

SITE DATA			
TOTAL SITE AREA:	409,170 SF	9.39 ACRES	100%
FUTURE LAND USE DESIGNATION:			RGC
EXISTING ZONING:			PUD
MAXIMUM BUILDING HEIGHT:			75'-0"
TOTAL UNITS:		157 D.U.	
PROPOSED DENSITY:		16.72 DU/AC	

THE OVERALL PUD DENSITY DOES NOT EXCEED 4.30 DWELLING UNITS PER ACRES

PERVIOUS / IMPERVIOUS CALCULATIONS			
TOTAL SITE AREA:	409,170.00 SF		100%
IMPERVIOUS AREA:			
BUILDING AREA:	103,825.00 SF		25.37%
PAVEMENT/SIDEWALKS:	136,375.00 SF		33.33%
TOTAL IMPERVIOUS AREA:	240,200.00 SF		58.70%
PERVIOUS AREA:			
LANDSCAPE:	168,970.00 SF		41.30%
TOTAL PERVIOUS AREA:	168,970.00 SF		41.30%

* THIS IS APPROXIMATELY A 10% INCREASE OPEN SPACE AREA FROM THE PREVIOUSLY APPROVED PLANS

PARKING REQUIREMENTS:			
BUILDING AREA:		377,011 SF	
CLUBHOUSE AREA:		12,647 SF	
HOA AREA:		2,800 SF	
CONDOMINIUM UNITS:		157 DU	
PARKING REQUIRED			
CLUBHOUSE:	1 SPACE PER 550 SF		23.0 SPACES
CONDOMINIUM UNITS:	1.5 SPACES/UNIT		235.5 SPACES
GUEST SPACES:	1 GUEST SPACE/5 UNITS		31.4 SPACES
TOTAL PARKING REQUIRED:			294 SPACES

PARKING PROVIDED:			
GARAGE PARKING:		172 SPACES	
SURFACE PARKING:		122 SPACES	
TOTAL PARKING PROVIDED:		294 SPACES	
ACCESSIBLE SPACES REQUIRED:			
ACCESSIBLE SPACES PROVIDED:		8 SPACES	
PROVIDED ACCESSIBLE SPACES ARE INCLUDED IN THE TOTAL SPACES PROVIDED			
CART PARKING PROVIDED			
CART PARKING PROVIDED:		75	

CONDOMINIUM BUILDING			
SE BALLANTRAE BLVD.	25'-0"	125'-7"	
SIDE YARD	25'-0"	28'-9"	
PUD BOUNDARY	30'-0"	70'-5"	
CLUBHOUSE BUILDING			
SE BALLANTRAE BLVD.	25'-0"	491'-11"	
SIDE YARD	15'-0"	34'-2"	
PUD BOUNDARY	30'-0"	53'-5"	
HOA BUILDING			
SE BALLANTRAE BLVD.	25'-0"	26'-8"	
BALLANTRAE COURT	25'-0"	27'-1"	
PUD BOUNDARY	30'-0"	424'-11"	

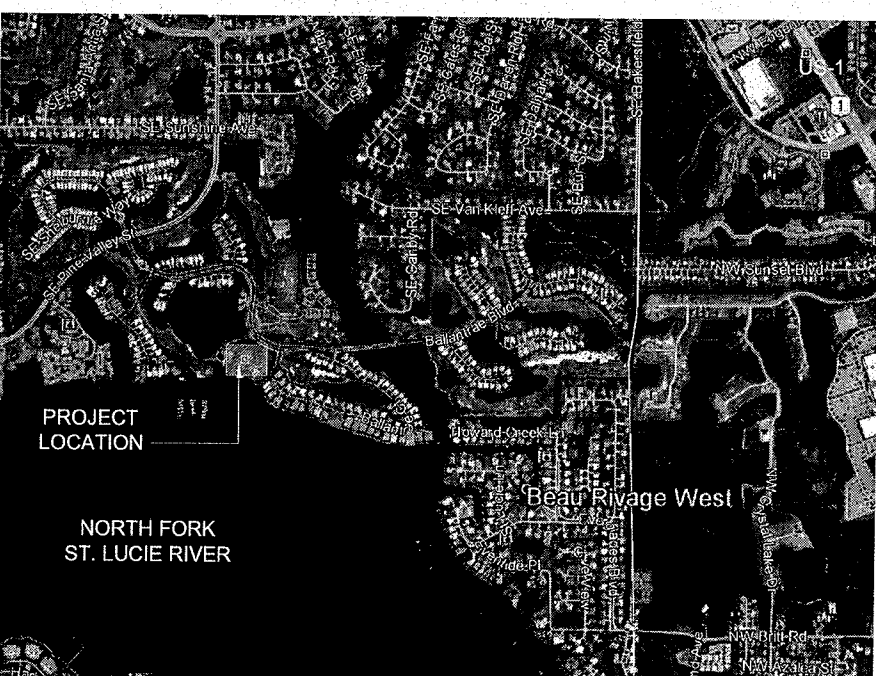
TRAFFIC STATEMENT
PER MACKENZIE ENGINEERING & PLANNING, INC.

THE SITE PLANS MODIFICATION WILL RESULT IN NO NET INCREASE IN OVERALL PROJECT TRAFFIC FOR THE BALLANTRAE COMMUNITY.

TRIP GENERATION
THE TRIP GENERATION WAS PROJECTED BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) REPORT TRIP GENERATION, 9TH EDITION.

THE PREVIOUS SITE PLAN APPROVAL FOR THIS SITE ALLOWED FOR 127 UNITS AND A 35,000 SF CLUBHOUSE.
THE PROPOSED SITE PLAN AMENDMENT FOR THIS SITE WOULD ALLOW FOR 157 UNITS AND A 15,000 SF CLUBHOUSE.

THIS REQUESTED SITE PLAN AMENDMENT WOULD RESULT IN A NET 182 DAILY TRIPS, 15 AM PEAK HOUR, AND 16 PM PEAK HOUR TRIP WHEN COMPARED TO THE PREVIOUS SITE PLAN APPROVAL AT THIS SITE. HOWEVER THERE WILL BE NO NEW TRIPS GENERATED WITHIN THE BALLANTRAE COMMUNITY AS A WHOLE, SINCE THE TOTAL NUMBER OF DWELLINGS WITHIN THE COMMUNITY WILL NOT EXCEED 595 UNITS AS ALLOWED AND APPROVED UNDER THE COMMUNITY'S PUD PERMIT.



LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION
BEING ALL OF TRACT T-8 AND TRACT G-6 ACCORDING TO THE PLAT OF BALLANTRAE, AS RECORDED IN PLAT BOOK 31, PAGES 8 THRU 8G, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTHERLY 1.00 FOOT, AS RECORDED ON OFFICIAL RECORDS BOOK 1001, PAGE 2485, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION
THE BALLANTRAE CLUBHOUSE WILL BE RE-DEVELOPED IN CONFORMANCE WITH THE EXISTING SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER MANAGEMENT PERMIT NO. 56-01003-S. SPECIFICALLY, IT IS REQUIRED THAT THE WATER QUALITY COMPONENT OF THE NON-RESIDENTIAL ENTITIES WILL BE PROVIDED THROUGH THE UTILIZATION OF AN EXFILTRATION TRENCH PRIOR TO DISCHARGING INTO THE BALLANTRAE MASTER STORMWATER MANAGEMENT FACILITY. ONE INCH OF WATER QUALITY IS PROVIDED AS PART OF THE OVERALL WATER QUALITY SYSTEM OF THE BALLANTRAE MASTER STORMWATER MANAGEMENT FACILITY. THE CALCULATION OF THE REQUIRED EXFILTRATION SYSTEMS WILL BE ANALYZED AFTER CONCEPTUAL DRAINAGE PLAN APPROVAL. THE PROJECT DISCHARGE FROM THE SITE WILL CONNECT TO THE EXISTING DRAINAGE STUBOUT LOCATED ON BALLANTRAE BOULEVARD, AND WILL THEN DRAIN INTO THE MASTER STORMWATER MANAGEMENT FACILITIES. SPECIFICALLY, THE BALLANTRAE CLUBHOUSE IS LOCATED WITHIN THE IDENTIFIED DRAINAGE BASIN C WITH THE FOLLOWING CRITERIA:

ROADWAY:
10-YEAR 24-HOUR STORM EVENT*
1. FLOOD CONTOUR 4.6
2. MINIMUM ROAD GRADE 6.5
25-YEAR 72 HOUR STORM EVENT*
1. FLOOD CONTOUR 5.8
100-YEAR*
1. FLOOD CONTOUR 7.0
2. MINIMUM FLOOR ELEVATION 8.0

*ALL ELEVATIONS ARE IN NGVD, UNLESS OTHERWISE NOTED

NUMBER OF UNITS PER TYPE		
1-Bed Unit	(900-1,150 SF)	51
2-Bed Unit	(1,150-1,400 SF)	78
3-Bed Unit	(1,400-1,800 SF)	28
Total Units		157

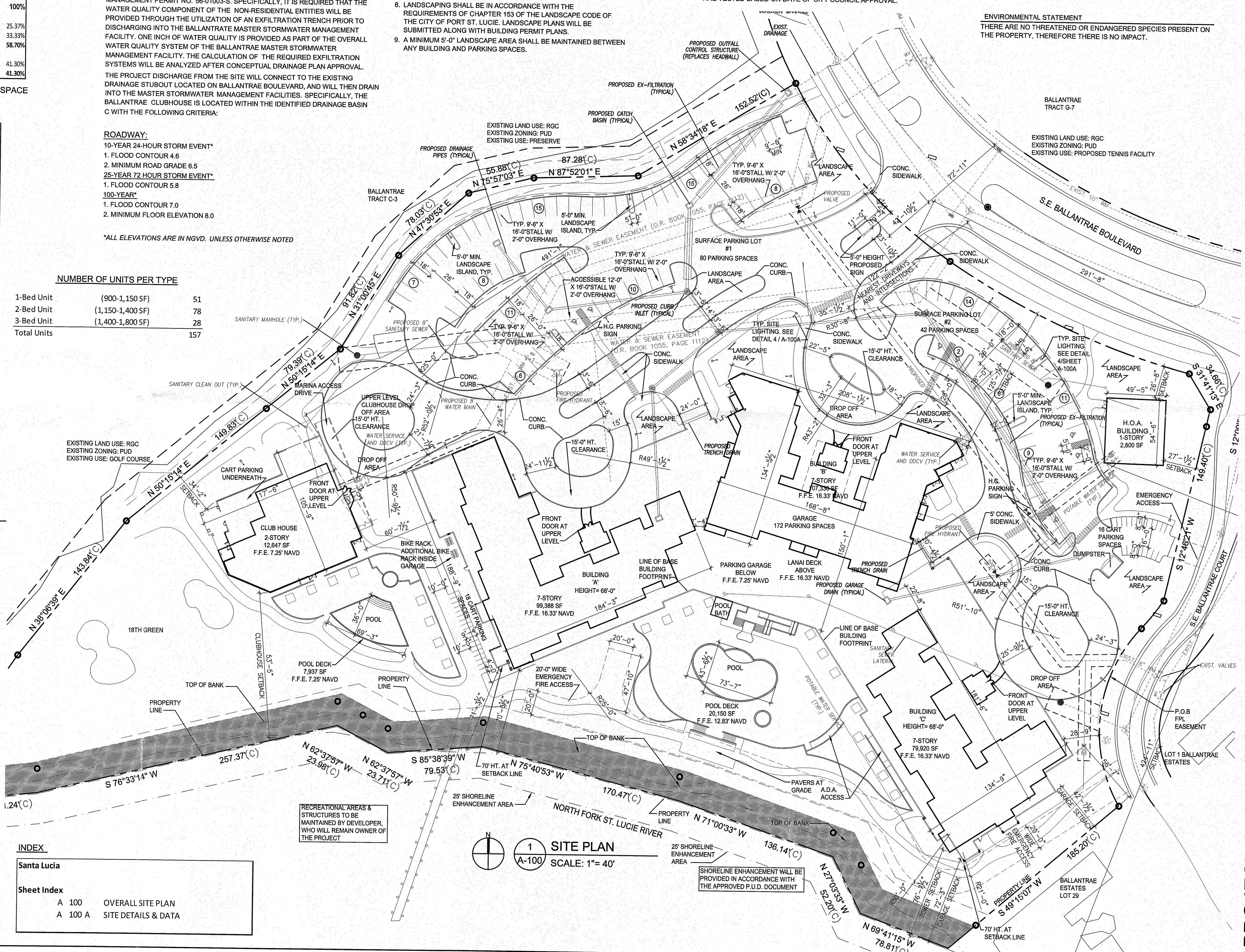
- GENERAL NOTES
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - A SEPARATE SIGN PERMIT IS REQUIRED FOR SITE SIGNAGE.
 - UPLAND PRESERVE REQUIREMENTS ARE NOT REQUIRED.
 - ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
 - 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 POLE 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. LANDSCAPE PLANS WILL BE SUBMITTED ALONG WITH BUILDING PERMIT PLANS.
 - A MINIMUM 5'-0" LANDSCAPE AREA SHALL BE MAINTAINED BETWEEN ANY BUILDING AND PARKING SPACES.
 - NO TREES OR OTHER INVASIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF UTILITIES (ALL MEASUREMENT ARE FROM OUTSIDE TO OUTSIDE).
 - NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY UTILITY.
 - SITE HAS BEEN PREVIOUSLY DEVELOPED, NO ENDANGERED PLANT OR ANIMAL SPECIES EXIST ON SITE.
 - UPLAND PRESERVE REQUIREMENTS ARE NOT REQUIRED.
 - MONUMENT SIGNS SHALL BE APPROVED THROUGH A SEPARATE SIGN PERMIT APPLICATION PROCESS.
 - 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.

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING 13,500 SF CLUBHOUSE AND CONSTRUCTION OF 157 NEW RESIDENCES AND A NEW 14,042 SF CLUBHOUSE. THE NEW RESIDENCES ARE DIVIDED INTO 3 TOWERS ABOVE A ONE-STORY GARAGE PODIUM.

OPEN SPACES AND RECREATIONAL DECKS FOR THE RESIDENCES WILL BE MAINTAINED AND MANAGED BY THE H.O.A.

UTILITY STATEMENT
EXISTING SERVICES PROVIDED BY CITY OF PORT ST LUCIE UTILITIES.

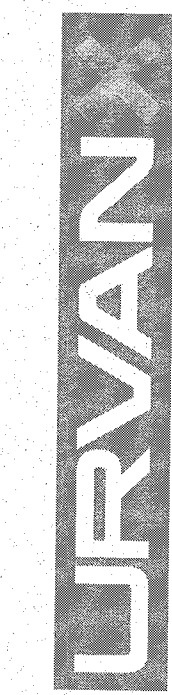
ENVIRONMENTAL STATEMENT
THERE ARE NO THREATENED OR ENDANGERED SPECIES PRESENT ON THE PROPERTY, THEREFORE THERE IS NO IMPACT.



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Santa Lucia	
Sheet Index	
A 100	OVERALL SITE PLAN
A 100 A	SITE DETAILS & DATA

4981 SW 74 CT
Miami, FL 33155
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786.615.2945 F
cbravo@urvan.com
AA26002656
1B26001472



Carlos J. Bravo, R.A. AR17584
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SEAL

IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Consultant:
**CIVIL ENGINEERING & SURVEYOR
CULPEPPER & TERPENING, INC.**
2980 South 25th Street
Ft. Pierce, FL 34981

Santa Lucia
**River's Edge Luxury
Residences**
CITY OF PORT ST LUCIE PROJECT # P14-133
3325 SE Ballantrae Blvd
Port St. Lucie, FL 34952-6060

Owner:
Penn Florida Club Properties I, LLC
1515 North Federal Hwy, STE 306
Boca Raton, FL

Site Plan Amendment

REVISIONS		
No	DATE	DESCRIPTION

DATE 08.19.2014
DRAWN BY L.P.
REVIEWED BY C.J.B.

DATE 10.27.14
BY City Council
CONDITIONS APPROVED: YES
see staff report
SHEET TITLE: ordinance 06-90

PROJECT # P14-133
OVERALL SITE PLAN
1406 PROJECT NO.
A-100 SHEET

