

Drawing name: K:\WPB\_Civil\CELL\_SITES\RG\_Towers\44042051-St Lucie Trails\CAD\construction cds.dwg SITE PLAN 1-2 May 18, 2021 7:12am by gary.daniel

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120287	0275	J	02/16/2012	X	N/A

NEAREST FIRE HYDRANT IS LOCATED NORTH IN THE CLUB AT ST. LUCIE WEST 321'± FROM EDGE OF MAINTENANCE BUILDING

OWNER: THE CLUB AT ST. LUCIE WEST CONDOMINIUM ASSOCIATIONS, INC.  
 PARCEL ID: 3325-802-0000-000-9  
 ACCOUNT NO: 179458  
 O.R. BOOK 2400, PAGE 1351, S.L.C.R.

NEPA ENVIRONMENTAL CHECKLIST REPORT DATED 4/28/21 HAS FOUND NO EVIDENCE THAT ADVERSE ENVIRONMENTAL IMPACTS OR EFFECTS, AS DEFINED IN THE FCC RULES CONTAINED IN 47 CFR SECTIONS 1.1301 THROUGH 1.1320, WOULD RESULT FROM THE UNDERTAKING. (NO ENVIRONMENTAL ASSESSMENT NECESSARY)

TOTAL IMPERVIOUS AREA:	
EXISTING BUILDINGS AREA:	6,245.09 ± S.F. (12.25%)
TELECOMMUNICATION LEASE AREA:	2,000 ± S.F. (3.92%)
PAVED/PARKING LOT AREA:	29,559.14 ± S.F. (58%)
TOTAL IMPERVIOUS AREA:	37,804.23 ± S.F. (74.18%)
TOTAL PERVIOUS AREA:	
LANDSCAPE/PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)
TOTAL PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)
TOTAL COMBINED AREA:	50,965 ± S.F. (100%)

**PROJECT DESCRIPTION**

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 120' MONOPINE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 2,000 SF COMPOUND.

COORDINATES: (CENTER OF 120' MONOPINE)  
 LAT: 27°18'43.549" N (NAD 83/2011)  
 LONG: 80°23'23.933" W (NAD 83/2011)  
 ELEVATION: 23.0'± NAVD 88 (PER SURVEY)  
 FOLIO NUMBER: 3325-423-0026-000-4

**PROJECT APPLICANT/LESSEE/TOWER OWNER**

RG TOWERS, LLC  
 2141 ALTERNATE A1A SOUTH, SUITE 440  
 JUPITER, FL 33477  
 561-748-0302 ATTN: SCOTT RICHARDS

**PROPERTY OWNER**

CGI ST. LUCIE, LLC  
 4225 S.W. BIMINI CIRCLE SOUTH  
 PALM CITY, FL 34990

**UTILITIES**

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY. NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT

**HANDICAP ACCESS**

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

**IMPERVIOUS COVERAGE**

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (EQUIPMENT SLABS) AND TOWER FOOTPRINTS (650 SF MAX)

**PROJECT DENSITY**

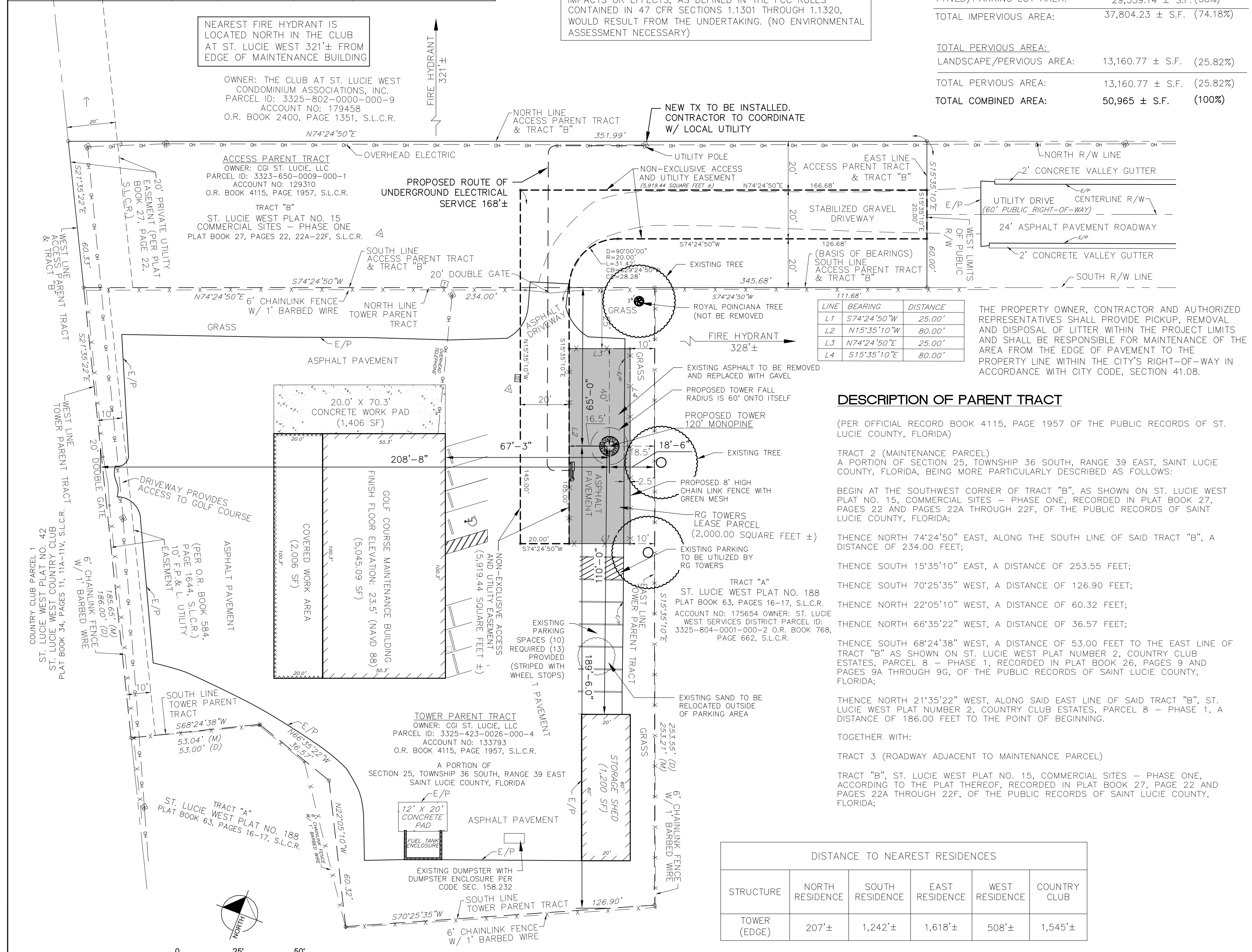
THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

**LANDSCAPING REQUIREMENTS**

PER CITY CODE, A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES. ONE TREE FOR EACH 30 LINEAR FEET, OR FRACTIONAL PART THEREOF. THE TREES HAVE TO BE A MINIMUM OF 12 FEET AT TIME OF PLANTING. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. THE REMAINDER OF THE LANDSCAPE STRIP SHALL BE PLANTED WITH GRASS, GROUND COVER, SHRUBS, OR OTHER LANDSCAPE TREATMENT, EXCLUDING PAVING. FOR THIS PROJECT, THE REQUIRED LANDSCAPE STRIP NEEDS TO BE OUTSIDE THE FENCED IN AREA ON TRACT B TO PROVIDE A BUFFER FOR THE OPEN STORAGE. PERIMETER LANDSCAPING NEEDS TO BE IMPROVED ALONG THE EASTERN PROPERTY LINE WHERE THE PROPERTY ABUTS ST. LUCIE WEST SERVICES DISTRICT OFFICES SINCE THIS AREA IS VISIBLE FROM THE ROAD. THE ONE TREE FOR EACH 30 LINEAR FEET AND HEDGING WILL BE REQUIRED. IF THE REQUIRED TREES WILL NOT FIT BEHIND THE 1200 S.F. MAINTENANCE BUILDING, THEN THEY CAN BE RELOCATED SOMEWHERE ELSE ON SITE

ZONING CLASSIFICATIONS	ZONING/LAND USE CLASSIFICATION
PROJECT SITE	GU/GENERAL USE
ZONING TO EAST	GU/GENERAL USE
ZONING TO SOUTH	GU/GENERAL USE
ZONING TO WEST	PUD/PLANNED UNIT DEVELOPMENT
ZONING TO NORTH	RM-15/MEDIUM DENSITY RESIDENTIAL

STRUCTURE	SETBACKS TO PROPERTY LINE			
	NORTH PROPERTY LINE (FT)	SOUTH PROPERTY LINE (FT)	EAST PROPERTY LINE (FT)	WEST PROPERTY LINE (FT)
PROPOSED WIRELESS COMMUNICATION TOWER (EDGE)	65	189.5	18.5	208.8
EXISTING BUILDING	59.9	100.5	85.7	85.9



LINE	BEARING	DISTANCE
L1	S74°24'50"W	25.00'
L2	N15°35'10"W	80.00'
L3	N74°24'50"E	25.00'
L4	S15°35'10"E	80.00'

**DESCRIPTION OF PARENT TRACT**

(PER OFFICIAL RECORD BOOK 4115, PAGE 1957 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA)

TRACT 2 (MAINTENANCE PARCEL)  
 A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "B", AS SHOWN ON ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, RECORDED IN PLAT BOOK 27, PAGES 22 AND PAGES 22A THROUGH 22F, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

- THENCE NORTH 74°24'50" EAST, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 234.00 FEET;
- THENCE SOUTH 15°35'10" EAST, A DISTANCE OF 253.55 FEET;
- THENCE SOUTH 70°25'35" WEST, A DISTANCE OF 126.90 FEET;
- THENCE NORTH 22°05'10" WEST, A DISTANCE OF 60.32 FEET;
- THENCE NORTH 66°35'22" WEST, A DISTANCE OF 36.57 FEET;

- THENCE SOUTH 68°24'38" WEST, A DISTANCE OF 53.00 FEET TO THE EAST LINE OF TRACT "B" AS SHOWN ON ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 - PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 9 AND PAGES 9A THROUGH 9C, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;
- THENCE NORTH 21°35'22" WEST, ALONG SAID EAST LINE OF SAID TRACT "B", ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 - PHASE 1, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
 TRACT 3 (ROADWAY ADJACENT TO MAINTENANCE PARCEL)

TRACT "B", ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 22 AND PAGES 22A THROUGH 22F, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

STRUCTURE	DISTANCE TO NEAREST RESIDENCES				
	NORTH RESIDENCE	SOUTH RESIDENCE	EAST RESIDENCE	WEST RESIDENCE	COUNTRY CLUB
TOWER (EDGE)	207'±	1,242'±	1,618'±	508'±	1,545'±

**DESCRIPTION OF RG TOWERS LEASE PARCEL**

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "B", ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, AS RECORDED IN PLAT BOOK 27, PAGES 22, 22A THROUGH 22F OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

- THENCE ON A PLAT BEARING OF N74°24'50"E ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 234.00 FEET;
  - THENCE S15°35'10"E A DISTANCE OF 105.00 FEET;
  - THENCE S74°24'50"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
  - THENCE CONTINUE S74°24'50"W A DISTANCE OF 25.00 FEET;
  - THENCE N15°35'10"W A DISTANCE OF 80.00 FEET;
  - THENCE N74°24'50"E A DISTANCE OF 25.00 FEET;
  - THENCE S15°35'10"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
- SAID PARCEL OF LAND SITUATE WITHIN SAINT LUCIE COUNTY, FLORIDA CONTAINING 2,000.00 SQUARE FEET MORE OR LESS.

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.

SP P21-081  
 SEU P21-082

PARKING SPACES REQUIREMENTS				
STRUCTURE	SQUARE FOOTAGE	PARKING REQUIREMENTS	REQUIRED AMOUNT OF PARKING SPACES	EXISTING AMOUNT OF PARKING SPACES
MAINTENANCE BUILDING	5,045.09	1 FOR 500 S.F.	10	13

**RG Towers, LLC**  
 2141 Alternate A1A South, Suite 440  
 Jupiter, FL 33477

PROJECT INFORMATION:

**ST. LUCIE TRAILS**  
 460 SW UTILITY DRIVE  
 PORT ST. LUCIE, FL 34986  
 ST. LUCIE COUNTY

CURRENT ISSUE DATE: **MAY 2021**

ISSUED FOR: **CONSTRUCTION DRAWINGS**

REV. DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:  
  
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 1920 WEKIVA WAY, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
 (561) 845-0665  
 FBPE REGISTRY NO. 696

PROVIDER:

DRAWN BY: **CHK.** APV.:

GD	LF	MM
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LICENSURE:

MARIA VICTORIA MARTIN	PE 72397
CHELSEA M. MARAJH	PE 84300
TRICIA C. RICHTER, PLA	PLA 6667244

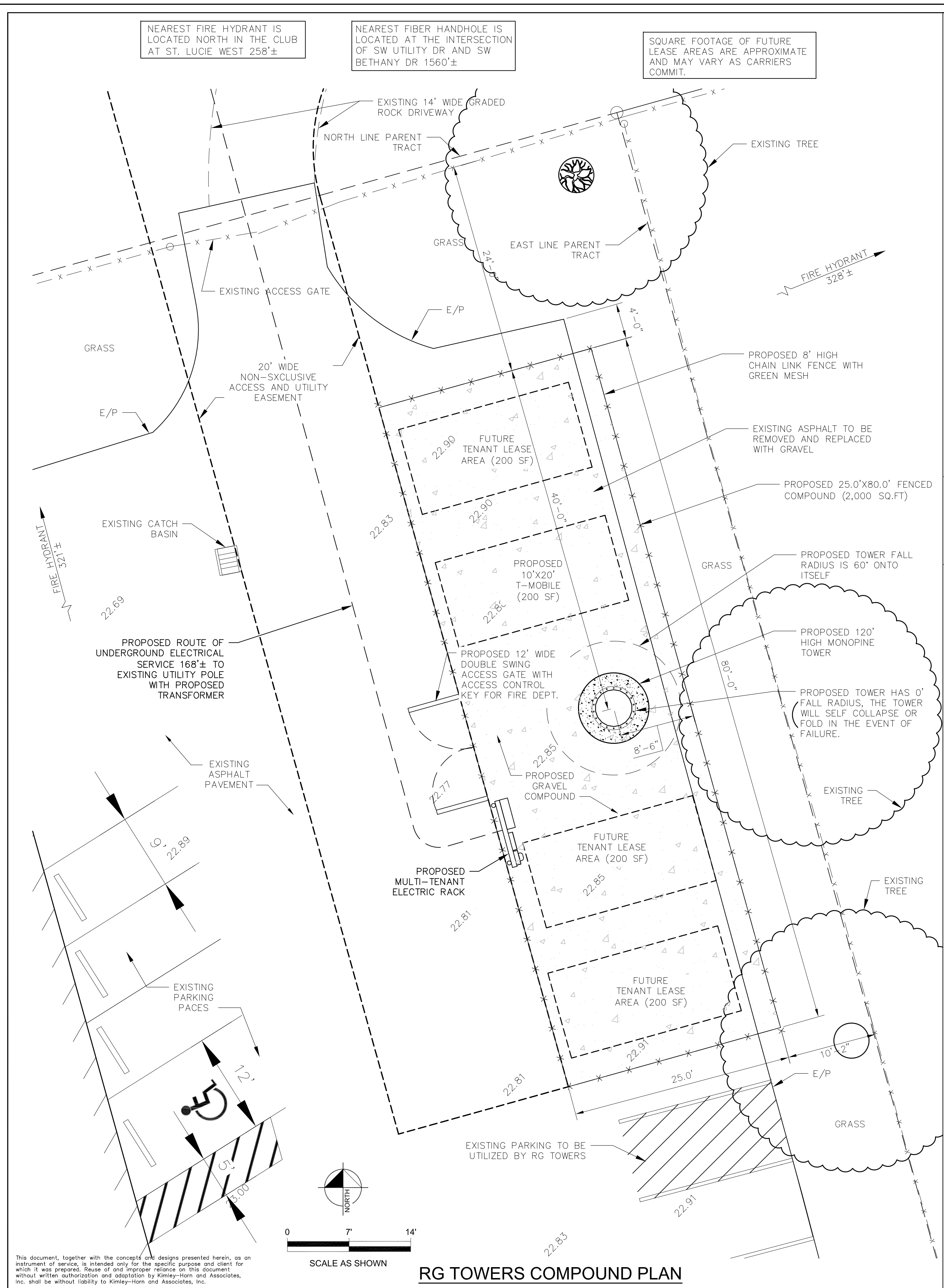
SHEET TITLE: **FINAL SITE PLAN**

SHEET NUMBER: **1** REVISION:

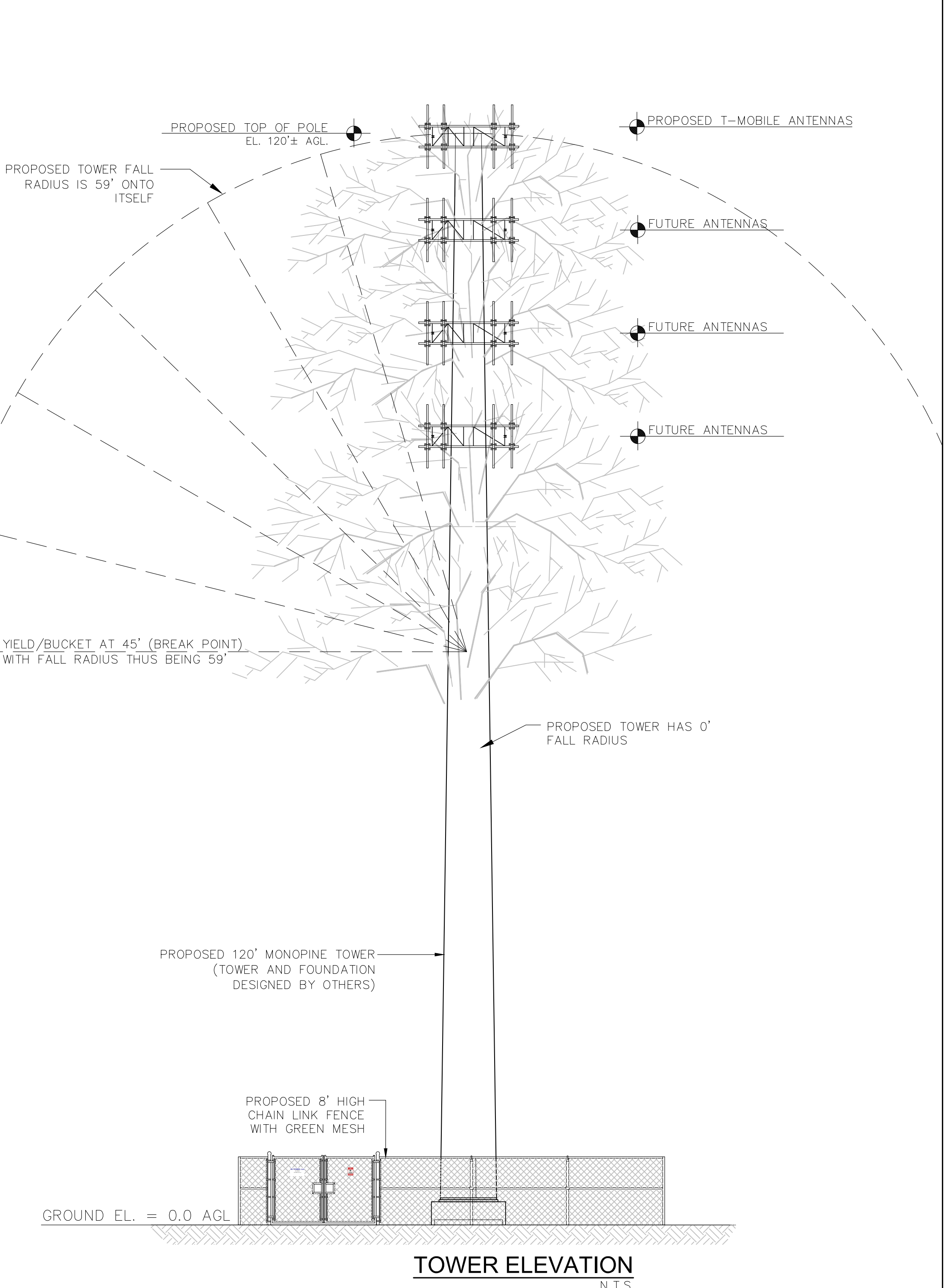
KHA Job #: **144042051**

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Drawing name: C:\Users\gary.daniel\AppData\Local\Temp\KcPublish\_220444\Construction cd.s.dwg SITE PLAN 2-2 May 17, 2021 8:09am by: gary.daniel



FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120287	0275	J	02/16/2012	X	N/A



- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
  - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
  - 8' HIGH CHAIN LINK FENCE WITH GREEN MESH AND LOCKED ENTRY GATE.
  - WATER AND SEWER SERVICE ARE NOT REQUIRED AT THIS SITE
  - ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 158.255 THROUGH 158.262 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
- NOTE:**
- ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
  - TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
  - CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
  - CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).
  - TOWER WILL HAVE A ZERO FALL ZONE, THE TOWER WILL SELF COLLAPSE OR FOLD IN THE EVENT OF FAILURE.
  - ACCESS CONTROL KEY TO PROVIDED FOR FIRE DEPARTMENT.
- SP P21-081  
SEU P21-082

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**Kimley-Horn**  
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1920 WEKIVA WAY, SUITE 200  
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GD LF MM

LICENSURE:  
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SHEET TITLE:  
FINAL SITE PLAN

SHEET NUMBER: REVISION:  
**2**

KHA Job #:  
144042051