

PROJECT DIRECTORY

DEVELOPER: HANLEX DEVELOPMENT, LLC
1000 COLOR PLACE
APOPKA, FL 32703
PHONE: (407) 889-9400
FAX: (407) 889-8328

CIVIL ENGINEER: COMMON OAK ENGINEERING, LLC
1209 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804
PHONE: (407) 951-5915

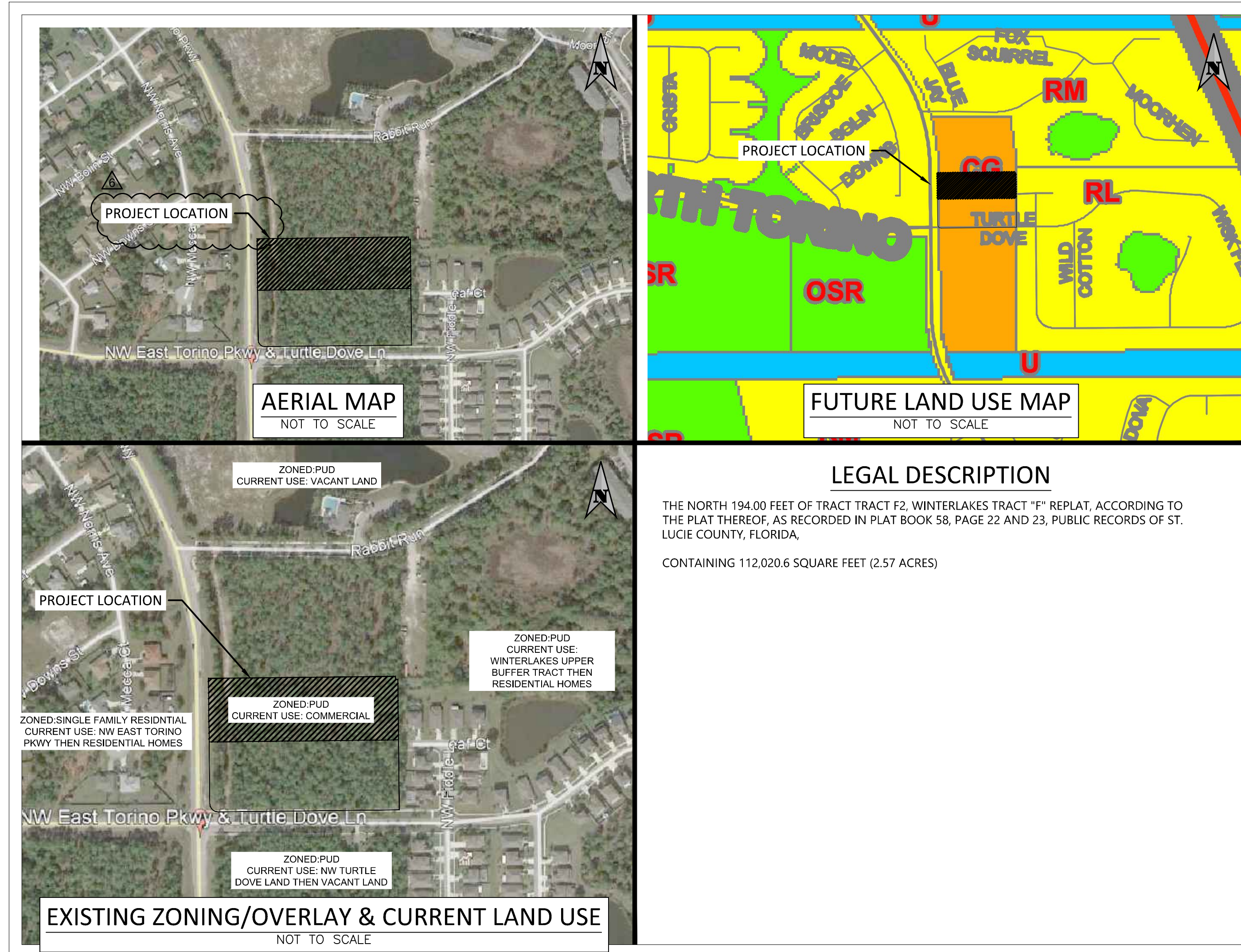
GEOTECH ENGINEER: INTERTEK PSI
1748 33RD STREET
ORLANDO, FL 32839
PHONE: (407) 304-5560
FAX: (407) 304-5561

SURVEYOR: KARNER SURVEYING, INC.
2740 SW MARTIN DOWNS BLVD.#333
PALM CITY, FLORIDA 34990
PHONE: (772) 289-7206
FAX: (772) 223-8181

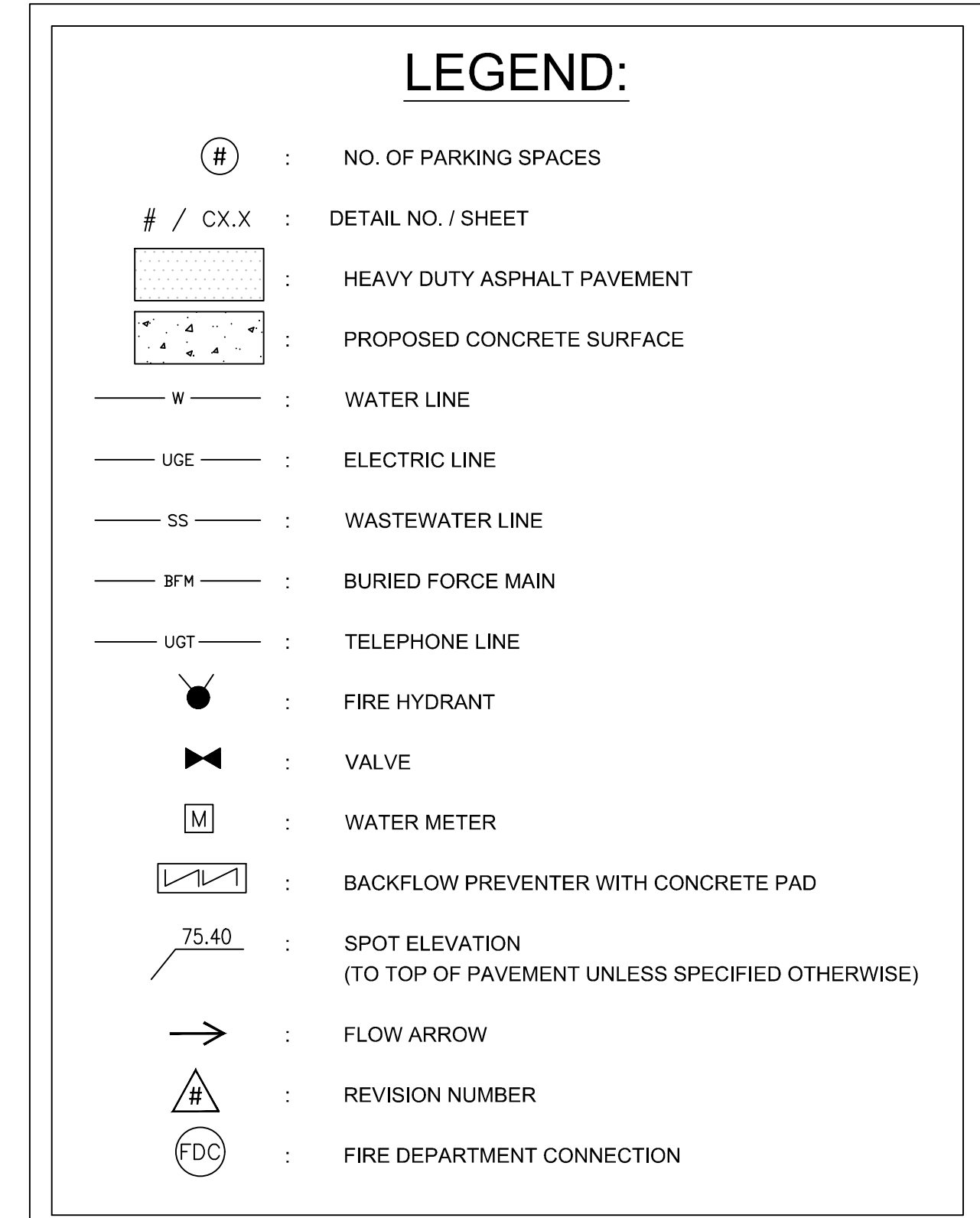
SITE PLAN FOR DOLLAR GENERAL AT NW E TORINO PKWY & TURTLE DOVE LANE PREPARED FOR: HANLEX DEVELOPMENT PARCEL NUMBER: 3312-501-0002-000-9

PLAN SHEET INDEX

DP1.0 COVER SHEET
DP2.0 DEVELOPMENT PLAN



LEGAL DESCRIPTION
THE NORTH 194.00 FEET OF TRACT TRACT F2, WINTERLAKES TRACT "F" REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 22 AND 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
CONTAINING 112,020.6 SQUARE FEET (2.57 ACRES)



UTILITY PROVIDERS

WATER: PORT ST. LUCIE UTILITIES
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984
PHONE: (772) 873-6400

ELECTRIC: FLORIDA POWER AND LIGHT
3301 ORANGE AVENUE
PORT ST. LUCIE, FL 34981
PHONE: (772) 489-6285

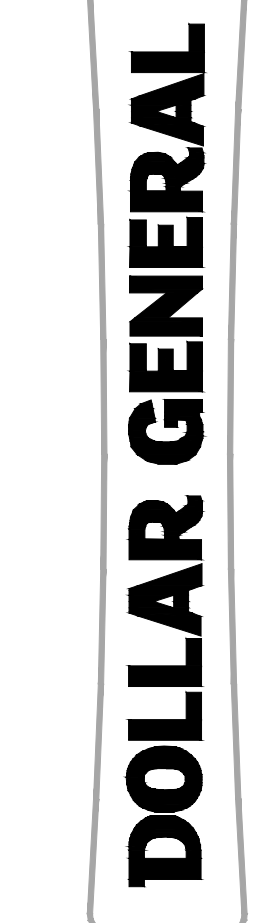
SEWER: PORT ST. LUCIE UTILITIES
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984
PHONE: (772) 873-6400

STORM: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
780 SE INDIAN STREET
STUART, FL 34997
772-223-2600

COMMUNICATIONS: COMCAST
261 SW PORT ST. BOULEVARD
PORT ST. LUCIE, FL 34984
PHONE: (800) 266-2278

GENERAL REVISION LOG

NO.	DATE:	REVISION/ISSUE:	SHEETS REVISED	BY:
1	08/21/2020	CITY OF PORT ST LUCIE	ALL	RWB
2	05/26/2021	SFWMD	C1.0, C5.0, D2.0, D2.2	RWB
3	05/26/2021	CITY OF PORT ST LUCIE	ALL	RWB
4	07/14/2021	CITY OF PORT ST LUCIE	DP1.0, DP2.0	AJB
5	01/06/2022	CITY OF PORT ST LUCIE	DP1.0, DP2.0	AJB
5	05/06/2022	CITY OF PORT ST LUCIE COMMENTS	DP1.0, DP2.0	HM



COMMON OAK ENGINEERING
1209 EDGEWATER DR SUITE 100
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 326844

DOLLAR GENERAL
PORT ST. LUCIE
AT
TURTLE DOVE LN. &
NW E. TORINO PKWY
STORE # 21975

NO.	DATE:	REVISION/ISSUE:	BY:
1	08/21/2020	CITY OF PORT ST LUCIE	RWB
3	05/26/2021	CITY OF PORT ST LUCIE	RWB
4	07/14/2021	CITY OF PORT ST LUCIE	AJB
5	01/06/2022	CITY OF PORT ST LUCIE	RWB
6	05/06/2022	CITY OF PORT ST LUCIE COMMENTS	HM

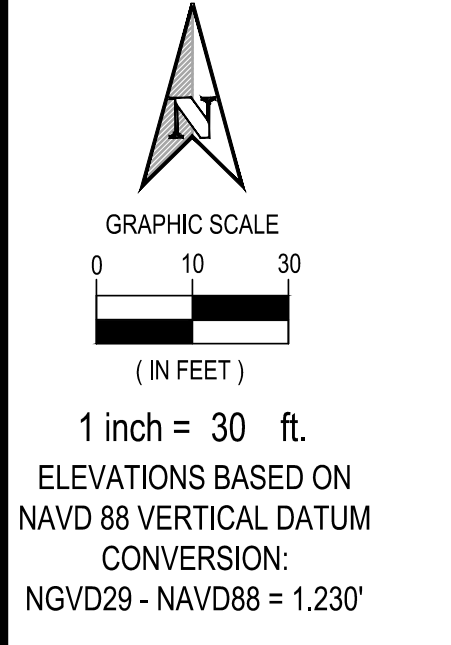
ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 219.070

DATE 05/11/2022 SHEET
SCALE N.T.S. DP1.0

COVER SHEET



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
HP-S	6	HP-S	SINGLE	13632	0.950	LEDS-T210-S - Single Pole Mt 150w, Type 4, 5K, Shielded
G	10	G	SINGLE	4740	0.950	LEDBG42W01B-5000K - Wall Pack, 42W, Full Cut-off, 5K

LumNo	Label	Z
1	G	12
2	G	16.5
3	G	16.5
4	G	16.5
5	G	16.5
6	G	12
7	G	12
8	HP-S	25
9	HP-S	25
10	HP-S	25
11	HP-S	25
12	HP-S	25
13	G	12
14	HP-S	25
15	G	16.5
16	G	16.5

LEGEND

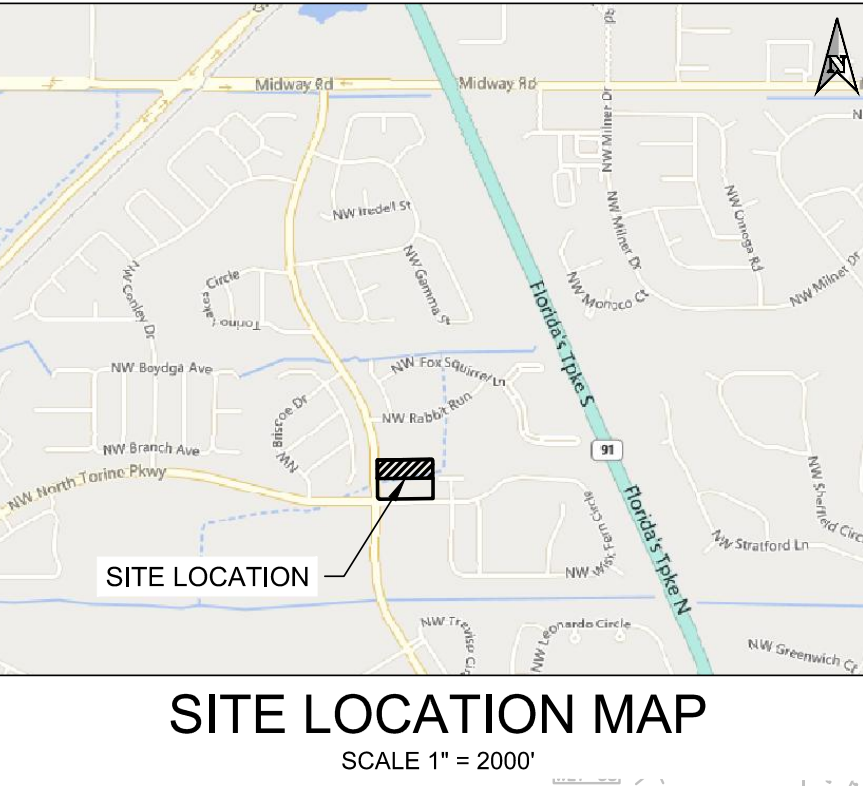
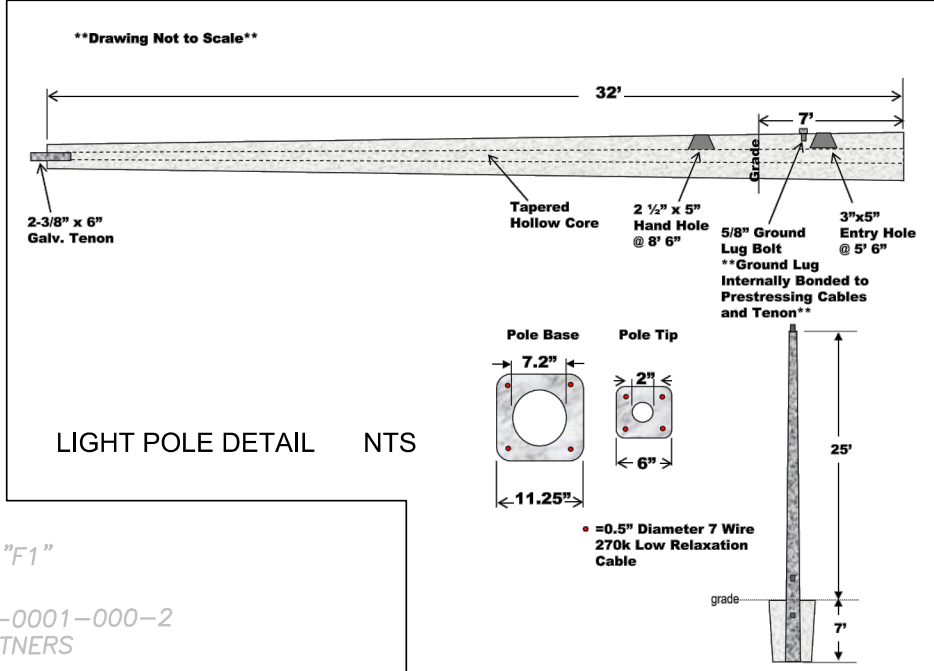
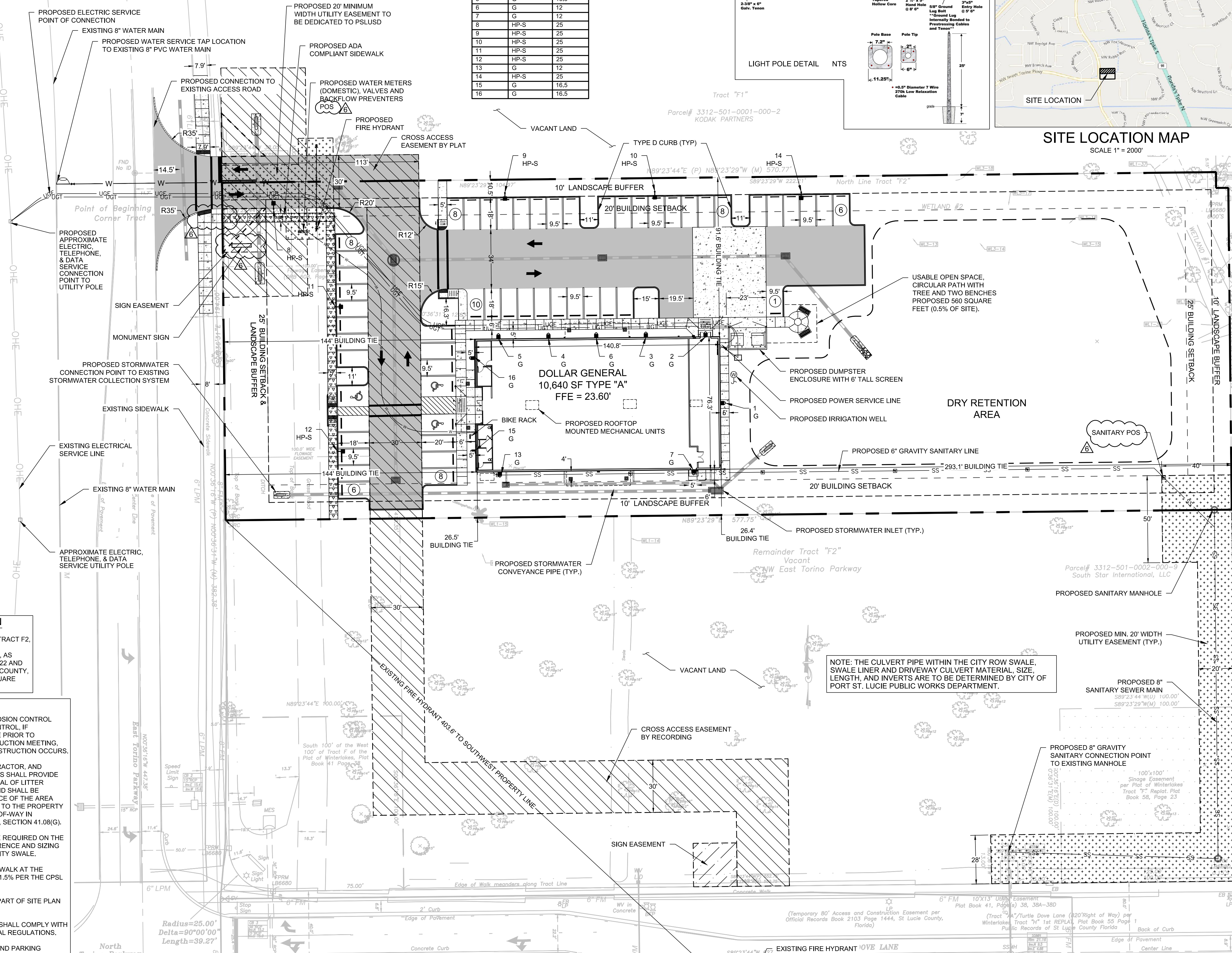
- CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- RIP RAP
- UTILITY EASEMENT
- PROPERTY LINE
- PROPOSED SANITARY LINE
- PROPOSED UNDERGROUND ECLECTIC
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED STORM LINE
- SITE LIGHTING
- DIRECTIONAL ARROWS
- STOP BAR
- PROPOSED MONUMENT SIGN
- ADA ACCESSIBLE SPACE
- PARKING COUNT
- SIGN
- VALVE

LEGAL DESCRIPTION

THE NORTH 194.00 FEET OF TRACT TRACT F2, WINTERLAKES TRACT "F" REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 22 AND 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 112,020.6 SQUARE FEET (2.57 ACRES).

PLAN NOTES:

- PERIMETER SEDIMENT AND EROSION CONTROL MEASURES AND TURBIDITY CONTROL, IF APPLICABLE, MUST BE IN PLACE PRIOR TO REQUESTING THE PRE-CONSTRUCTION MEETING, OR BEFORE CLEARING OR CONSTRUCTION OCCURS.
- 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).
- A BENCHMARK IN NAVD WILL BE REQUIRED ON THE PGD PLANS FOR FUTURE REFERENCE AND SIZING OF THE CULVERT PIPE IN THE CITY SWALE.
- CROSS-SLOPE FOR THE CROSSWALK AT THE ENTRANCE MUST NOT EXCEED 1.5% PER THE CPSE ENGINEERING STANDARDS.
- SIGNS ARE NOT REVIEWED AS PART OF SITE PLAN APPROVAL.
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- ALL ASPHALT, CURB ISLANDS, AND PARKING DIMENSIONS ARE TO FACE OF CURB
- ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.
- BUILDING SETBACKS ARE TO CORNER OF BUILDING
- ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SHOWN.
- ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
- PUBLIC ART REQUIREMENT WILL BE ADDRESSED BY CONTRIBUTION TO THE CITY FUND.



SITE DATA TABLE	
TAX PARCEL #	3312-501-000-009
ZONING DISTRICT	PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE	COMMERCIAL GENERAL (CG)
ADJACENT ZONING (NORTH)	VACANT LAND (PUD)
ADJACENT ZONING (SOUTH)	NW TURTLE DOVE LAND THEN VACANT LAND (PUD)
ADJACENT ZONING (EAST)	WINTERLAKES UPPER BUFFER TRACT (PUD) THEN RESIDENTIAL HOMES (PUD)
ADJACENT ZONING (WEST)	NW EAST TORINO PKWY THEN RESIDENTIAL HOMES (SINGLE FAMILY RESIDENTIAL)
TOTAL LOT AREA (ACRES)	112,021 SF 2.57 ACRES 100%
PROPOSED BUILDING & AWNINGS	11,169 SF 0.26 ACRES 9.97%
POND / WETLAND / SHW AREA	24,752 SF 0.57 ACRES 22.10%
PROPOSED PAVEMENT/CURBING & SIDEWALKS	31,506 SF 0.72 ACRES 28.13%
IMPERVIOUS AREA (AREA DOES NOT INCLUDE POND OR PRE-DEVELOPMENT WETLAND/SWHE AREA)	42,675 SF 0.98 ACRES 38.10%
PERVIOUS AREA	69,346 SF 1.59 ACRES 61.90%
USABLE OPEN SPACE	560 SF 0.01 ACRES 0.50%
PARKING	REQUIRED 1200SF OF G.F.A. (53 STALLS) 55.3 OF WHICH ARE HANDICAP
STALL DEPTH	18'
STALL WIDTH	9.5'
DRIVE AISLE	26' MIN. 30' 834"
PROPOSED BUILDING SETBACKS	REQUIRED PERMITTED
FRONT (WEST)	25' (MIN) 142' (FROM PROPERTY LINE)
REAR (EAST)	25' (MIN) 181' (FROM PROPERTY LINE)
SIDE INTERIOR (SOUTH)	20' (MIN) 21' (FROM PROPERTY LINE)
SIDE STREET (NORTH)	20' (MIN) 91.5' (FROM PROPERTY LINE)
LANDSCAPE BUFFER	25' (MIN) 59.5'
FRONT (WEST)	10' (MIN) 139.7'
SIDE INTERIOR (SOUTH)	10' (MIN) 13.9'
SIDE STREET (NORTH)	10' (MIN) 10.7'
IMPERVIOUS SURFACE RATIO	80% MAX (7912.80 SF) 44.84% (39,750.83 SF)
FLOOR AREA RATIO	0.300 10.640 SF
MAX BUILDING COVERAGE	30% 112,021 SF
LOT WIDTH	N/A 469'
PRIMARY BUILDING HEIGHT	35' MAX LESS THAN 35'
FLOOD ZONE X	FIRM PANEL # 1211 (02/28/12) DATED FEBRUARY 16, 2012. CITY OF PORT ST. LUCIE, FL.

GENERAL DEVELOPMENT NOTES

PHASING: THE SITE IMPROVEMENTS SHOWN HEREIN ARE TO BE CONSTRUCTED IN A SINGLE PHASE

WATER SERVICE PROVIDER: PORT ST. LUCIE UTILITIES

WASTEWATER SERVICE PROVIDER: PORT ST. LUCIE UTILITIES

COMMERCIAL DESIGN STANDARDS: COMPLIANCE WITH COMMERCIAL DESIGN STANDARDS SET FORTH IN DOCUMENTS OF THE WINTERLAKES PROPERTY OWNERS ASSOCIATION, INC.

SIGN PLAN: SIGNAGE TO COMPLY WITH WINTERLAKES PUD ORDINANCE

- SITE PLAN NOTES:**
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UP AND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR THE CITY DEPARTMENT. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
 - LIGHTS SHALL BE SHIELDED TO DIRECT ANY CLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 18.221 OF THE PSL CITY CODE.
 - ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.
 - THE ENVIRONMENTAL ASSESSMENT WAS CONDUCTED BY THOMSON ENVIRONMENTAL CONSULTING ON FEB. 12, 2021. NO GOPHER TORTOISES WERE FOUND ON-SITE. SEE ENVIRONMENTAL ASSESSMENT REPORT FOR MORE DETAILS.

DRAINAGE SYSTEM:

DRAINAGE SYSTEM WILL CONSIST OF A NEW STORMWATER DETENTION AND/OR RETENTION SYSTEM WITH DISCHARGE TO THE EXISTING DRAINAGE EASEMENT AND CANAL LOCATED ON THE EAST SIDE OF EAST TORINO PARKWAY. SFWM CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

TRAFFIC STATEMENT:

THIS GENERALIZED TRAFFIC ANALYSIS WAS UNDERTAKEN IN SUPPORT OF A PROPOSED DEVELOPMENT CONSISTING OF A 10,640 SQUARE FOOT COMMERCIAL RETAIL STORE TO BE CONSTRUCTED ON A LOT TO BE CREATED FROM PARCEL ID#: 3312-501-000-009, IN PORT ST. LUCIE, FLORIDA. ACCESS TO THE SITE WILL BE PROVIDED VIA A DRIVEWAY ON EAST TORINO PARKWAY.

THIS ANALYSIS ASSESSES THE POTENTIAL TRAFFIC GENERATION OF THE PROPOSED DEVELOPMENT, IN ACCORDANCE WITH FOOT STANDARDS, BASED ON THE PROPOSED USE, VARIETY STORE (ITE CODE 814) AND GENERATION FIGURES SUPPLIED BY THE TRANSPORTATION ENGINEER'S TRIP GENERATION MANUAL, 11TH EDITION. THE PROPOSED PROJECT IS EXPECTED TO GENERATE 677 DAILY TRIPS AND 48 AM PEAK HOUR TRIPS AND 79 PM PEAK HOUR TRIPS.

TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT WERE OBTAINED FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION. THE PASS-BY RATES WERE OBTAINED FROM THE ITE TRIP GENERATION HANDBOOK, 3RD EDITION.

ARCHITECT: LIS ENGINEERING, LLC. 21430 PALM BEACH BLVD. ALVA, FL 33920 OFFICE: (239) 893-8828

ENGINEER: COMMON OAK ENGINEERING, LLC. 1209 EDGEWATER DR. SUITE 100, ORLANDO, FL 32804 OFFICE: (407) 951-5915

DEVELOPER: HANLEX DEVELOPMENT, LLC. 1000 COLOR PLACE APOPKA, FL 32703 OFFICE: (407) 889-9400

LEDS Full Cut-off Wall Packs

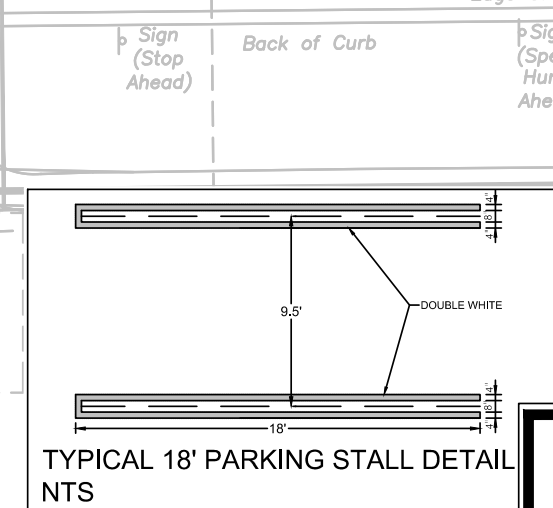
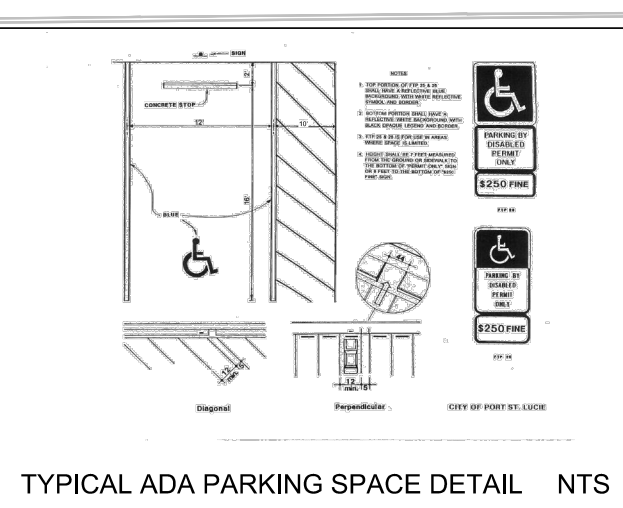
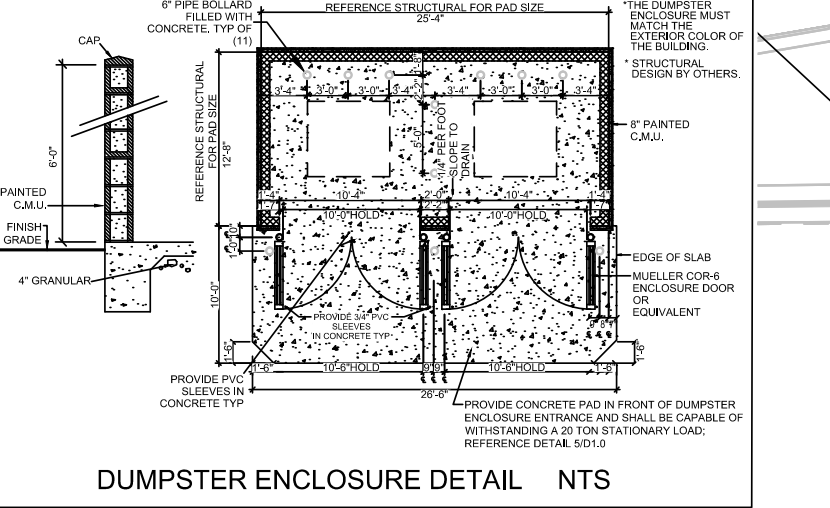
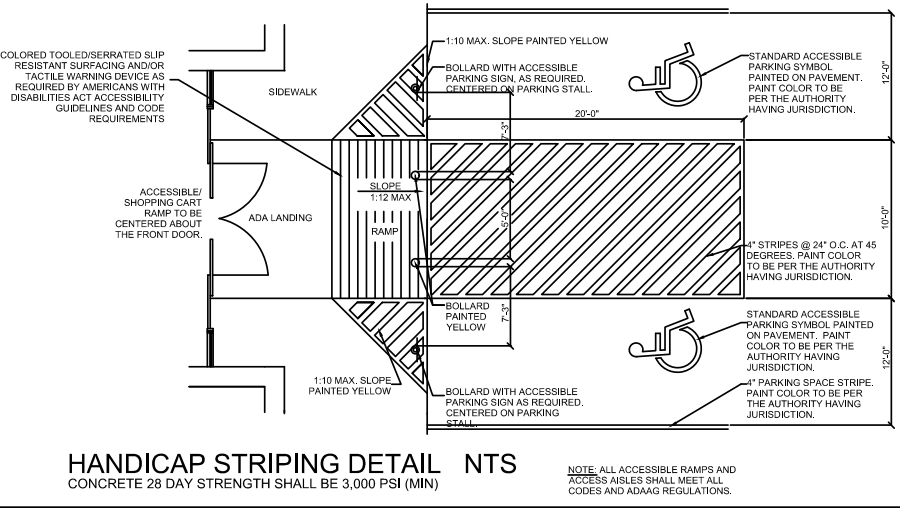
Structure Features:
 - Shell material: Aluminum & Glass
 - Finish: Dark Bronze/White
 - Net Weight: 2.29kg (5.04 lbs)
 - Product Size: 354.8mm x 207.8mm x 125.4mm
 - Carton Size: 360mm x 257mm x 185mm

LEDS Area Lights

Structure Features:
 - Shell material: Aluminum & PC
 - Finish: Dark Bronze/White
 - Net Weight: 2.29kg (5.04 lbs)
 - Product Size: 354.8mm x 207.8mm x 125.4mm
 - Carton Size: 360mm x 257mm x 185mm

Area Light Series (Parking Lot)

PSLUSD PROJECT #11-292-06 | PORT ST. LUCIE PROJECT #P20-142



DOLLAR GENERAL

PORT ST. LUCIE AT TURTLE DOVE LN. & NW E. TORINO PKWY. STORE # 21975

REVISIONS:

NO.	DATE	BY	REVISION
1	05/27/2022	CITY OF PORT ST. LUCIE	
2	05/29/2022	CITY OF PORT ST. LUCIE	
3	07/14/2022	CITY OF PORT ST. LUCIE	
4	07/06/2022	CITY OF PORT ST. LUCIE	
5	05/06/2022	CITY OF PORT ST. LUCIE	
6			

ENGINEER'S NAME & PE#
 JEREMY R. ANDERSON, P.E.
 P.E. LICENSE NO. 71636

PROJECT # 219.070

DATE 05/11/2022 SHEET
 SCALE DP2.0

DEV PLAN