

PROJECT TEAM

OWNER/CLIENT:
HOME DYNAMICS CORPORATION
4755 TECHNOLOGY WAY
BOCA RATON, FL 33431
561.869.1800

SURVEYOR:
ENGINEERING DESIGN & CONSTRUCTION, INC.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
772.462.2455

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

ARCHITECT:
BALI DESIGN GROUP
3500 NW BOCA RATON BOULEVARD, SUITE 609
BOCA RATON, FL 33431
561.392.5464

TRAFFIC STATEMENT

THE APPLICANT IS REQUESTING TO UTILIZE THE ST. LUCIE WEST DRI TRIP CONVERSION MATRIX, UTILIZE 11,465 SQUARE FEET OF THE AVAILABLE, UNBUILT COMMERCIAL ENTITLEMENTS REMAINING WITHIN THE DRI AND CONVERT SAID COMMERCIAL SQUARE FOOTAGE TO 72 TOWNHOME RESIDENTIAL UNITS AS CALCULATED BELOW: 11,465 SF OF COMMERCIAL X 6.28 MULTIFAMILY RESIDENTIAL UNITS/1,000 SF OF COMMERCIAL RETAIL = 72 TOWNHOME UNITS.

TRIP GENERATION CALCULATION:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11TH EDITION
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

PEAK HOUR TRIPS: 39 P.M

PEAK HOUR TRIPS: 32 A.M

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF ST. LUCIE WEST PLAT NO. 178, RECORDED IN PLAT BOOK 49, PAGES 3 AND 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF SAID ST. LUCIE WEST PLAT NO. 178, LESS ALL OF THE RIGHT-OF-WAY OF OLD INLET DRIVE AS SHOWN ON SAID ST. LUCIE WEST PLAT NO. 178

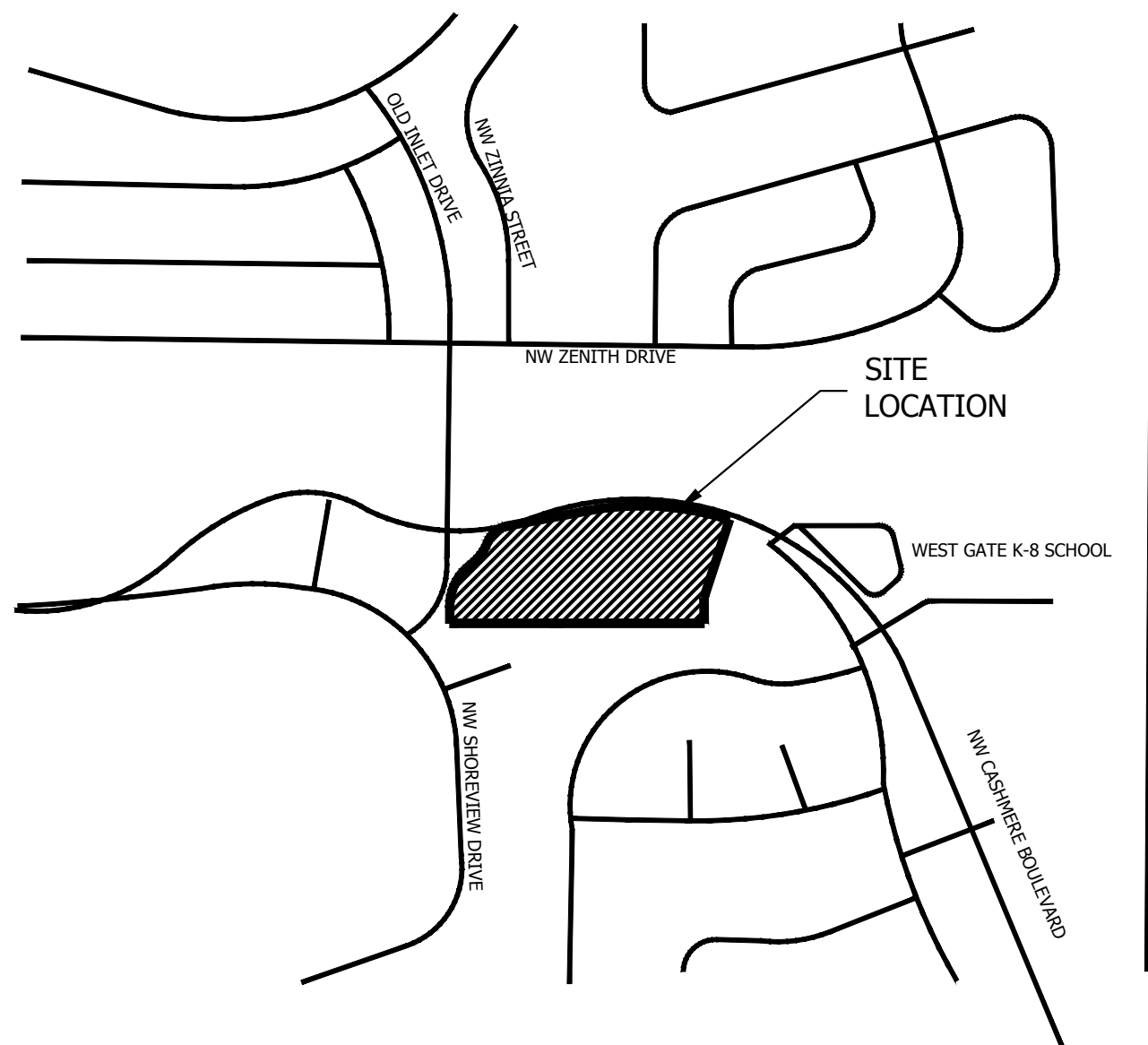
GENERAL NOTES

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).

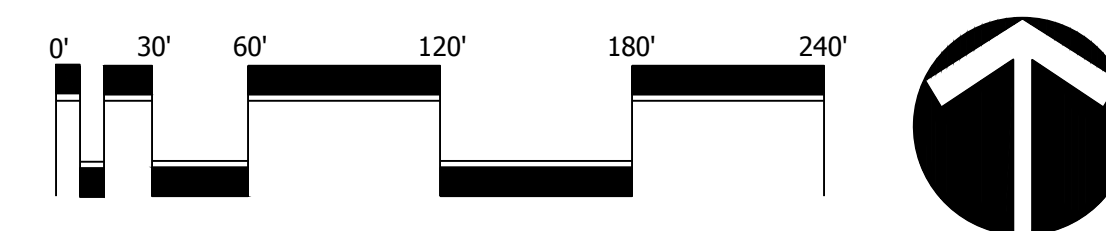
DRAINAGE STATEMENT

THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO A LAKE AREA ON THE WEST SIDE OF THE PROJECT WHICH WILL DISCHARGE THROUGH A PROPOSED CONTROL STRUCTURE TO THE EXISTING SURFACE WATER MANAGEMENT AREA (LAKE) SOUTH OF THE PROJECT AREA. THE STORMWATER SYSTEM DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS PART OF A REQUEST FOR A MODIFICATION TO ENVIRONMENTAL RESOURCE PERMIT NO. 56-00573-S-197 ISSUED ON JANUARY 10, 2008 FOR THE PREVIOUSLY APPROVED PROJECT ON THE PROPERTY.

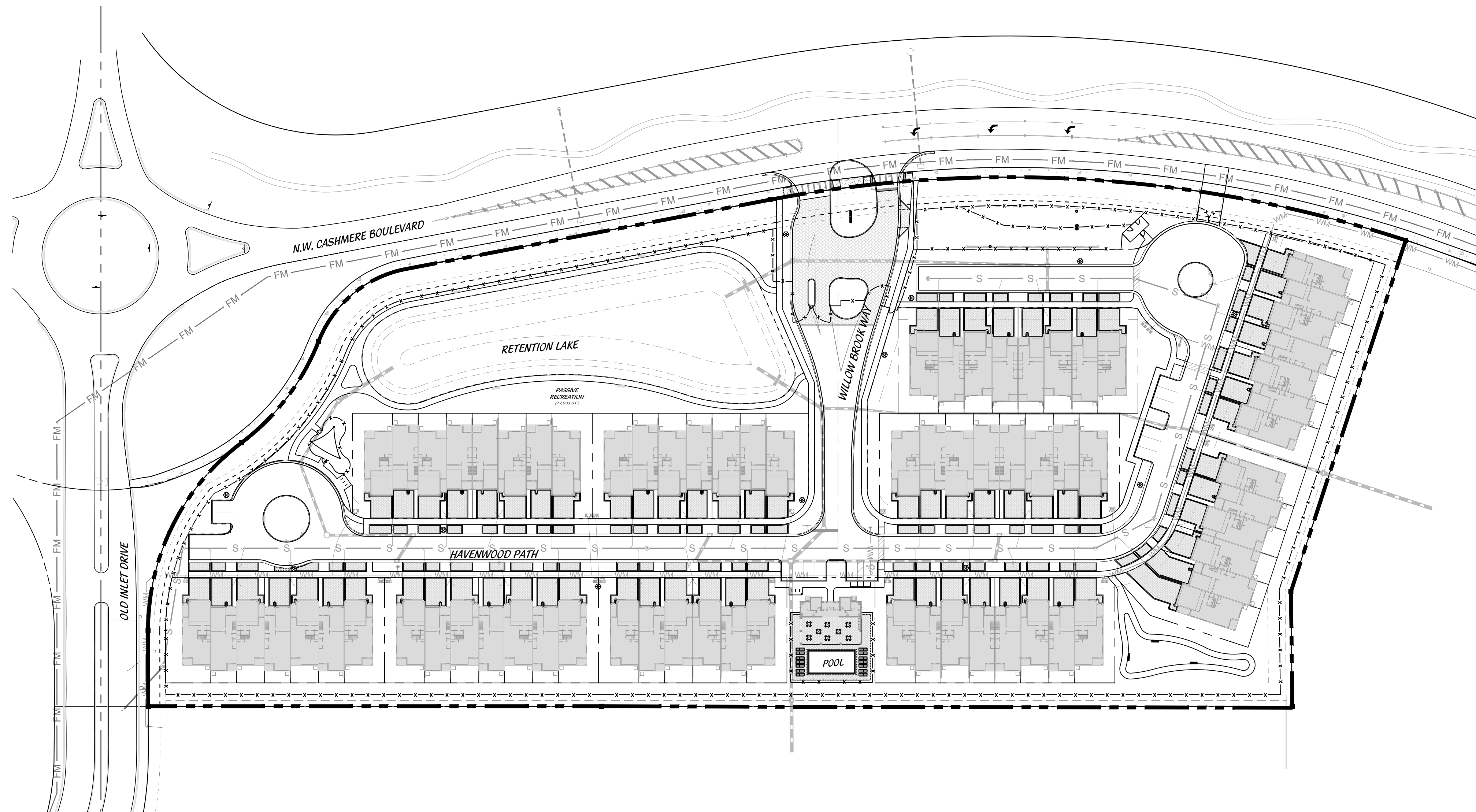
LOCATION MAP



**P25-066
OVERALL SITE PLAN**



Scale: 1" = 60'-0"



SITE DATA

SITE AREA	ACRES	SQUARE FEET
TOTAL PROPOSED UNITS	72	UNITS
DENSITY	8	UNITS/ACRE
LAND USE	RM	
ZONING	PUD	

UNIT MIX	UNIT COUNT
(2) TH BUILDING - 6 UNIT	12
(4) TH BUILDING - 7 UNIT	28
(4) TH BUILDING - 8 UNIT	32
TOTAL	72

MINIMUM SETBACKS	FT
FRONT	20
SIDE (LOT 72.9 FT PER PUD)	10
REAR	10

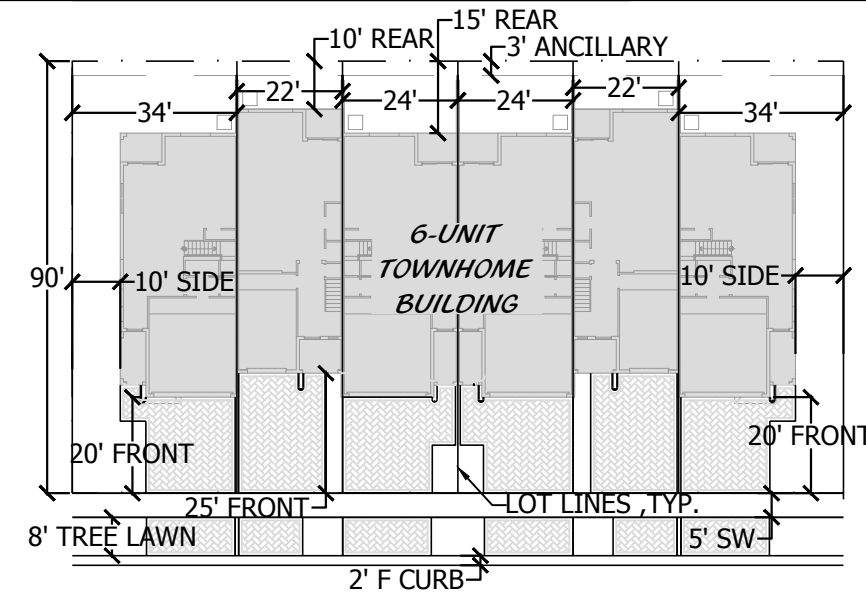
PERVIOUS/IMPERVIOUS CALCULATIONS	ACRES	SQUARE FEET	PERCENT
PERVIOUS	0.75	32,537	8.22%
LME/DRAINAGE	3.34	145,498.29	36.75%
OPEN SPACE	4.09	178,036.29	44.97%
SUB-TOTAL	5.00	217,861.71	55.03%

IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
BUILDING COVERAGE (TH + CABANA)	2.12	92,397.44	23.34%
ASPHALT/ROADWAY/SIDEWALKS/POOL	1.89	82,160.18	20.75%
DRIVEWAYS/POOL PATIO	0.99	43,304.09	10.94%
SUB-TOTAL	5.00	217,861.71	55.03%

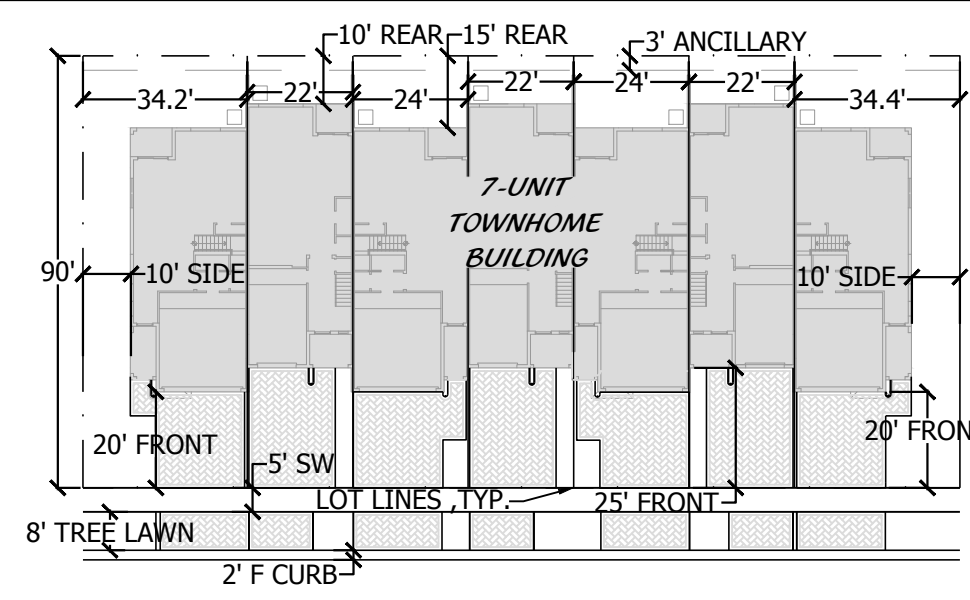
TOTAL	9.09	398,897.00	100.00%
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PARKING	REQUIRED	PROVIDED
*PER PUD, 2 SPACES ARE REQUIRED FOR EACH UNIT		
NOTE* COUNTS INCLUDE DRIVEWAY AND GARAGE SPACES		
DOUBLE CAR GARAGE UNIT (40)	80	160
SINGLE CAR GARAGE UNIT (32)	64	96
*NOTE: ALL UNITS HAVE A 3-CAR DRIVEWAY		
INCLUDING GARAGE SPACES, DOUBLE GARAGE UNITS HAVE 4 SPACES		
INCLUDING GARAGE SPACES, SINGLE GARAGE UNITS HAVE 3 SPACES		
GUEST SPACES (PER PUD 1 SPACE PER EVERY 5 UNITS)	14	14
		*INCLUDING 1 ADA SPACE
TOTAL SPACES	158	270

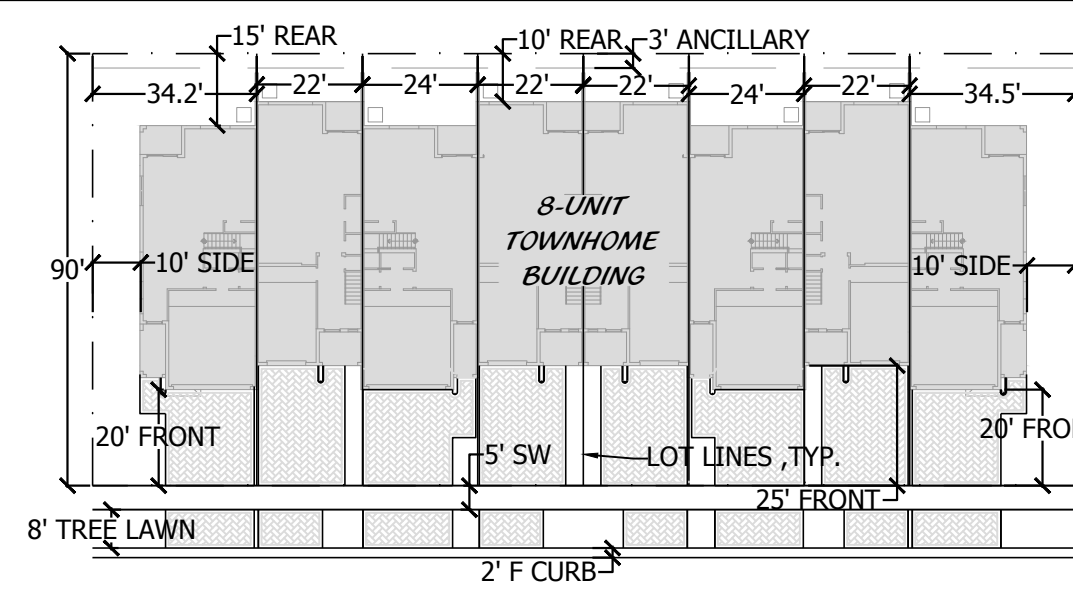
BUILDING TYPICALS



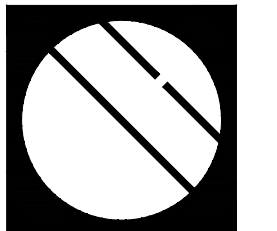
6-UNIT TOWNHOME BUILDING



7-UNIT TOWNHOME BUILDING



8-UNIT TOWNHOME BUILDING



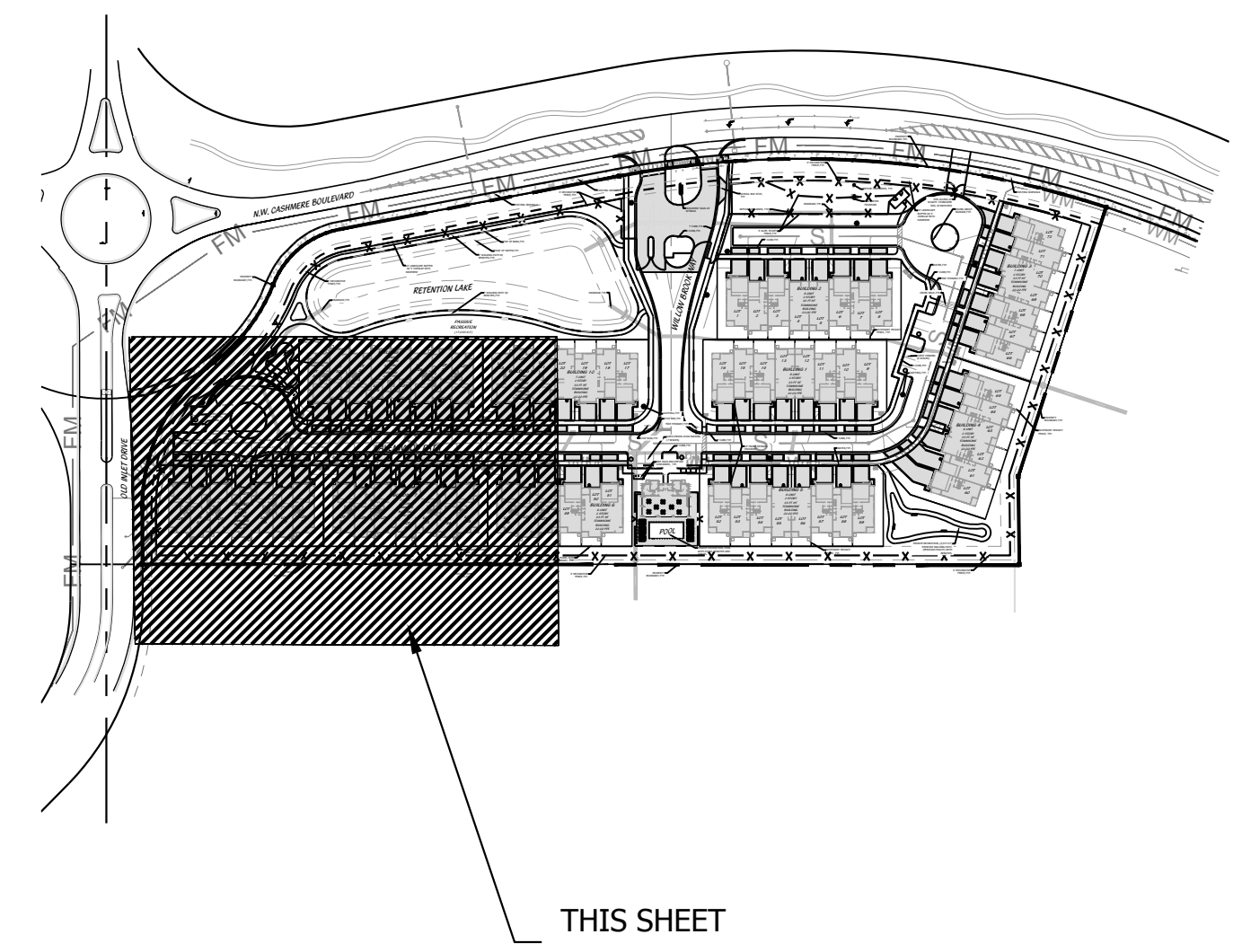
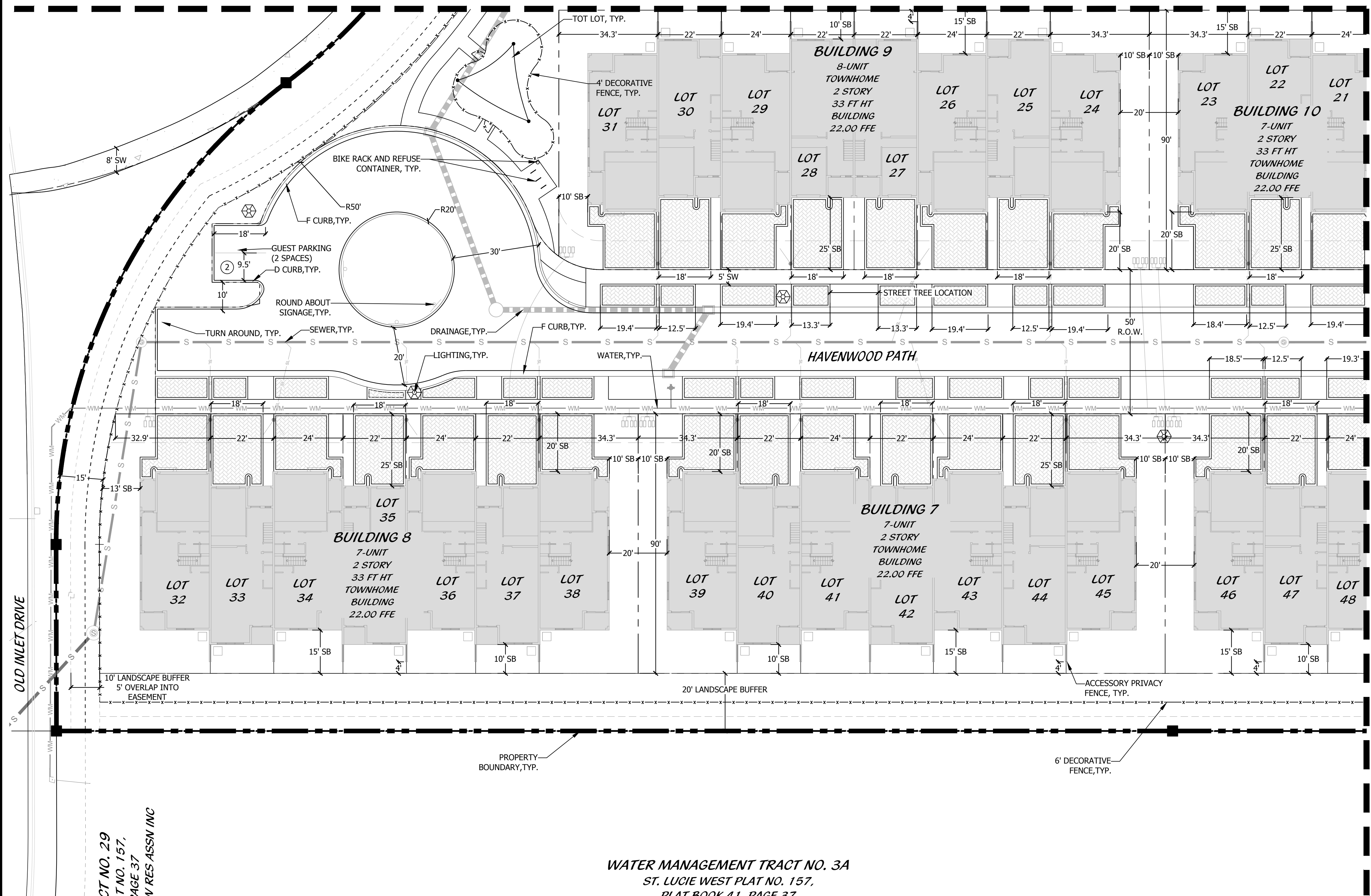
Cotleur & Hearing

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Land Planners
Environmental Consultants
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CANOPY WALK
Home Dynamics
Port St. Lucie, Florida

DESIGNED	VEJ
DRAWN	VEJ
APPROVED	LAH
JOB NUMBER	24-0709
DATE	04-15-25
REVISIONS	05-21-25
	02-11-26
	10-03-25
	03-24-26
	11-17-25

MATCHLINE- SEE SHEET 5

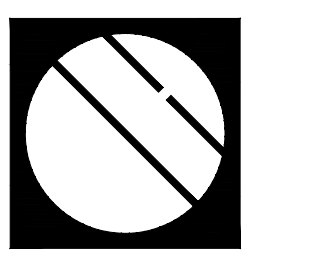


MATCHLINE- SEE SHEET 3

OLD INLET DRIVE

OPEN SPACE TRACT NO. 29
ST. LUCIE WEST PLAT NO. 157,
PLAT BOOK 41, PAGE 37
OWNER: CASCADES AT SLW RES ASSN INC

WATER MANAGEMENT TRACT NO. 3A
ST. LUCIE WEST PLAT NO. 157,
PLAT BOOK 41, PAGE 37
OWNER: ST LUCIE WEST SERVICES DIST

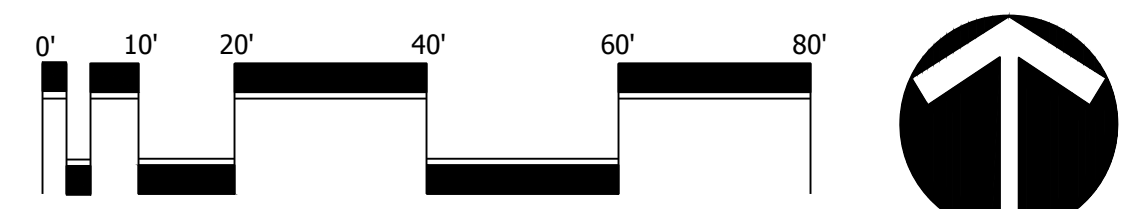


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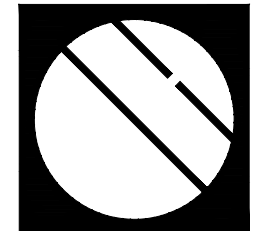
P25-066
SITE PLAN



Scale: 1" = 20'-0"

North

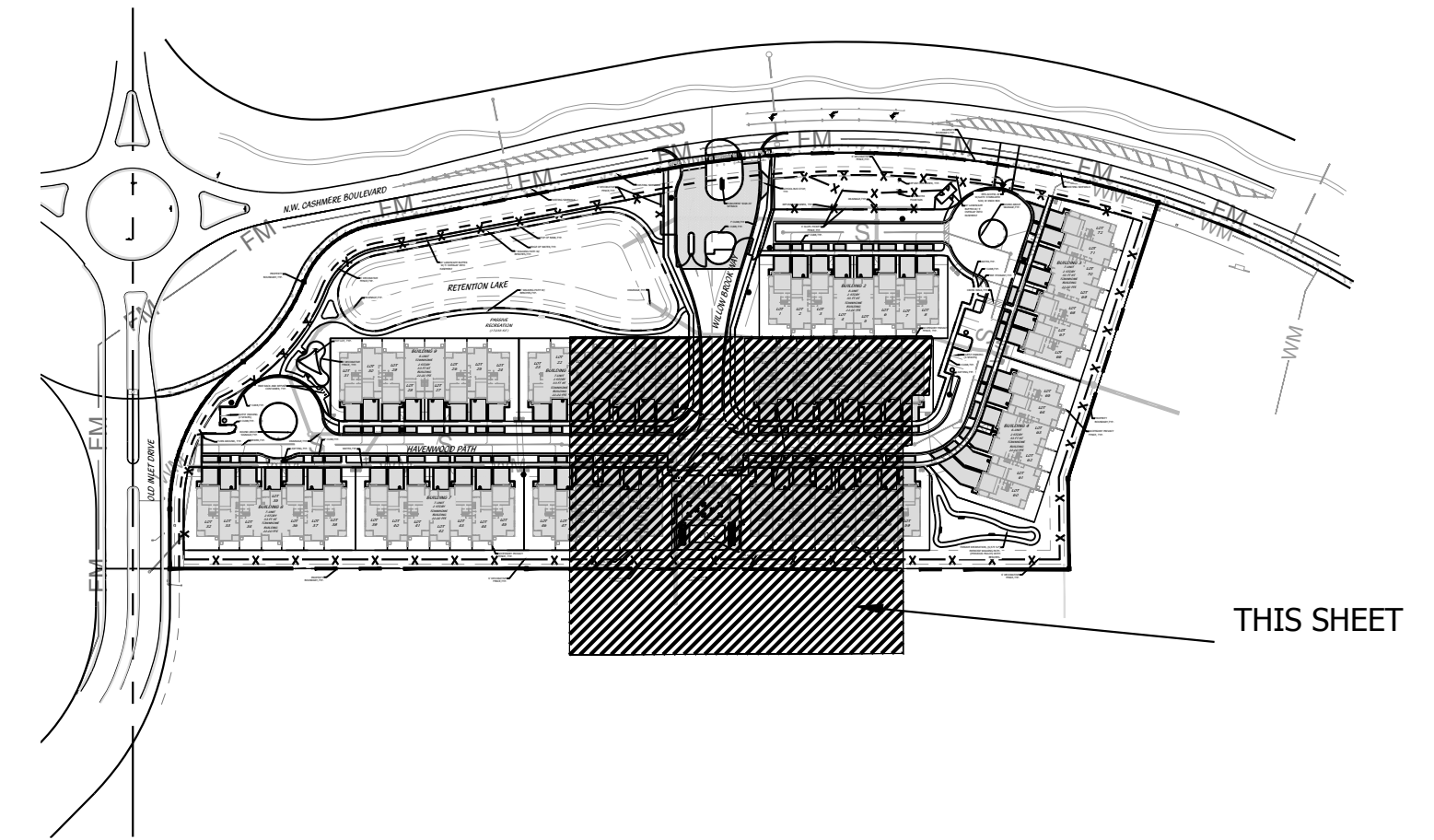
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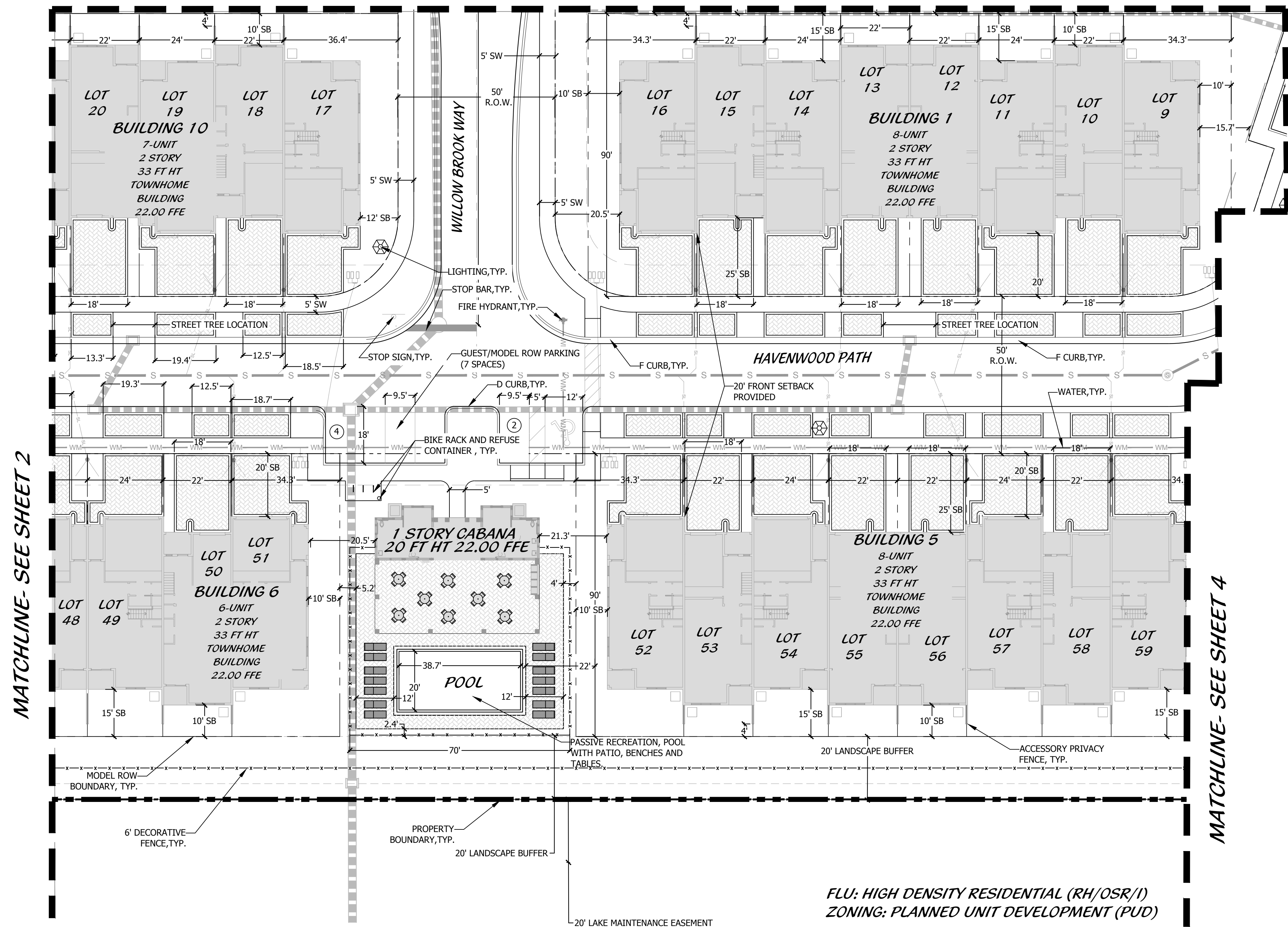
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Port St. Lucie, Florida



THIS SHEET

MATCHLINE- SEE SHEET 6



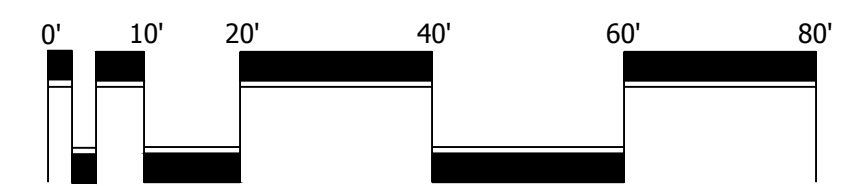
MATCHLINE- SEE SHEET 2

MATCHLINE- SEE SHEET 4

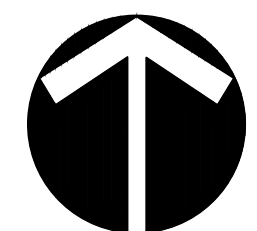
FLU: HIGH DENSITY RESIDENTIAL (RH/OSR/1)
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

WATER MANAGEMENT TRACT NO. 3C
ST. LUCIE WEST PLAT NO. 161,
PLAT BOOK 42, PAGE 12
OWNER: ST LUCIE WEST SERVICES DIST

P25-066
SITE PLAN



Scale: 1" = 20'-0"

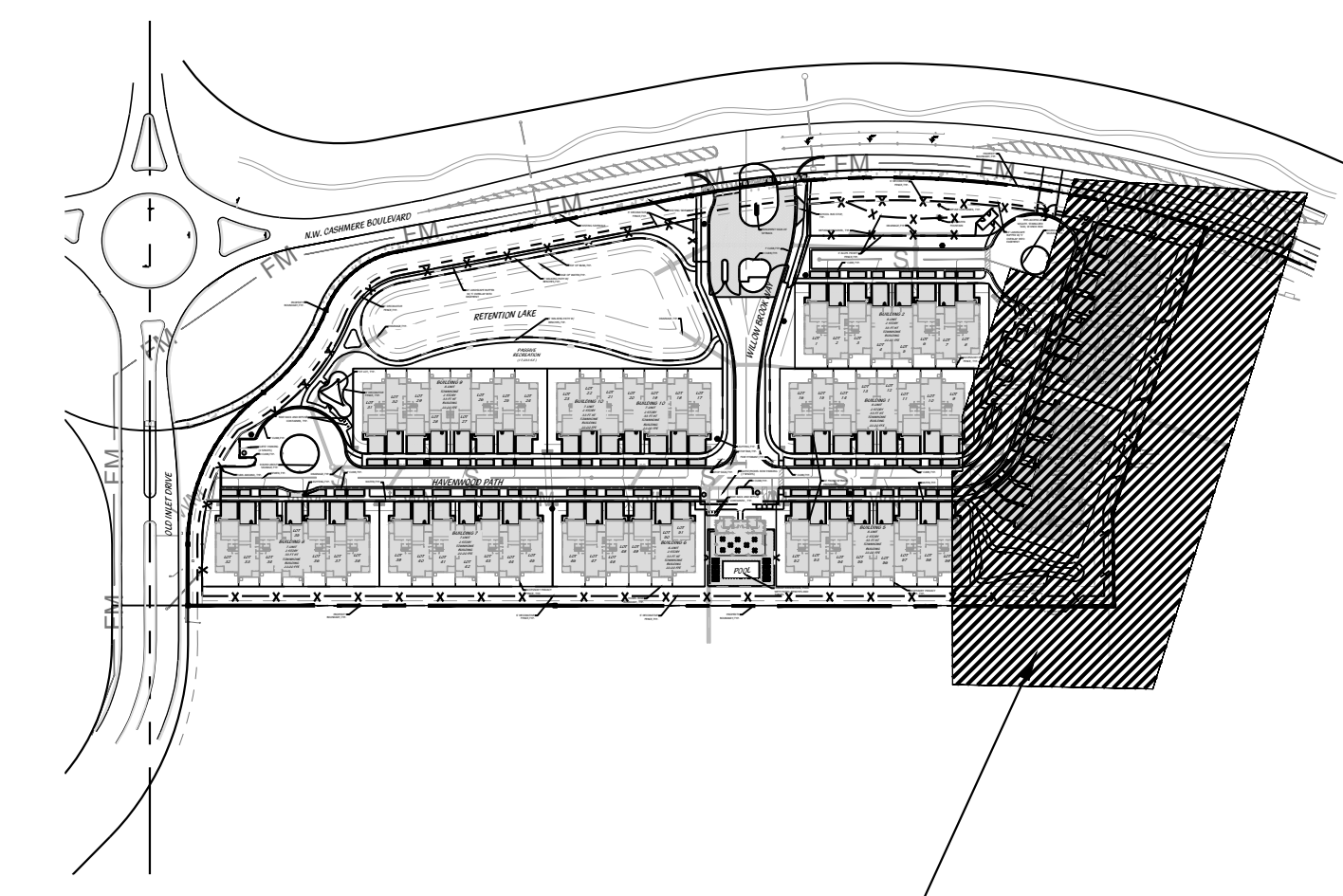
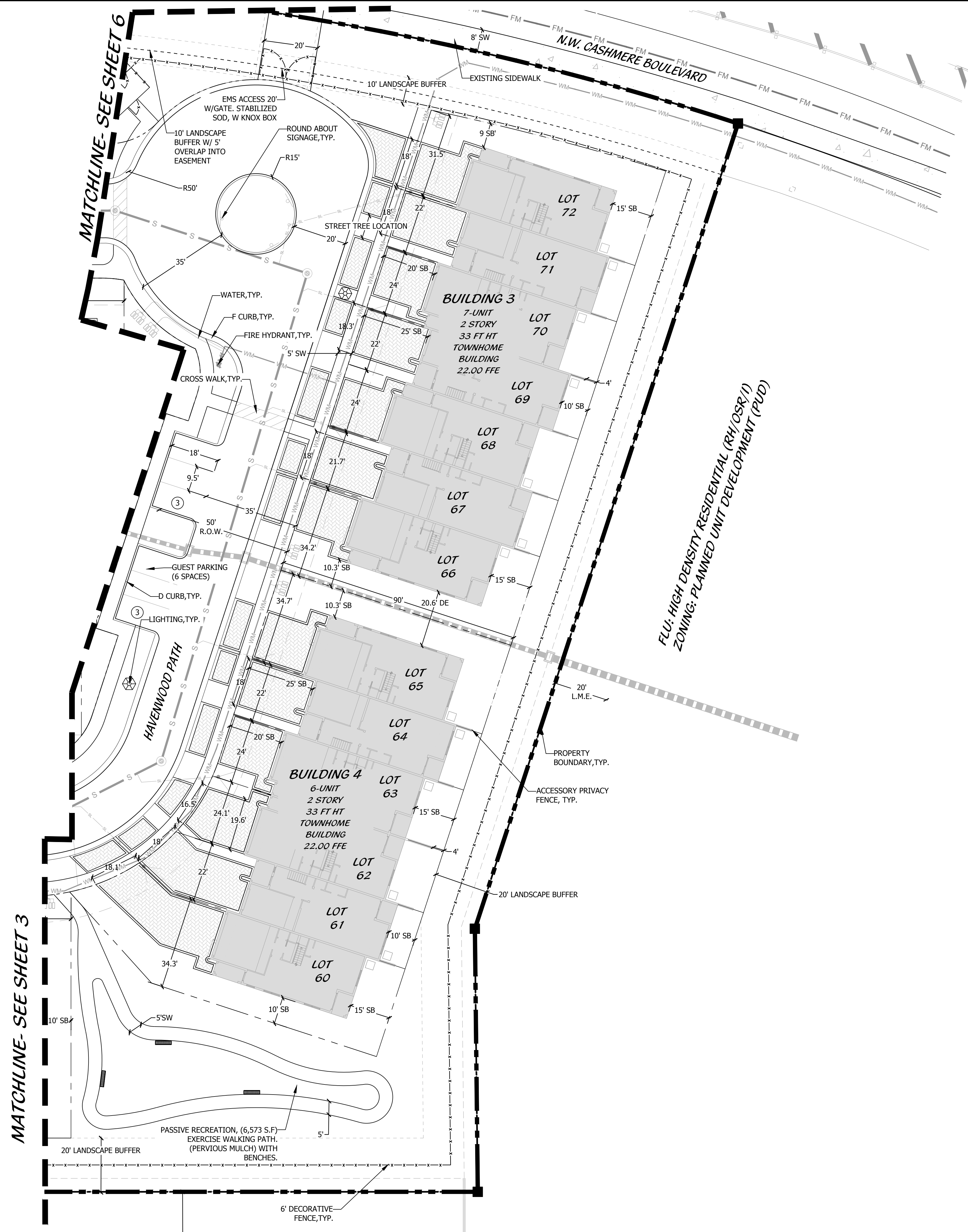


North

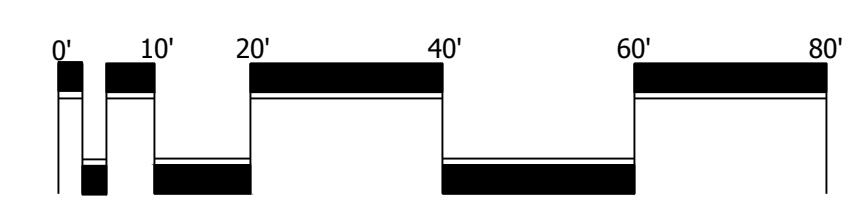
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SHEET 3 OF 7

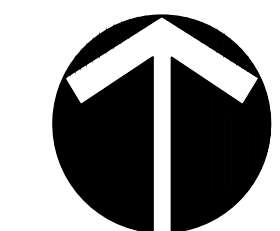
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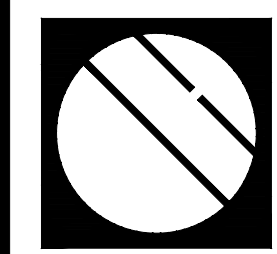
P25-066
SITE PLAN



Scale: 1" = 20'-0"



North



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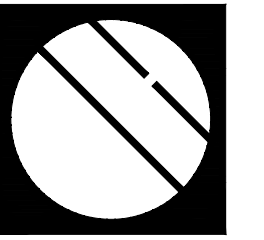
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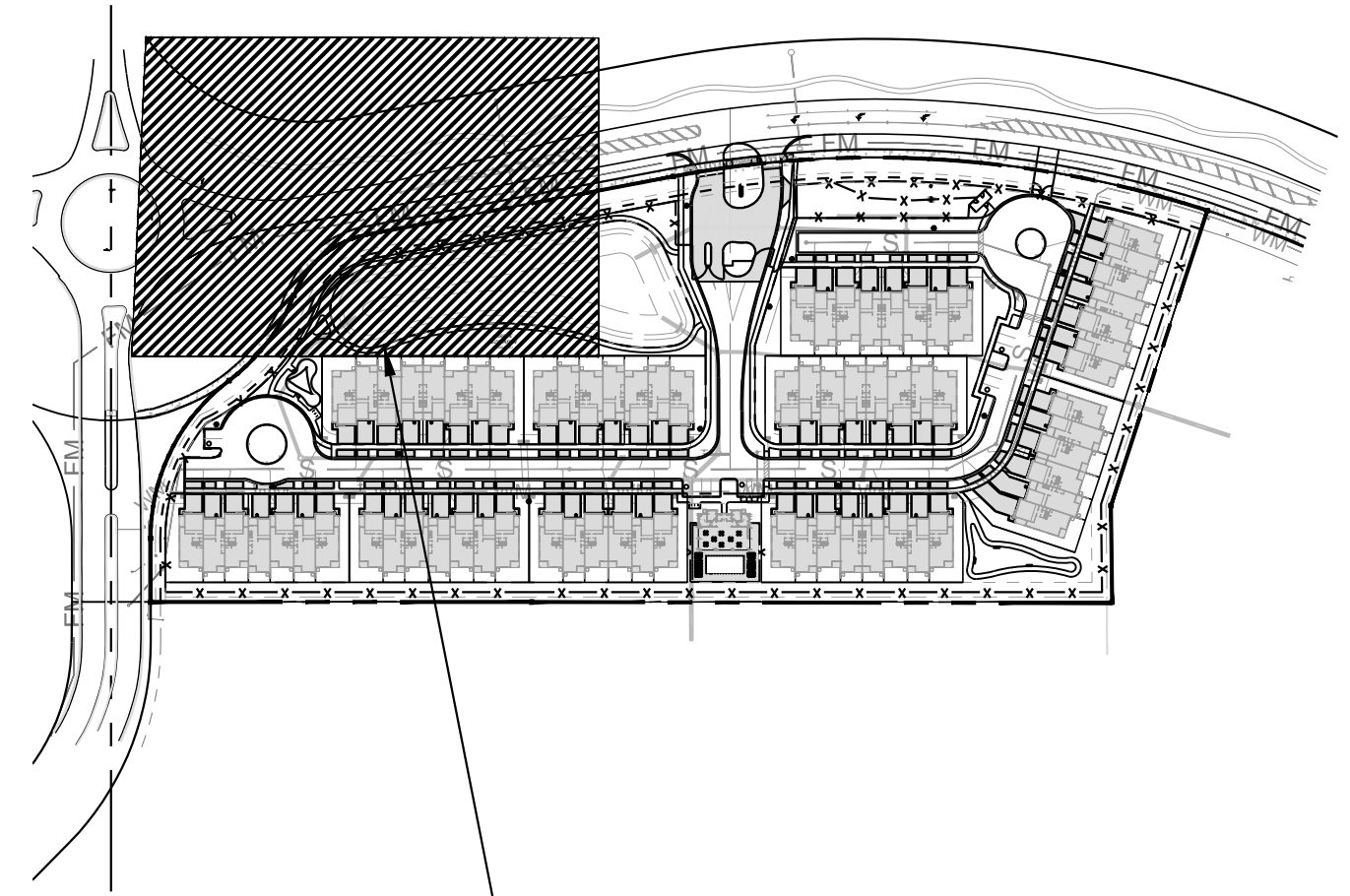


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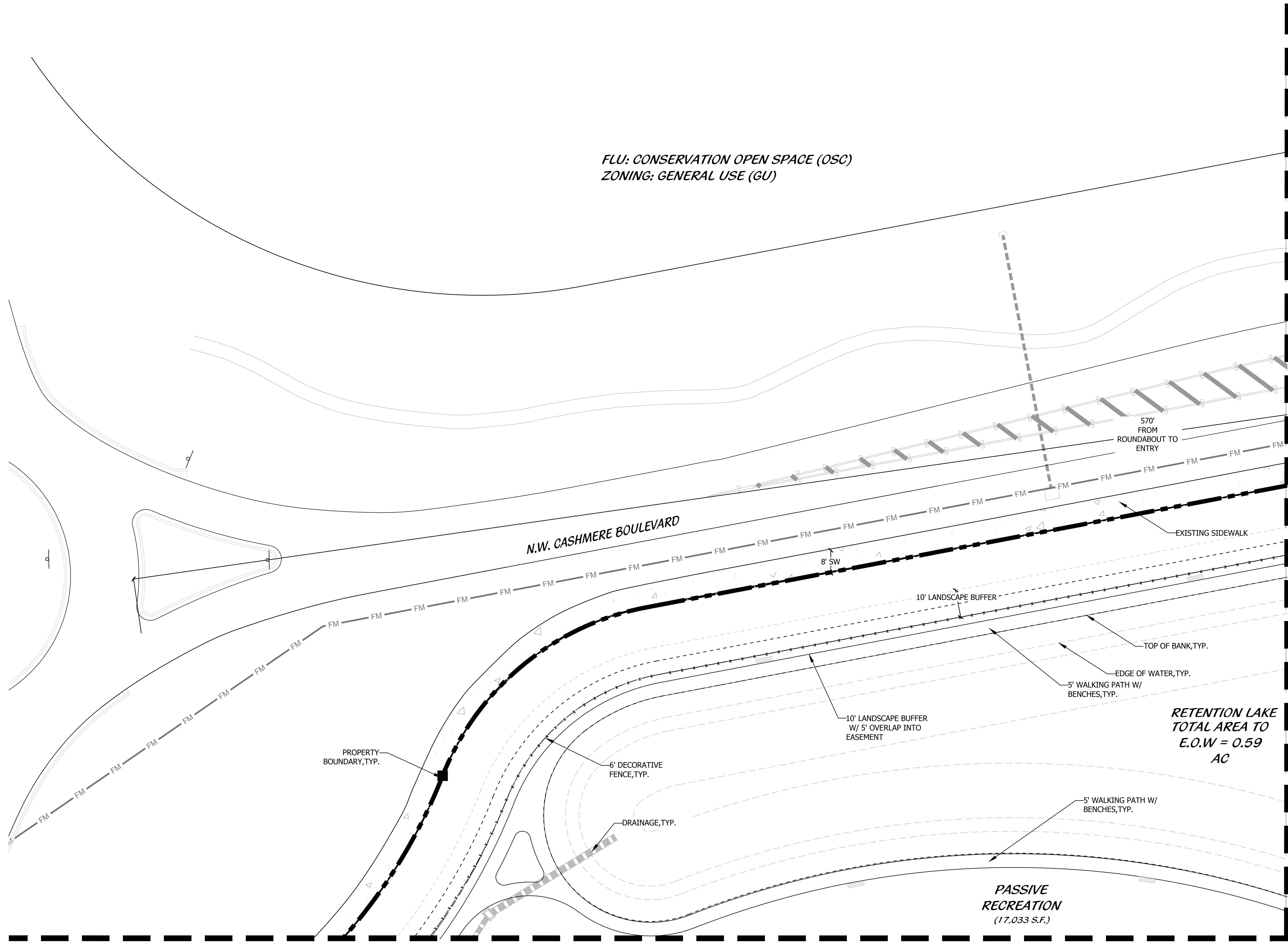
CANOPY WALK

Home Dynamics
Port St. Lucie, Florida



THIS SHEET

FLU: CONSERVATION OPEN SPACE (OSC)
ZONING: GENERAL USE (GU)



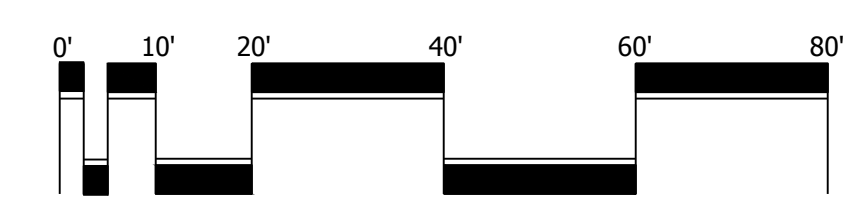
MATCHLINE- SEE SHEET 6

MATCHLINE- SEE SHEET 2

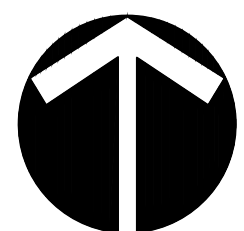
RETENTION LAKE
TOTAL AREA TO
E.O.W = 0.59
AC

PASSIVE
RECREATION
(17,033 S.F.)

P25-066 SITE PLAN



Scale: 1" = 20'-0"

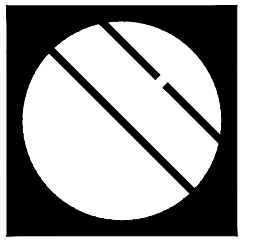


North

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DRAWN	VEJ
APPROVED	LAH
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SHEET 5 OF 7

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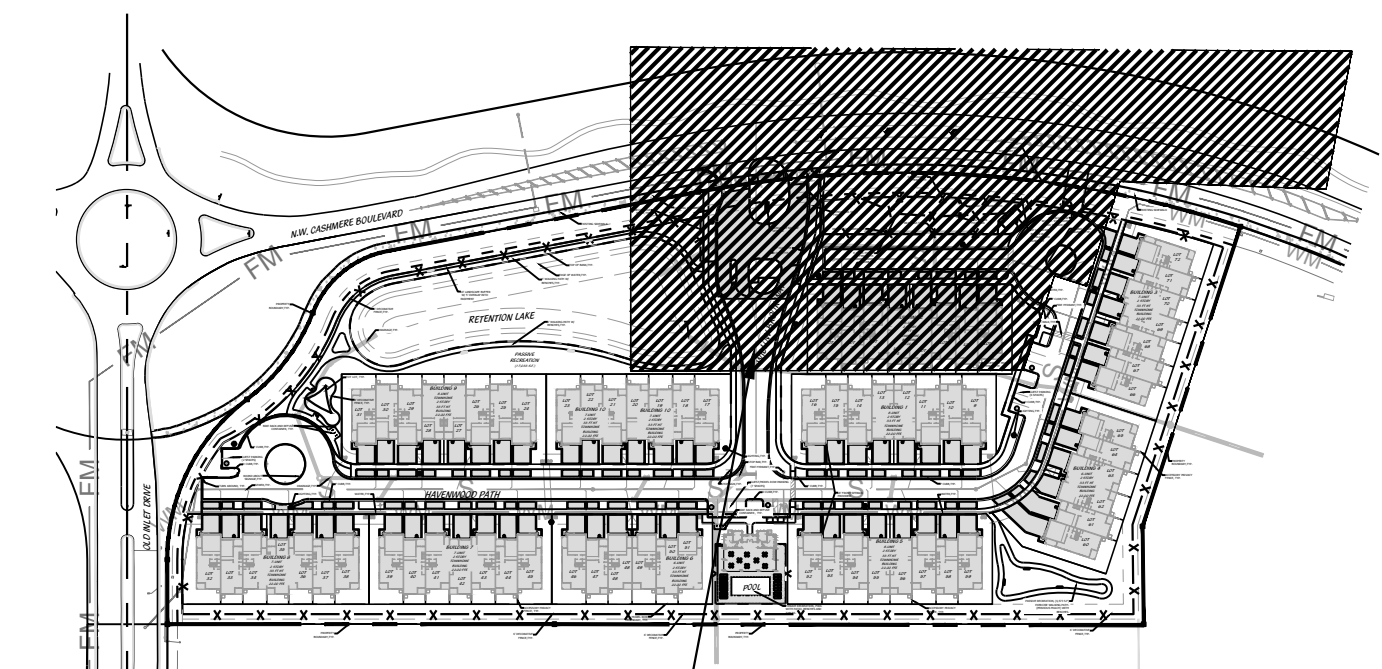
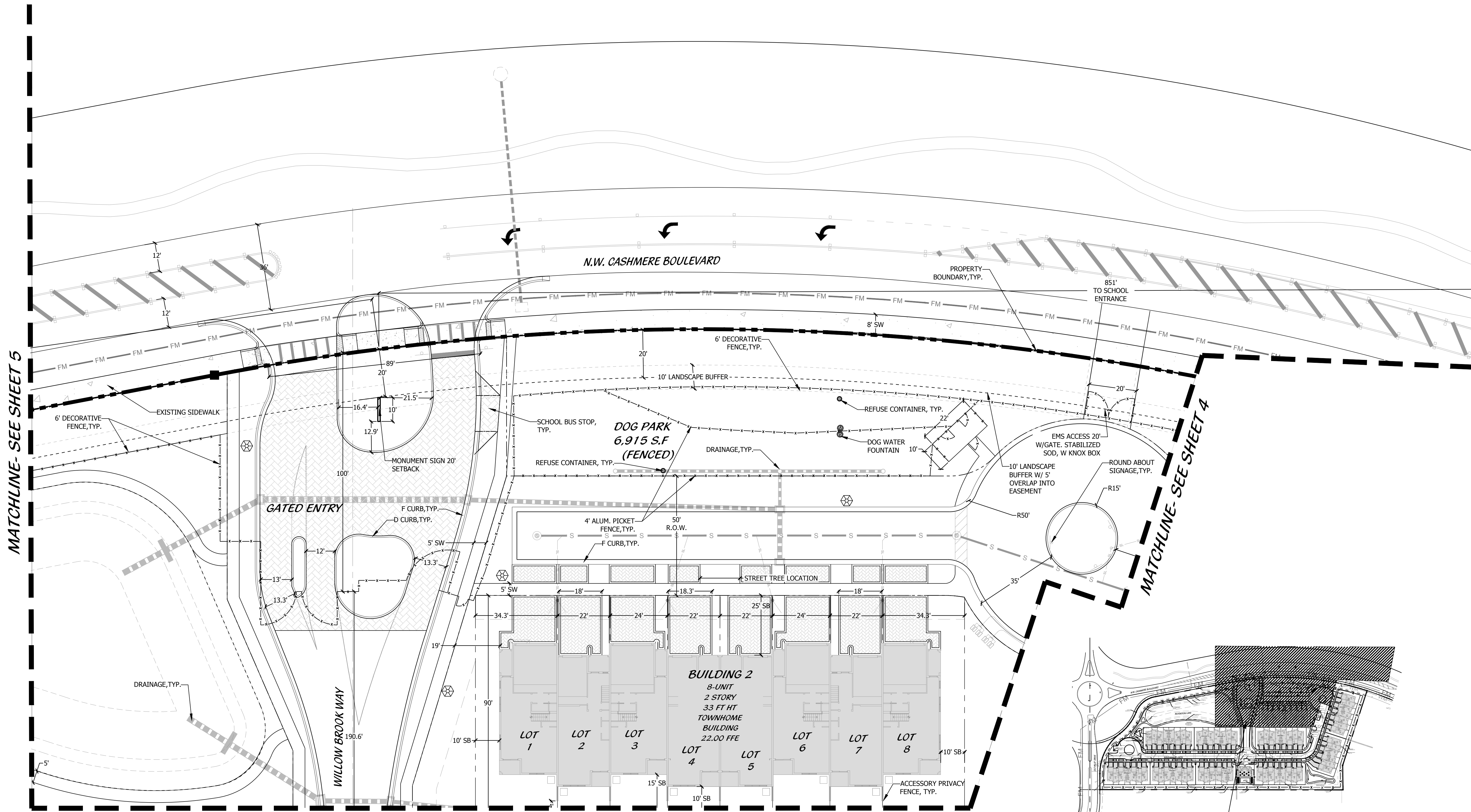


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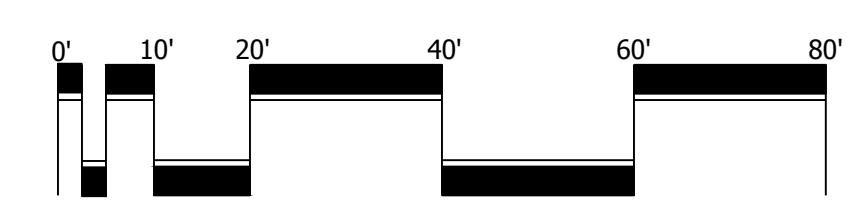


MATCHLINE- SEE SHEET 5

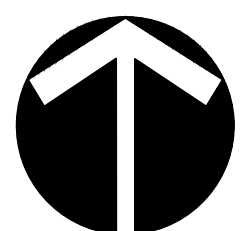
MATCHLINE- SEE SHEET 4

MATCHLINE- SEE SHEET 3

P25-066 SITE PLAN



Scale: 1" = 20'-0"



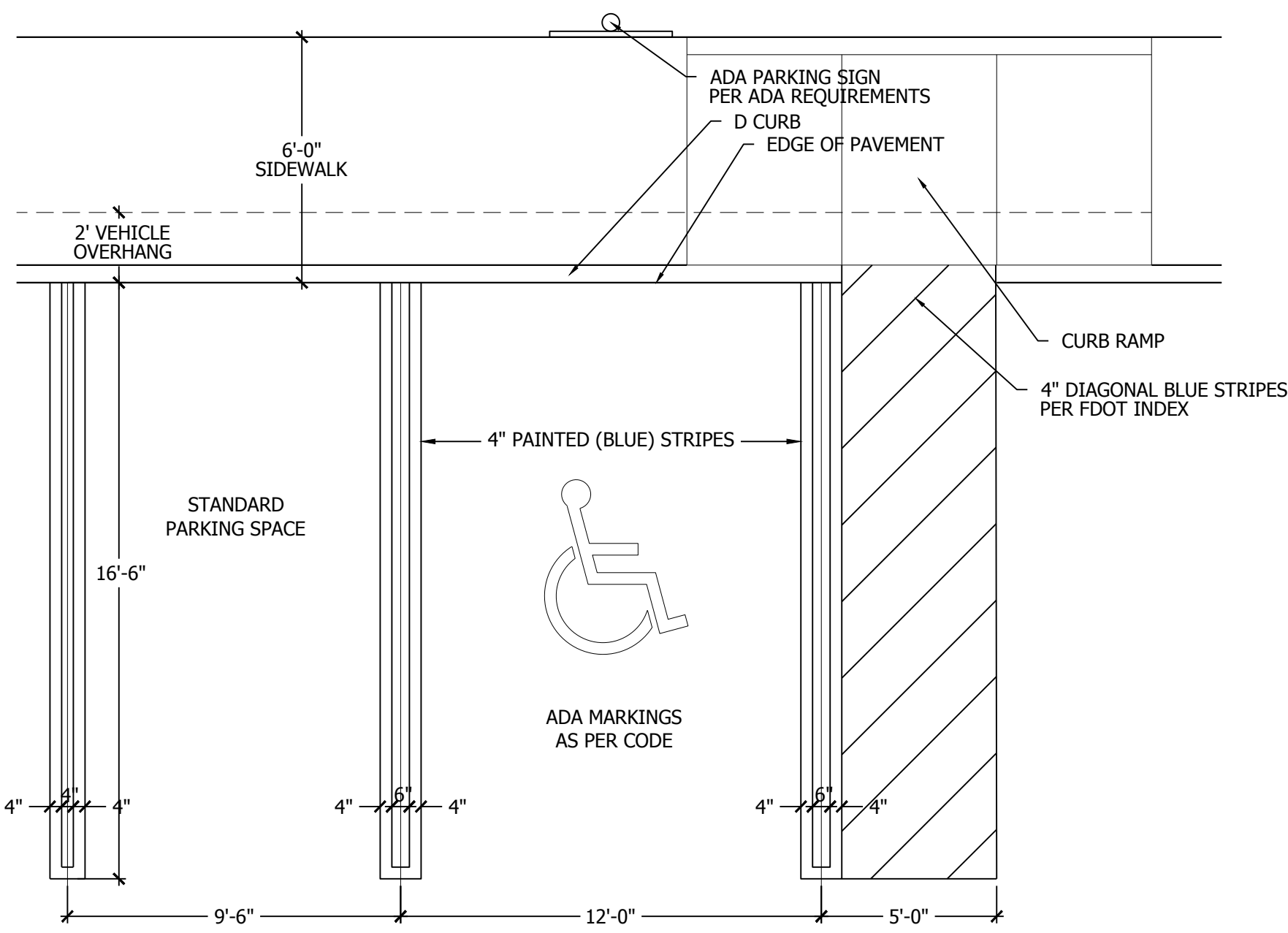
North

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STANDARD AND ADA PARKING DETAIL

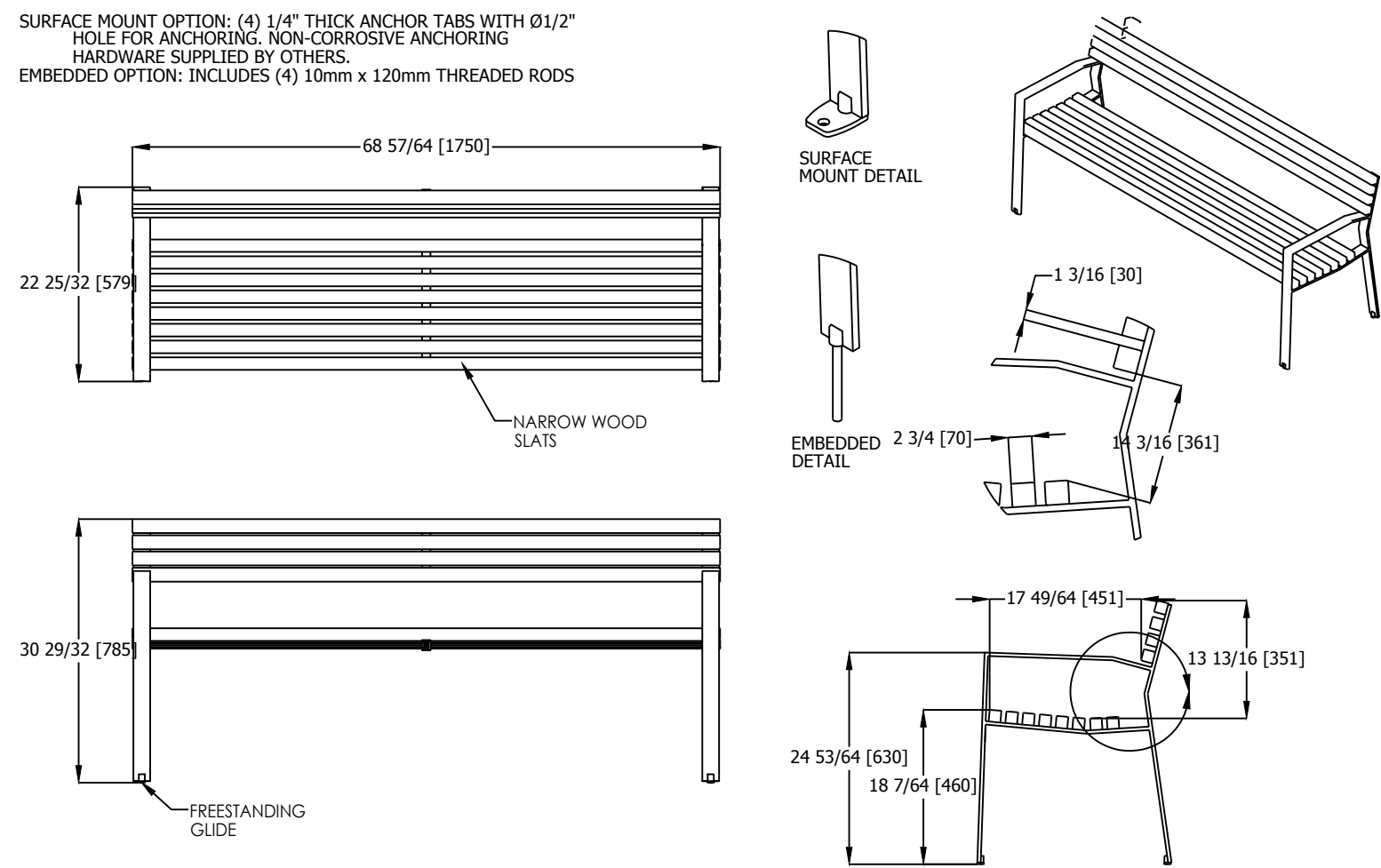
NTS



BENCH DETAIL

COMPANY: LANDSCAPE FORMS
Product Drawing

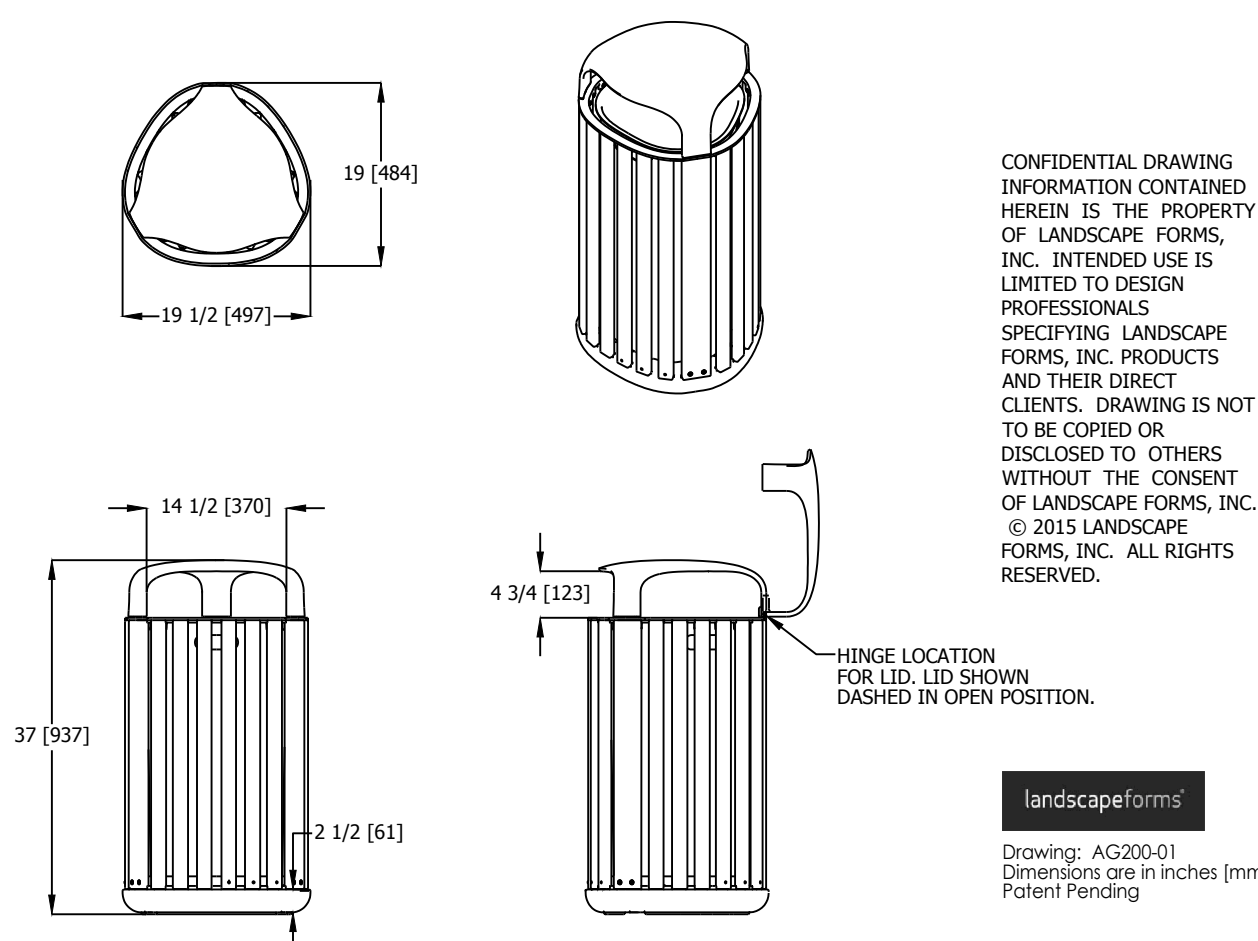
SURFACE MOUNT OPTION: (4) 1/4" THICK ANCHOR TABS WITH Ø1/2" HOLE FOR ANCHORING. NON-CORROSIVE ANCHORING HARDWARE SUPPLIED BY OTHERS.
EMBEDDED OPTION: INCLUDES (4) 10mm x 120mm THREADED RODS



RECEPTACLE DETAIL

NTS

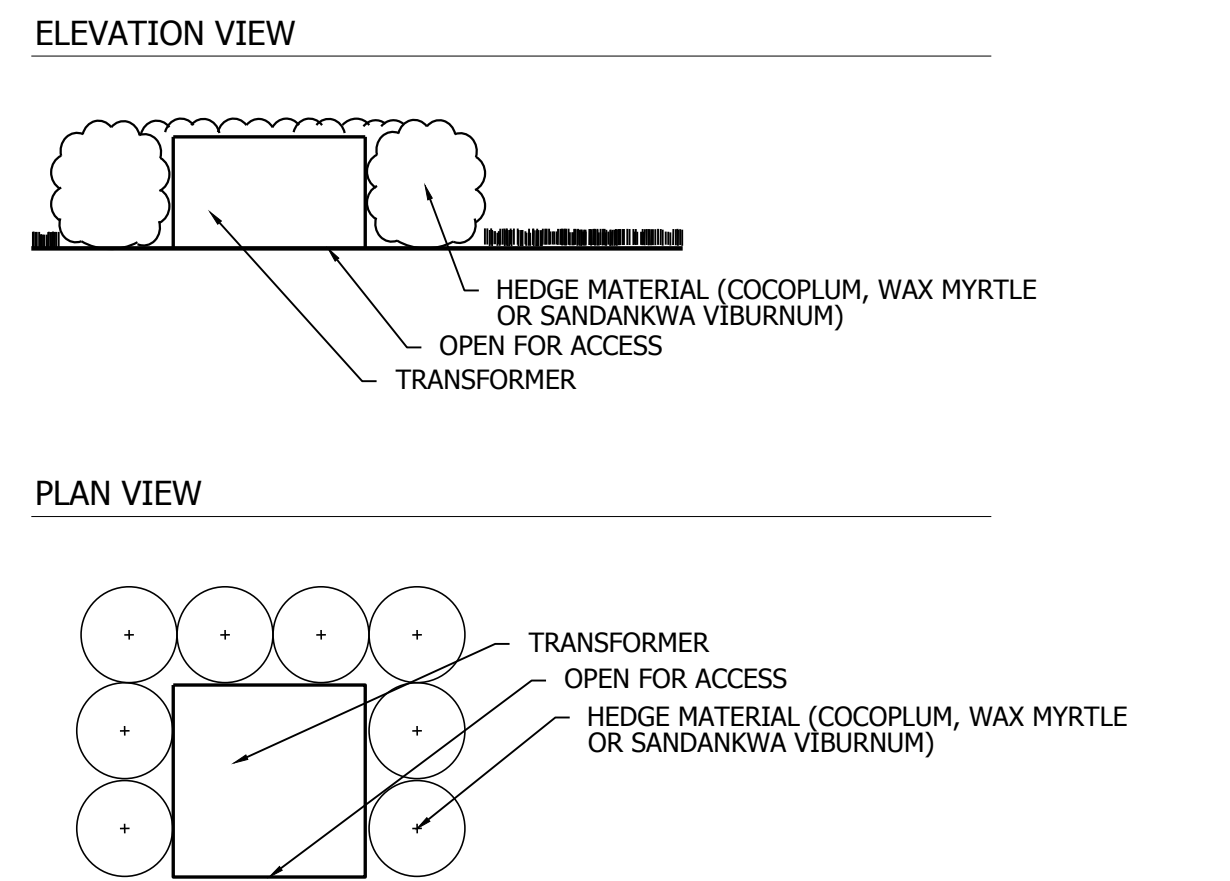
FGP Side opening litter receptacle, wood
Product Drawing
Date: 11/7/2016
www.landscapiforms.com Ph: 800.521.2546



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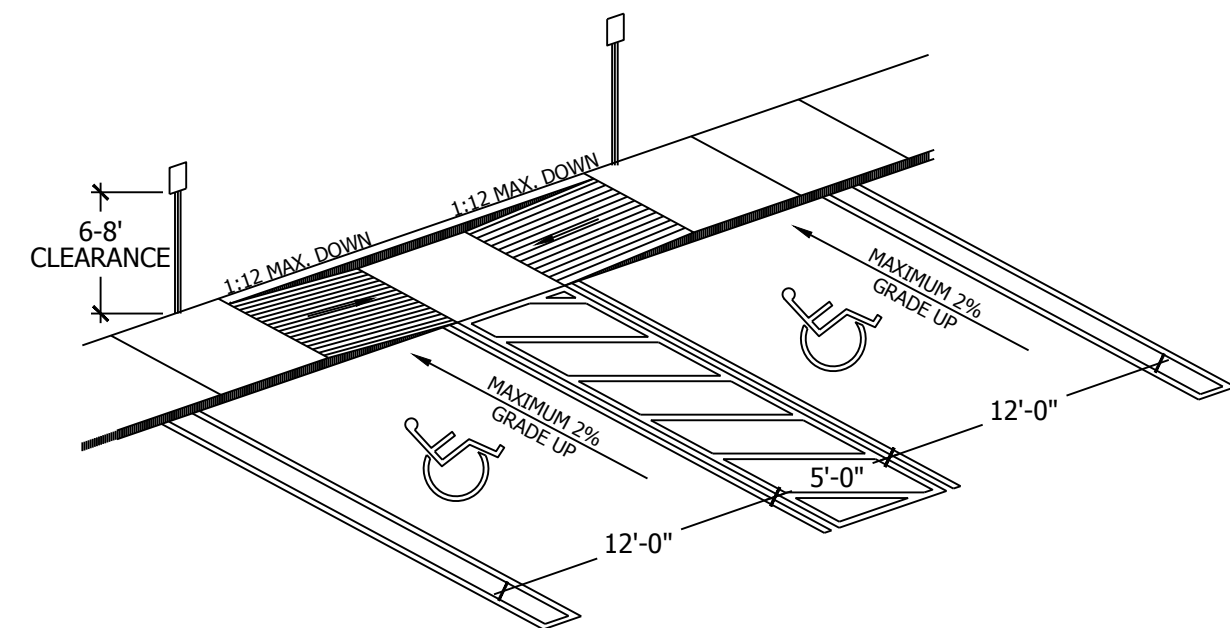
TRANSFORMER DETAIL

NTS



ADA RAMP DETAIL

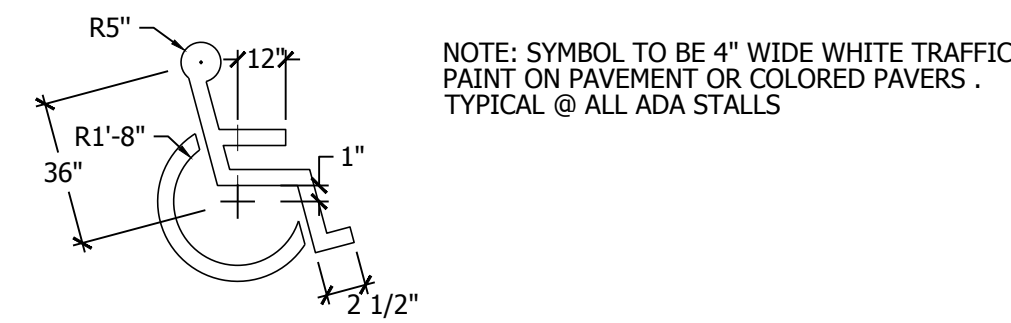
NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL ADA SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF ADA SPACES

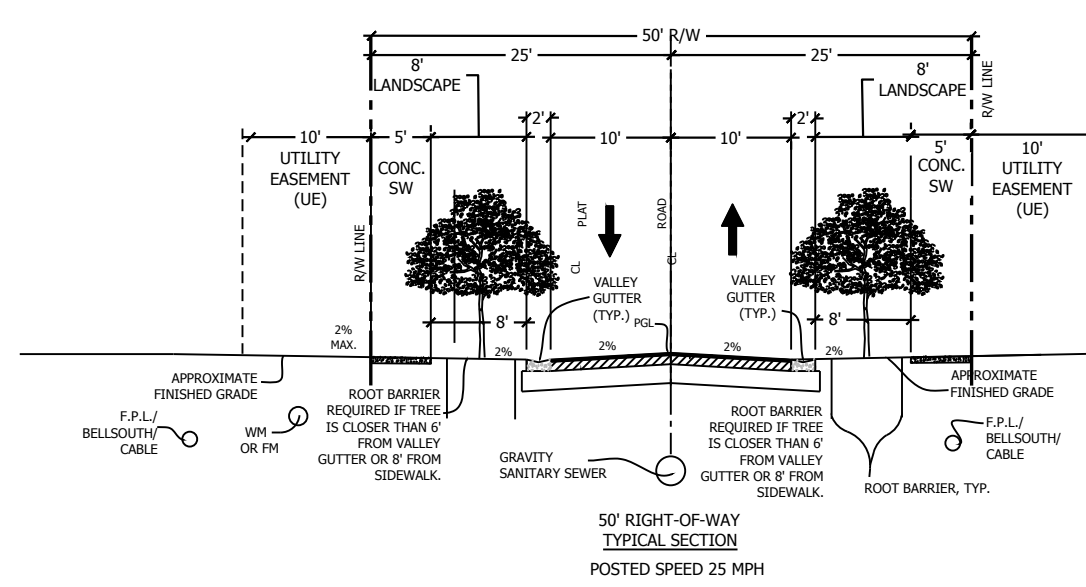
ADA SYMBOL DETAIL

NTS



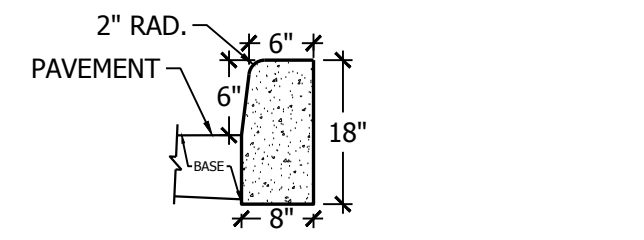
50' ROW DETAIL, TYP.

NTS



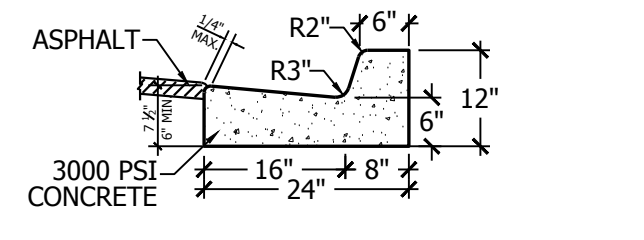
D CURB DETAIL

NTS



F CURB DETAIL

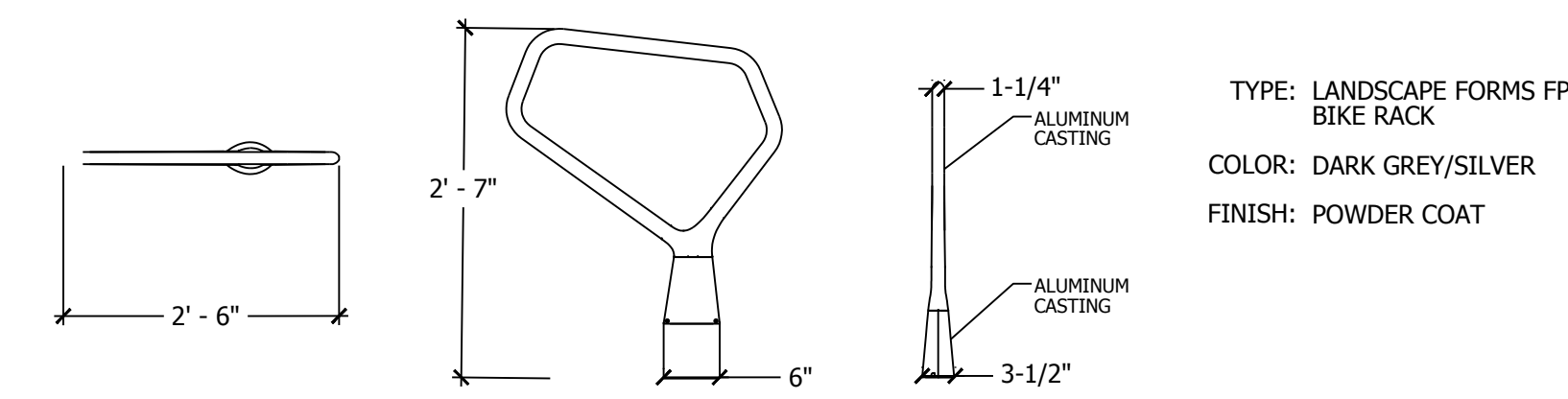
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NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

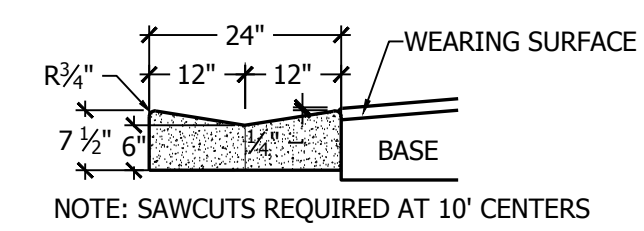
BIKE RACK DETAIL

NTS

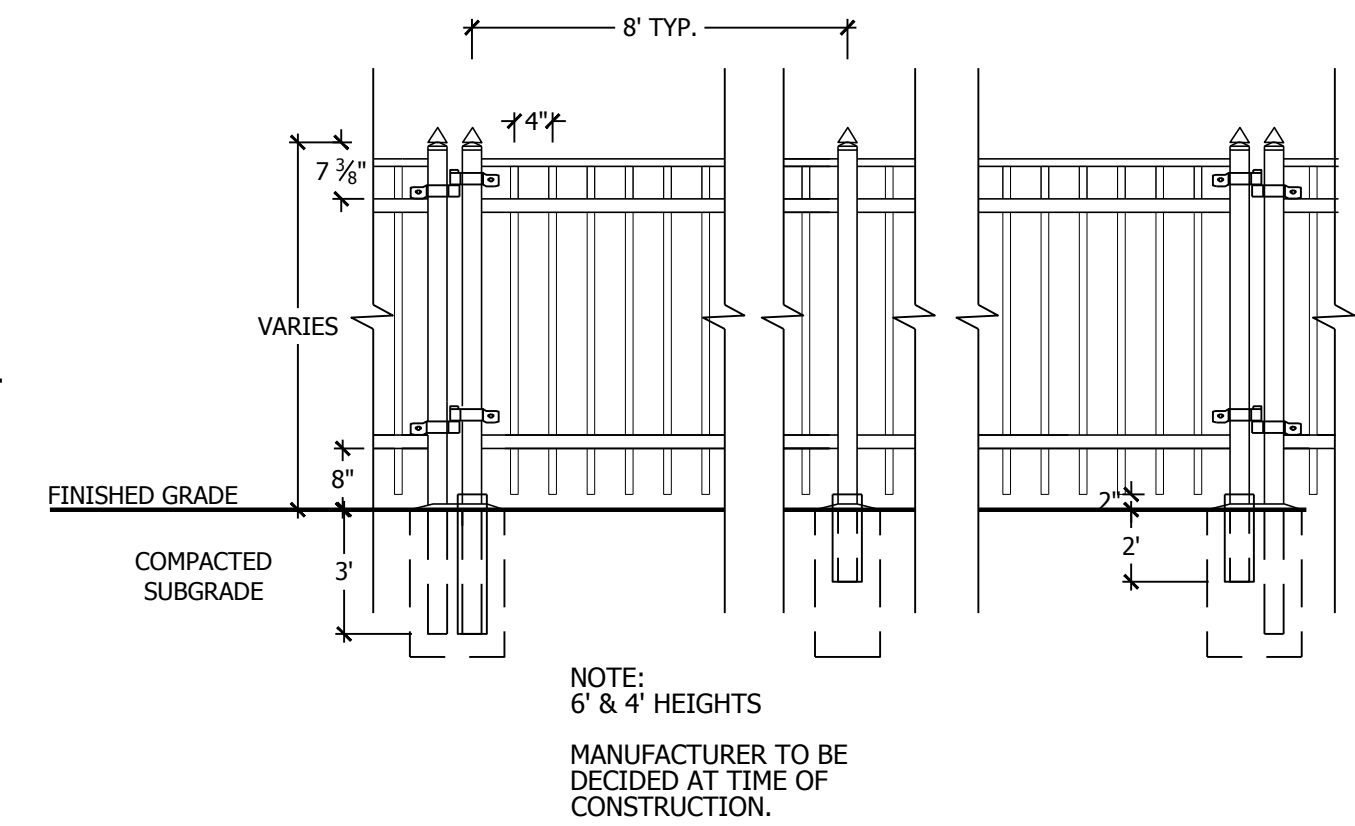


VALLEY CURB DETAIL

NTS

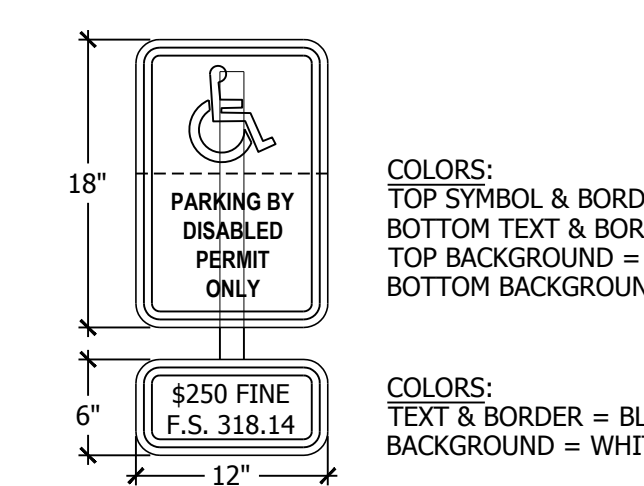


ALUMINUM DECORATIVE FENCE DETAIL



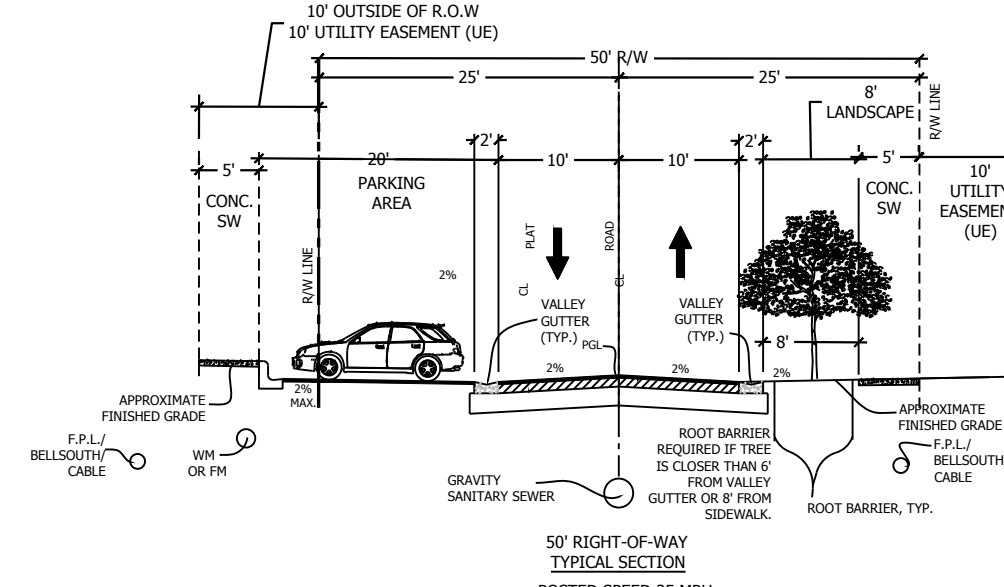
ADA SIGN DETAIL

NTS

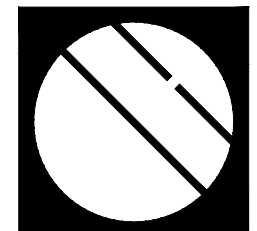


50' ROW DETAIL WITH GUEST PARKING

NTS



NOTE:
AT OPEN SPACE LOCATIONS ONLY



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P25-066
Site Details

SHEET 7 OF 7
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