33426
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Owner/Developer:
CCC-PSL LLC
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Birmingham, AL 35223
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Engineer:
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445 24th Street, Suite 200
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Surveyor:
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Port St. Lucie, FL 34984
772-408-1920

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34994
772-220-2100

LAND USE: NCD
ZONING: MPUD
CURRENT USE: VACANT

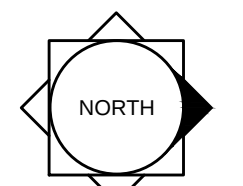
Capstone Community

Port St. Lucie, Florida
Site Plan Amendment

April 20, 2022

City of Port St. Lucie P# 20-141-A1
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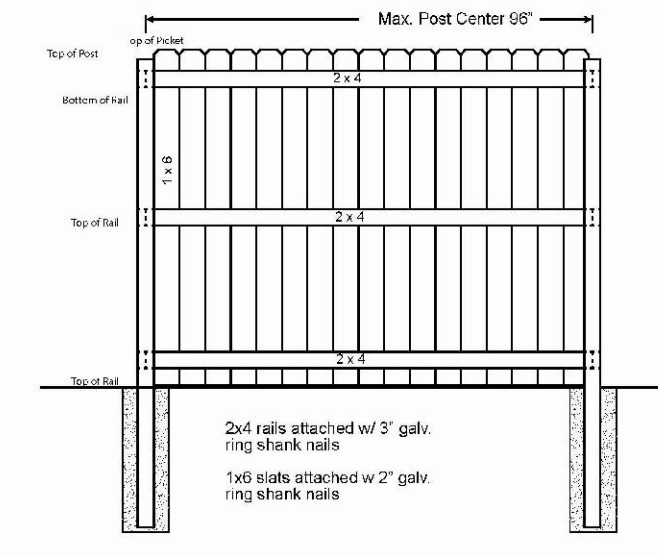
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REG. # 1018
Thomas P. Lucido

Designer
Manager
Project Number LA 20-370
Municipal Number P20-141-A1
Computer File Site Plan - Capstone - AMENDMENT 4.20.22

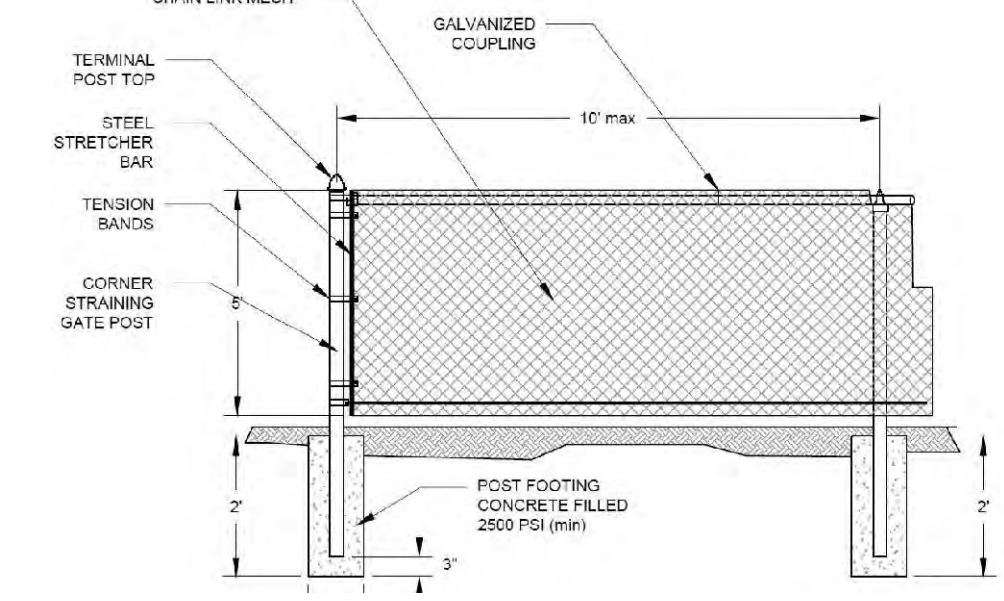
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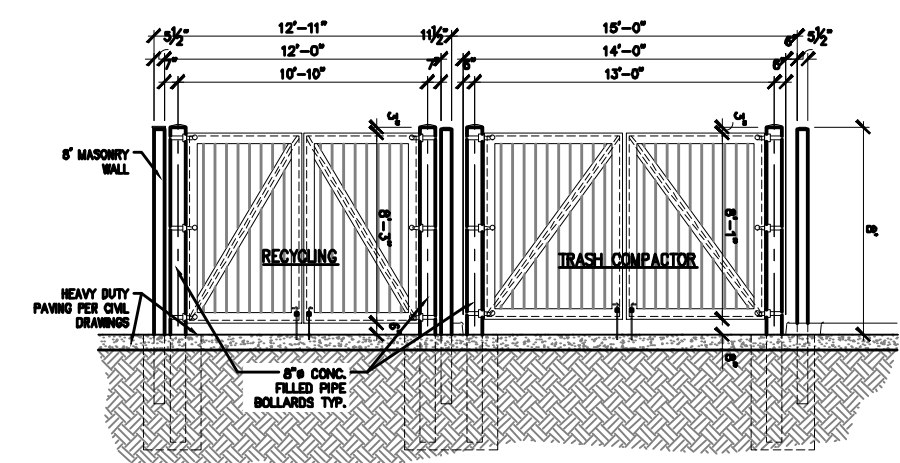
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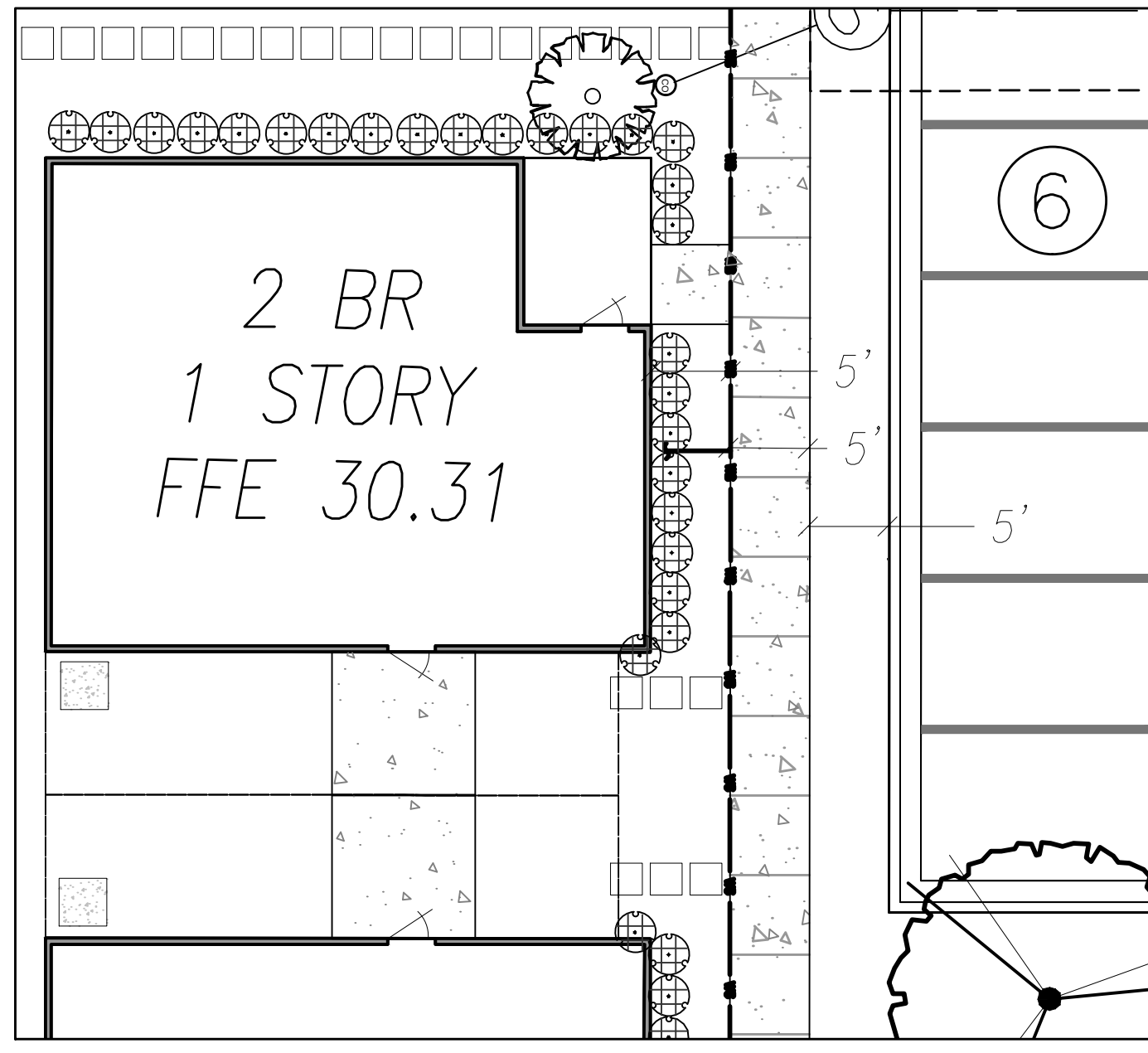
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Scale: nts



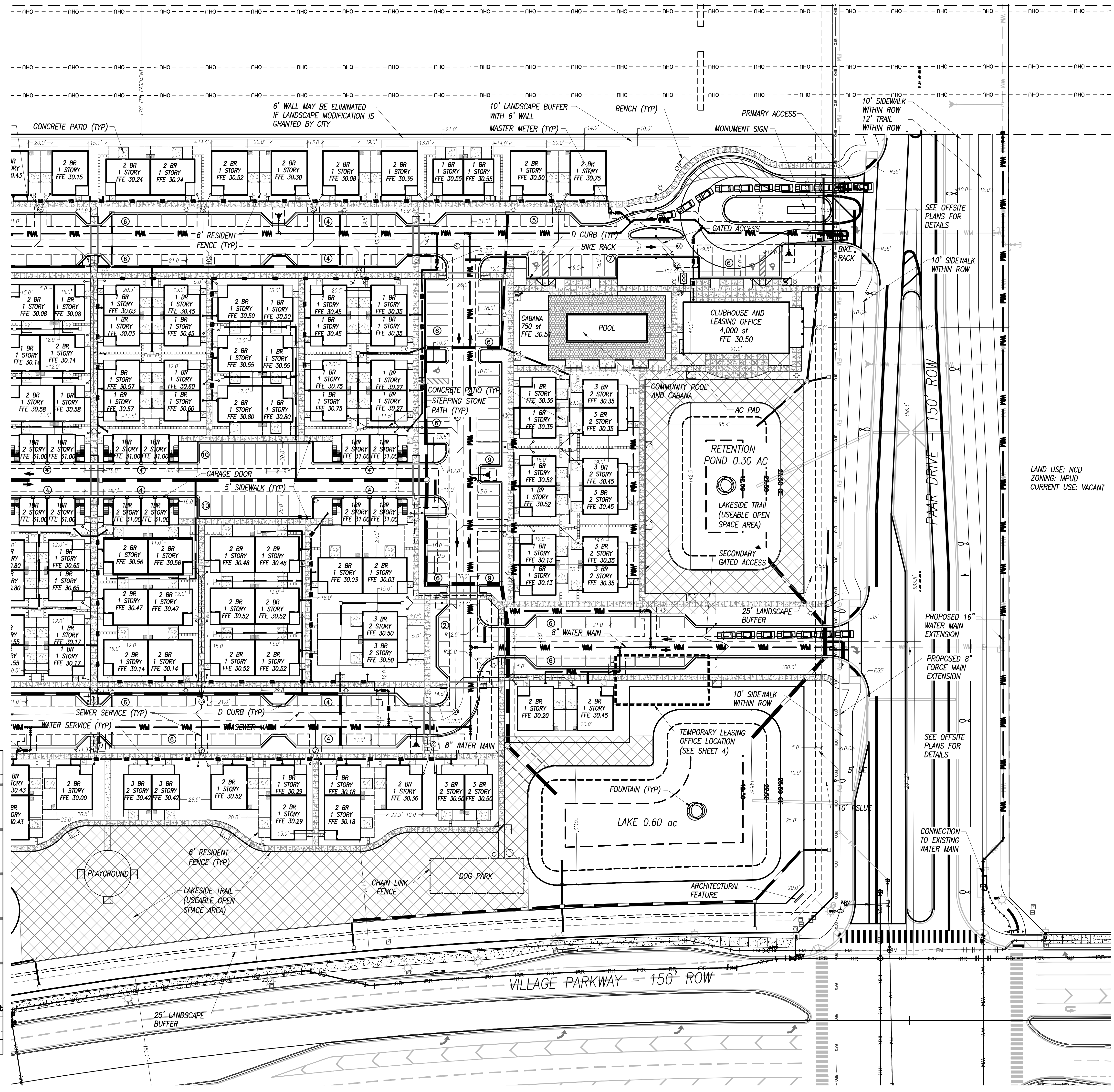
DUMPSTER PLAN AND DETAIL

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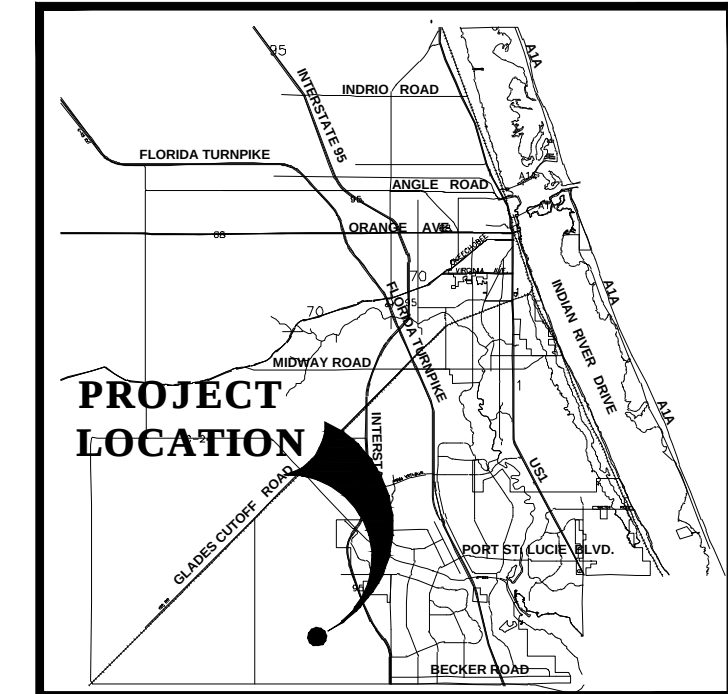


TYPICAL FOUNDATION LANDSCAPE DETAIL

Scale: nts



Key / Location:



Project Team:

Owner/Developer:
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1500 Gateway Blvd., Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
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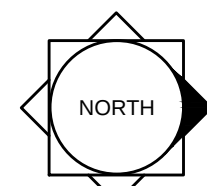
Port St. Lucie, Florida

Site Plan Amendment

April 20, 2022

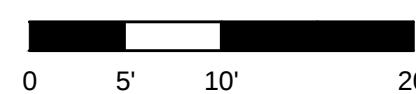
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06.14.22	MRY	Update FEE's



NORTH

SCALE: 1" = 10'

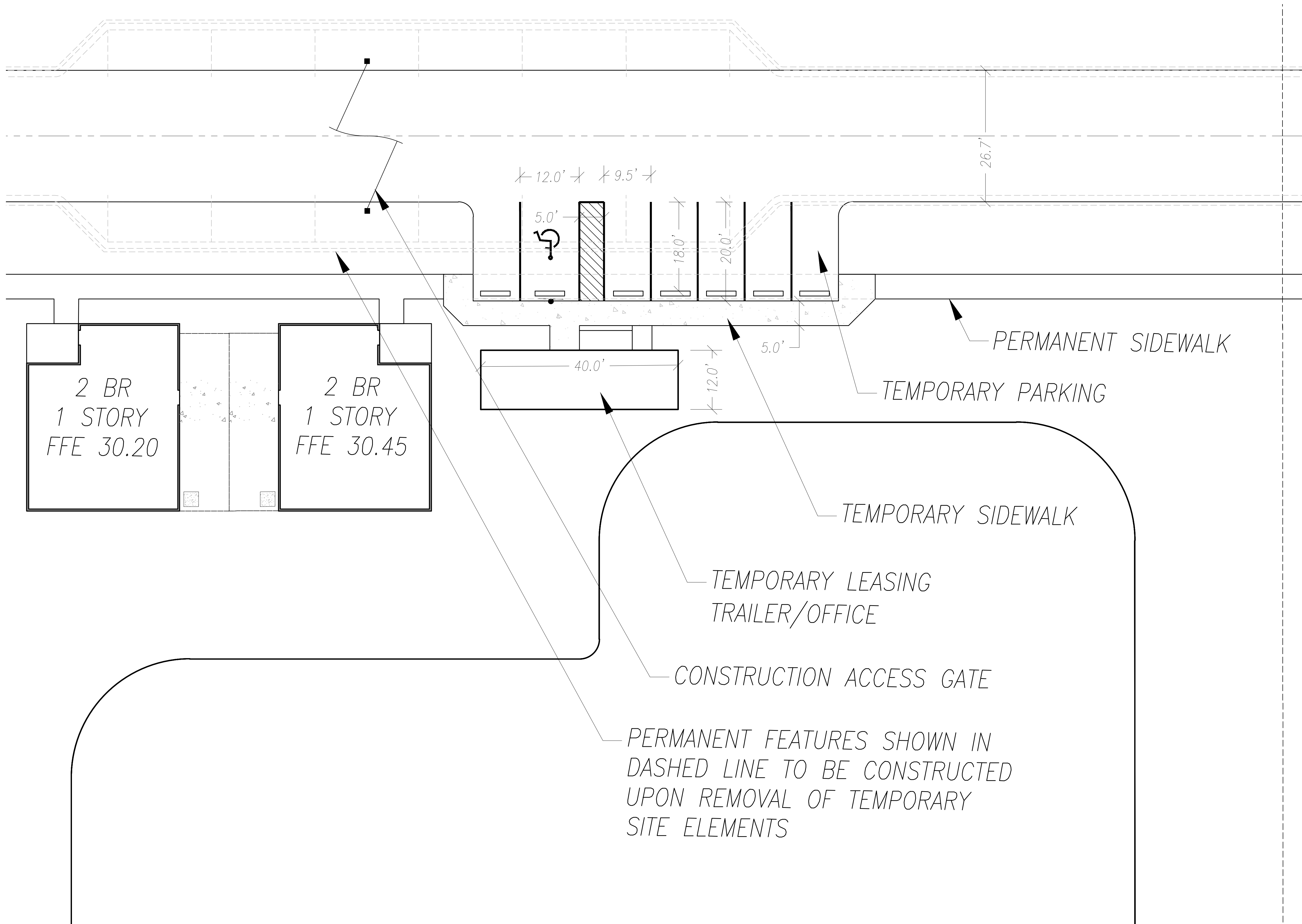




REG. # 1018
Thomas P. Lucido

Designer	Sheet
Manager	4 of 4
Project Number	LA 20-370
Municipal Number	P20-141-A1
Computer File	Site Plan - Capstone - AMENDMENT 4.20.20

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TEMPORARY LEASING OFFICE DETAIL
Scale: 1" = 10'

General Notes:

- Temporary leasing office shall comply with Sec 158.226 of the City of Port St. Lucie Zoning Code, Florida Building Code, and follow all City permitting requirements.
- Leasing office and all temporary site elements shall be removed upon completion of the permanent office located in the clubhouse building.
- Permanent site features contained within this plan shall be constructed upon removal of the temporary elements.