

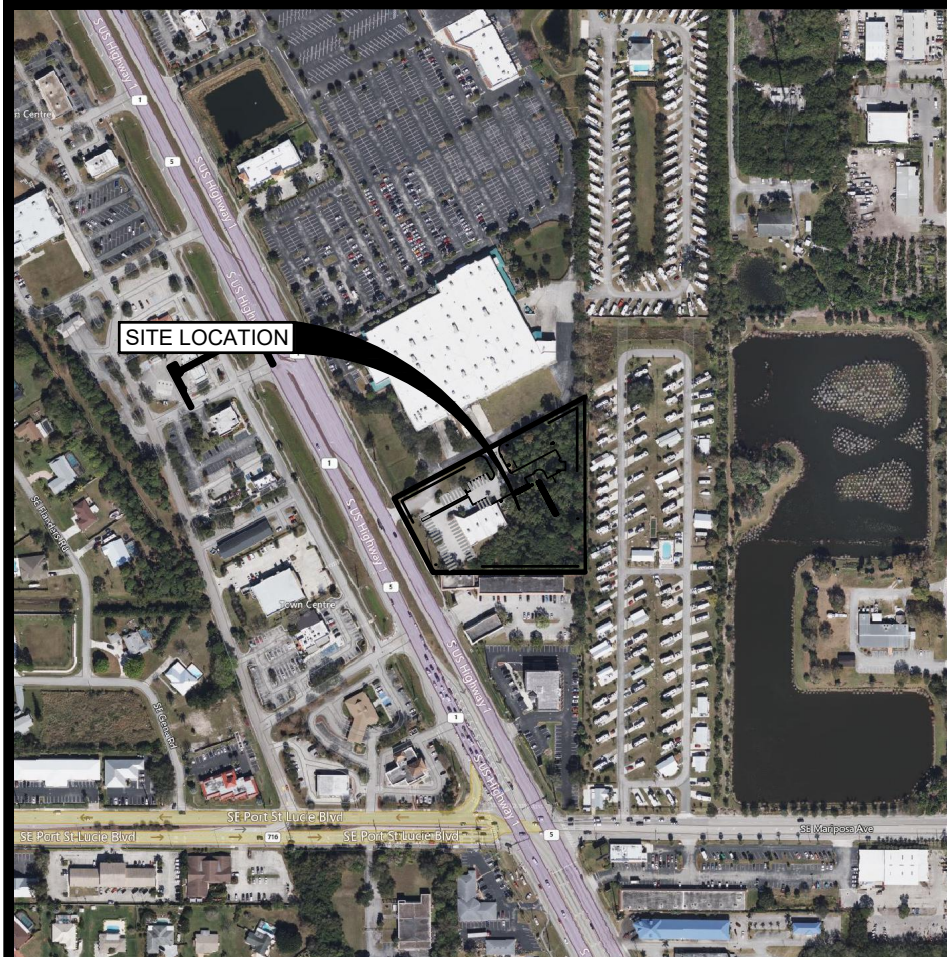
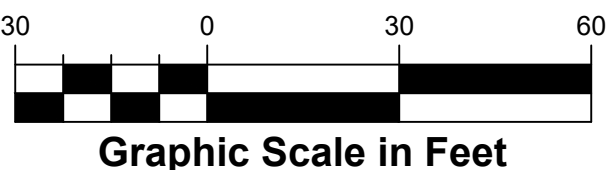
### LEGAL DESCRIPTION

AUTOZONE, INC. PLAN NO. 1 RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

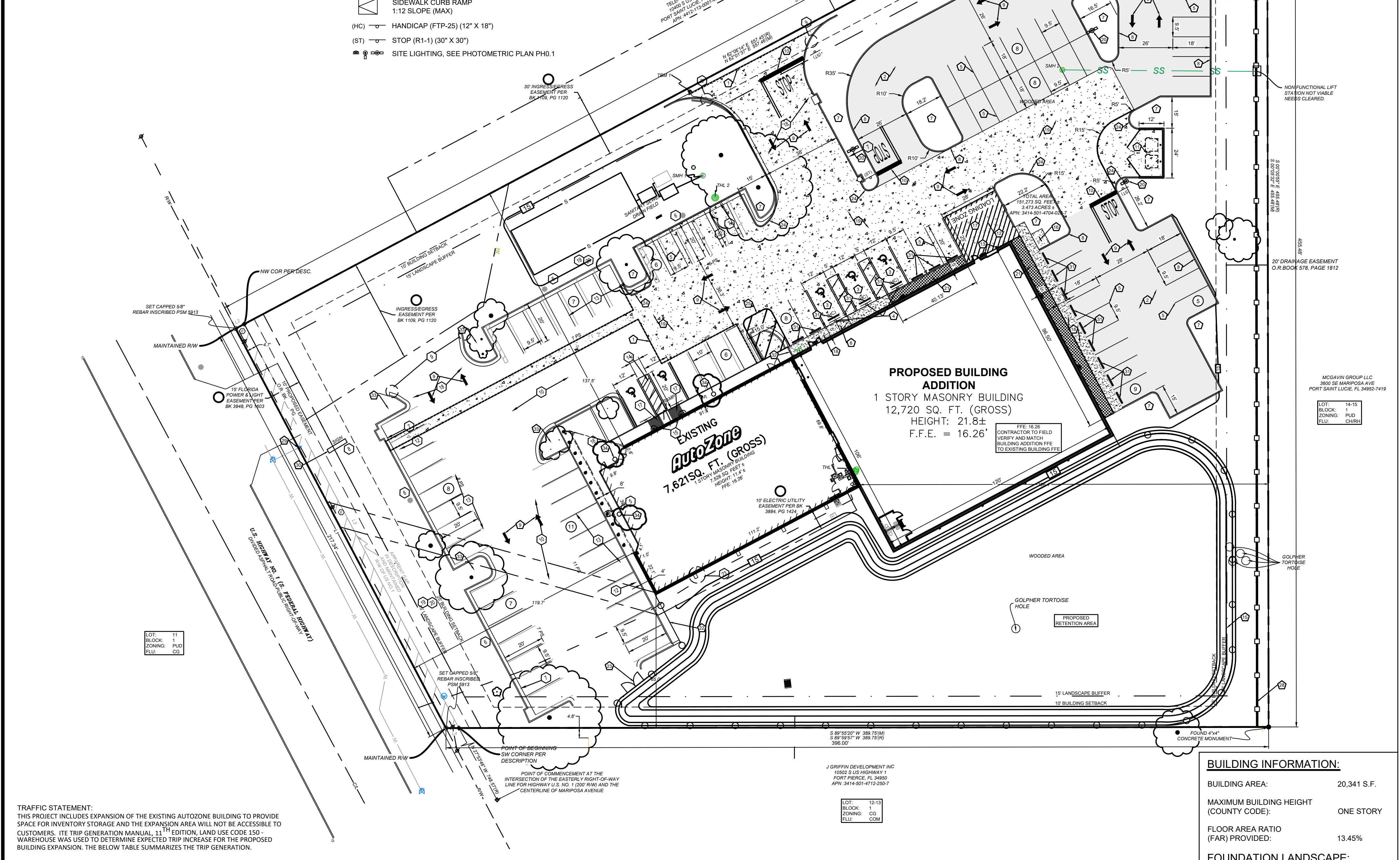
COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE FOR HIGHWAY U.S. NO. 1 (207' R/W) AND THE CENTERLINE OF MARIPOSA AVENUE (Said POINT ALSO BEING ON THE EAST WEST 1/4 SECTION LINE OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST); THENCE N 27°53'46"W (ALONG SAID EASTERLY R/W LINE) FOR 748.57 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 12, BLOCK 1, "PLAT NO. 1 ST. LUCIE GARDENS" RECORDED IN PLAT BOOK 1 AT PAGE 36 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE NORTH 27°53'46" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.28 FEET; THENCE NORTH 62°06'14" EAST, A DISTANCE OF 557.45 FEET TO A POINT ON THE EAST LINE OF LOT 13 SAID PLAT NO. 1 SAID ST. LUCIE GARDENS; THENCE SOUTH 00°20'59" EAST ALONG SAID EAST LINE A DISTANCE OF 455.48 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF LOT 13 AND 12 OF SAID SUBDIVISION; THENCE SOUTH 89°59'57" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF LOTS 13 AND 12 OF SAID SUBDIVISION; A DISTANCE OF 399.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

#### LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT. REF. GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- PARKING SPACE COUNT
- SIDEWALK CURB RAMP 1:12 SLOPE (MAX)
- HANDICAP (FTP-25) (12" X 18")
- STOP (R1-1) (30" X 30")
- SITE LIGHTING, SEE PHOTOMETRIC PLAN PHO.1



LOCATION MAP  
SCALE: 1" = 500'



#### SITE DATA INFORMATION:

##### SITE ADDRESS:

10490 S FEDERAL HWY.  
PORT ST. LUCIE, FL 34952

##### SITE PARCEL NUMBERS:

3414-501-4704-020-7

SECTION - 12 / TOWNSHIP - 37 S / RANGE - 40 E

##### ON-SITE LAND INFORMATION:

CURRENT LAND USE: COMMERCIAL GENERAL  
PROPOSED LAND USE: COMMERCIAL GENERAL

CURRENT ZONING: CG COMMERCIAL GENERAL  
PROPOSED ZONING: CG COMMERCIAL GENERAL

AREA OF PROPOSED IMPROVEMENTS: 98,271 S.F. (2.26± ACRES)

##### ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXIST. LAND USE	CG	CHRH	CG	ROW
FUTURE LAND USE	CG	CHRH	CG	ROW
EXIST. ZONING	CG	PUD	CG	ROW
PROPOSED ZONING	CG	PUD	CG	ROW

##### FLOOD ZONE INFORMATION:

\*THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION\*

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE X, WHICH ARE MINIMAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 13.98 FEET (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS. FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0304E, COMMUNITY PANEL NO. 12071C0695F, LEE COUNTY, EFFECTIVE DATE AUGUST 28, 2008

\*TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL\*

#### BLDG. SETBACKS AND LANDSCAPE BUFFERS:

##### BLDG. SETBACKS:

	NORTH	EAST	SOUTH	WEST
REQUIRED:	10.0'	25.0'	10.0'	25.0'
PROVIDED:	155.91	74.27'	84.42'	138.80'

##### LANDSCAPE BUFFERS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	15.0'	15.0'	20.0'	15.0'
PROVIDED:	15.0'	15.0'	20.0'	15.0'

#### LAND USE SUMMARY:

**EXISTING CONDITIONS:**  
BUILDING AREA: 7,621 S.F. (0.17 AC.) (5.1 %)  
PAVEMENT / WALK AREA: 32,768 S.F. (0.75 AC.) (21.8 %)  
PERVIOUS AREA: 109,765 S.F. (2.52 AC.) (73.1 %)  
\*TOTAL SITE AREA: 150,154 S.F. (3.45 AC.) (100.0%)

**PROPOSED CONDITIONS:**  
BUILDING AREA: 20,341 S.F. (0.46 AC.) (13.4 %)  
PAVEMENT / WALK AREA: 61,865 S.F. (1.42 AC.) (40.9 %)  
PERVIOUS AREA: 69,969 S.F. (1.59 AC.) (45.7 %)  
\*TOTAL SITE AREA: 151,274 S.F. (3.47 AC.) (100.0%)

\* TOTAL SITE AREA REPRESENTED INCLUDES THE 20' OFF-SITE TEMPORARY CONSTRUCTION EASEMENT. THE ACTUAL TOTAL SITE WITHIN THE SURVEYED BOUNDARY IS 151,273 S.F. (3.47 AC.)

#### PARKING INFORMATION

##### USE TYPE: RETAIL

PARKING REQUIRED:  
(1 SPACES / 200 SF) FOR RETAIL

20,341 S.F. / 200 = 101.71 P.S.  
TOTAL PARKING SPACES REQD: 102 PARKING STALLS  
PARKING REDUCTION ALLOWED: 10% = 92 PARKING SPACES

PARKING PROVIDED = 93 (INC. 5 ADA SPACES)

##### MISC. SPACES PROVIDED (IN ADDITION TO THE 100 ABOVE)

ONE LOADING SPACE  
TWO BICYCLE PARKING SPACES

##### PROVIDER OF UTILITIES:

PORT ST. LUCIE UTILITIES

##### REFUSE SERVICES:

DUMPSTER PICKUP

##### HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

#### BUILDING INFORMATION:

BUILDING AREA: 20,341 S.F.  
MAXIMUM BUILDING HEIGHT (COUNTY CODE): ONE STORY  
FLOOR AREA RATIO (FAR) PROVIDED: 13.45%

#### FOUNDATION LANDSCAPE:

REQUIRED WIDTH: 5 FT  
TOTAL AREA: 643.25 SQFT

#### IMPERVIOUS SURFACE AREA

	SF	AC	PERCENTAGE *
BUILDING	20341	0.46	13.4%
PAVEMENT	59441	1.37	39.3%
SIDEWALK	2424	0.05	1.6%

\* PERCENTAGES CORRESPOND TO FEATURES COMPARED TO THE AREA OF THE ENTIRE SITE. TOTAL SITE AREA IS 3.47 ACRES (151274 SF)

#### STATEMENTS:

- 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 4.101 (G).
- SITE PLANS SHALL BE PREPARED AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT REGISTERED IN FLORIDA. AN APPROVED SITE AND CONSTRUCTION PLAN IS REQUIRED FOR THE ISSUANCE OF A SITE WORK PERMIT. THE SITE PLAN SHALL INCLUDE SUFFICIENT INFORMATION AND BE CONSISTENT WITH PRACTICES OF PLANS PREPARATION WITHIN THE INDUSTRY. THE PLANS SHALL INCLUDE THE ITEMS SPECIFIED IN CITY CODE SECTION 158.238.
- STORM WATER DRAINAGE: THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED AUTOZONE EXPANSION PORT ST LUCIE PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE SPWMD. GENERALLY THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THIS PROJECT WILL PROVIDE THE FOLLOWING:  
ON-SITE WATER QUALITY FOR COMMERCIAL USES  
REQUIRED COMMERCIAL DRY PRE-TREATMENT WILL BE PROVIDED IN DRY RETENTION  
DIRECT STORMWATER RUNOFF FROM THE PROPOSED PROJECT TO BE ROUTED THROUGH THE PROPOSED OUTFALL TO AN EXISTING STORM DRAINAGE SYSTEM WHICH FLOWS ULTIMATELY TO THE ST. LUCIE RIVER.

### KEYNOTES

#### BUILDING & PAVING

- PIPE GUARD - SEE DETAIL 7/C1.2.
- DUMPSTER LAYOUT - SEE DETAIL 11/C1.2.
- CONCRETE BOLLARD - SEE DETAIL 8/C1.2.
- CONCRETE LIGHT POLE BASE, SEE DETAIL 9/C1.2. SET BASE 3" O.C. FROM FACE OF CURB. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- CONCRETE ROLL-OVER CURB - SEE DETAIL 1/C1.2.
- 44 SQ. FT. MONUMENT SIGN - 7'-10" HGT (UNLESS SEPERATE PERMIT)
- SLOPE END OF CURB 4:1
- 5" CONCRETE PAVING - SEE DETAIL 5/C1.2. EXPANSION AND CONTROL JOINT - SEE DETAIL 2 & 3/C1.2 AND REFER TO SOILS REPORT FOR MAXIMUM OR MINIMUM SPACINGS.
- 6" CONCRETE PAVING - SEE DETAIL 5/C1.2. EXPANSION AND CONTROL JOINT - SEE DETAIL 2 & 3/C1.2 AND REFER TO SOILS REPORT FOR MAXIMUM OR MINIMUM SPACINGS.
- 6'-0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYPICAL). LOCATE 3' FROM FACE OF CURB OR SIDEWALK.
- 4" WIDE PARKING STRIPE PAINTED WHITE (TYP).
- 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2' O.C.
- WALL-MOUNTED HANDICAP PARKING SIGN, SEE DETAIL 6/C1.2. (PER A.D.A. REQUIREMENTS)
- CONCRETE SIDEWALK - SEE DETAIL ON SHEET S-2 FOR SIDEWALKS AROUND BUILDING.
- CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 8.33% (PER A.D.A. REQUIREMENTS)
- NEW CURB-CUT AND APPROACH, PER LOCAL CODES & SPECS.
- NEW LANDSCAPE AREA - PROVIDE 3" TOPSOIL SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
- SLOPE GRADE FROM BACK OF CURB DOWN TO MATCH THE EXISTING GRADE AT THE PROPERTY LINE.
- CONCRETE RECEIVING RAMP AT DELIVERY AREA - MAXIMUM SLOPE AT 2 1/2% (MEDIUM BROOM FINISH)
- LOCATION OF BUILDING DOWNSPOUTS

#### KEYNOTES

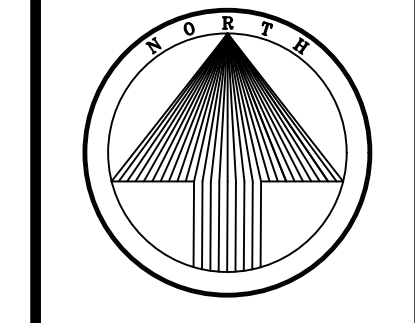
- CONTRACTOR TO SAW CUT AND PROVIDE SMOOTH TRANSITION FROM PROPOSED TO EXISTING SIDEWALK PAVEMENT.
- ASPHALT PAVING - SEE DETAIL 5/C5.1
- HANDICAP PARKING AREA, MUST BE IN ACCORDANCE WITH FOOT INDEX #711-001 - SEE DETAILS 8 & 7 /C5.1
- HANDICAP PARKING SIGN PER FOOT INDEX #711-001 - SEE DETAIL 12 /C5.1
- PROPOSED SWSLUB - SEE DETAIL 28 /C5.1
- CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS AND FOOT INDEX #522-002). MAXIMUM CROSS SLOPE 1:50 (2.00%).
- PROPOSED LANDSCAPE AREA.
- PROPOSED TYPE D CURB PER FOOT INDEX #520-001 SEE DETAIL 3 /C5.1
- PAVEMENT MARKINGS - SEE DETAIL 24 /C5.1
- 24" WIDE WHITE STOP BAR ON PAVEMENT - SEE DETAIL 25 /C5.1
- PROPOSED DUMPSTER - SEE DETAILS 8, 9, 10 & 11 /C5.1
- LOADING ZONE STRIPING, SWSLUB SPACED AT 2' O.C. @ 45° BOUND BY SWSLUB.
- PIPE GUARD @ ROLL-UP DOOR - SEE DETAIL 15 & 16 /C5.1
- PROPOSED PIPE GUARD - SEE DETAIL 16 /C5.1
- LANDSCAPE BUFFER.
- BIKE RACK (2 SPACES) - SEE DETAIL 18 /C5.1
- PROPOSED LOADING AREA.
- PROPOSED CONCRETE SIDEWALK, INTEGRAL CURB 2% MAXIMUM CROSS SLOPES, 5% MAXIMUM LONGITUDINAL SLOPE - SEE DETAIL 19 & 20 /C5.1
- PROPOSED CONCRETE PAVEMENT - SEE DETAIL 4 /C5.1
- CONCRETE LIGHT POLE BASE, "REF. STRUCTURAL DRAWINGS"
- BUILDING FOUNDATION PLANTER
- DECORATIVE FENCING, SUBMIT PRODUCT FOR OWNER APPROVAL
- DOUBLE SWING GATES
- CURB ADJACENT TO CONCRETE PAVEMENT - SEE DETAIL 1 /C5.1
- TEMPORARY LOADING ZONE DURING CONSTRUCTION. LOADING ZONE SHALL BE CONVERTED INTO A PERMANENT 15' WIDE LANDSCAPE ISLAND PER CITY STANDARDS.
- PROPOSED TYPE D FOUND AND OUTER CURB - SEE DETAIL 2 /C5.1
- PIPE BOLLARD PER PLOT DETAIL
- PROPOSED MASONRY WALL, SEE DETAIL 29 /C5.1
- EXISTING FIRE HYDRANT
- EXISTING MONUMENT SIGN
- PROPOSED CONCRETE WHEEL STOP, SEE DETAIL 17 /C5.1
- PROPOSED SIDEWALK TO MEET EXISTING CURB.
- EXISTING LANDSCAPE ISLANDS, NO IMPACTS PROPOSED.
- EXISTING EXTERIOR GARBAGE CANS

Owner / Developer:  
**AutoZone Inc.**  
123 South Front Street, 3rd Floor  
Memphis, Tennessee 38103  
Tel: (901) 495-8709 Fax: (901) 495-8969  
For Bidding & Contractor Information Contact:  
F.W. Dodge Plan Room Tel: (615) 884-1017

Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Prepared for: **AutoZone Store Development**  
Store No.: FL1239  
10490 SOUTH FEDERAL HIGHWAY  
PORT ST. LUCIE, FLORIDA 34952

SITE PLAN



SCALE: AS NOTED

#### REVISIONS

1.	PER CITY PORT ST. LUCIE COMMENTS 3/8/23
2.	PER SPWMD PLAN COMMENTS 4/3/23
3.	PER CITY PORT ST. LUCIE COMMENTS 10/23
4.	PER CITY PORT ST. LUCIE COMMENTS 1/24
5.	PER CITY PORT ST. LUCIE COMMENTS 4/24
6.	
7.	

ARCHITECT: GC

DRAFTSMAN: GM

CHECKED BY: ISJ

DATE: MARCH 2024  
PROTOTYPE SIZE: 65W2



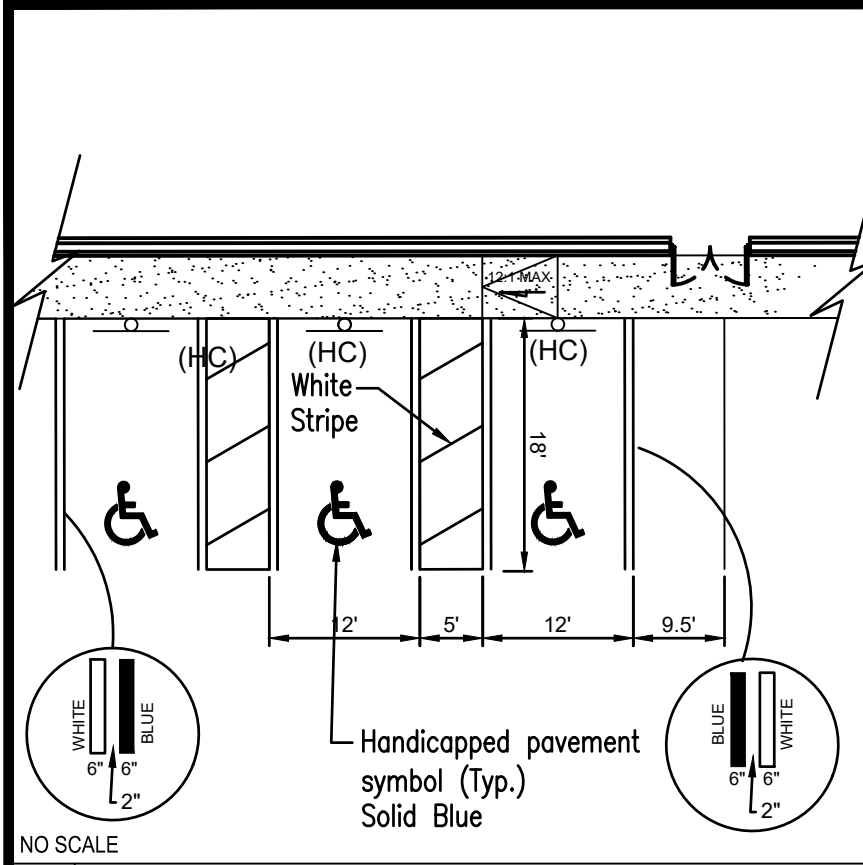
TRAFFIC STATEMENT:  
THIS PROJECT INCLUDES EXPANSION OF THE EXISTING AUTOZONE BUILDING TO PROVIDE SPACE FOR INVENTORY STORAGE AND THE EXPANSION AREA WILL NOT BE ACCESSIBLE TO CUSTOMERS. THE TRIP GENERATION MANUAL, 11<sup>TH</sup> EDITION, LAND USE CODE 150 - WAREHOUSE WAS USED TO DETERMINE EXPECTED TRIP INCREASE FOR THE PROPOSED BUILDING EXPANSION. THE BELOW TABLE SUMMARIZES THE TRIP GENERATION.

SCENARIO	LAND USE	SIZE	AM			PM			WEEKDAY		
			ENTRY	EXIT	TOTAL	ENTRY	EXIT	TOTAL	ENTRY	EXIT	TOTAL
EXISTING	843 - AUTOMOBILE PARTS SALES	7.6 KSF	TRIP RATE = 2.51/KSF			TRIP RATE = 4.90/KSF			TRIP RATE = 54.57/KSF		
			10	9	19	18	19	37	207	207	414
TOTAL EXISTING TRIPS			10	9	19	18	19	37	207	207	414
PROPOSED	843 - AUTOMOBILE PARTS SALES	7.6 KSF	TRIP RATE = 2.51/KSF			TRIP RATE = 4.90/KSF			TRIP RATE = 54.57/KSF		
			10	9	19	18	19	37	207	207	414
			TRIP RATE = 0.12(KSF) + 23.62			TRIP RATE = .12(KSF) + 26.48			TRIP RATE = 1.58(KSF) + 38.29		
TOTAL PROPOSED TRIPS			29	15	44	28	39	65	236	236	472
NEW TRIPS			19	6	25	8	20	28	29	29	58

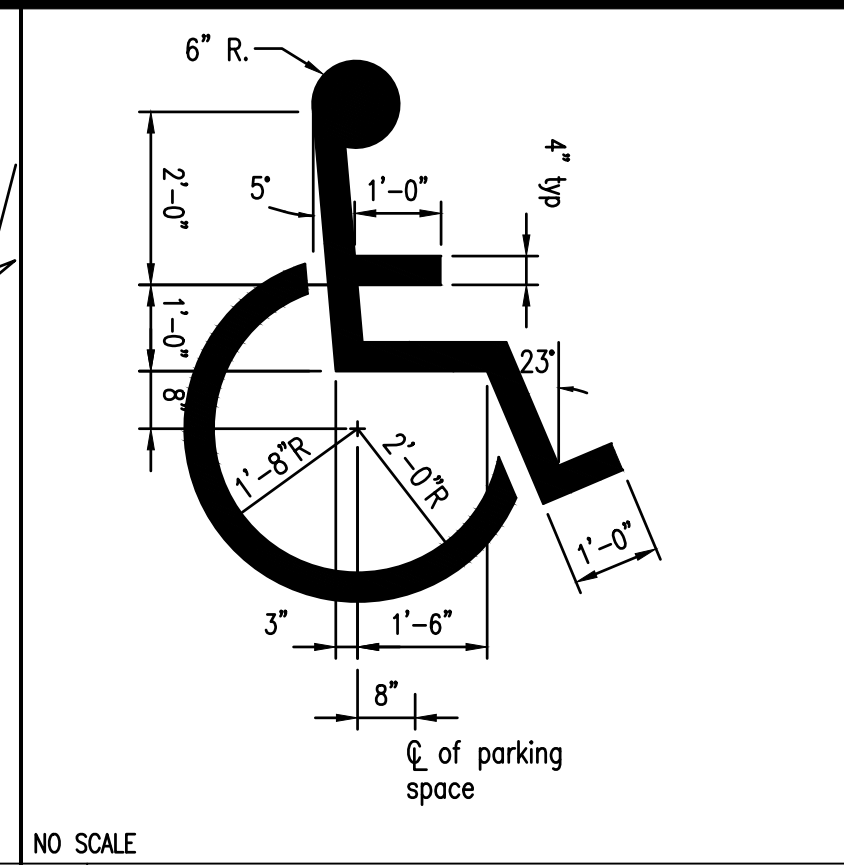
Plans Prepared By:  
**CPH, LLC.**  
2216 Altamont Ave. Fort Myers, FL 33901  
Phone: 239.332.5499  
Licenses:  
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926  
Survey L.B. No. 7143 Landsc. Lic. No. LC0000298

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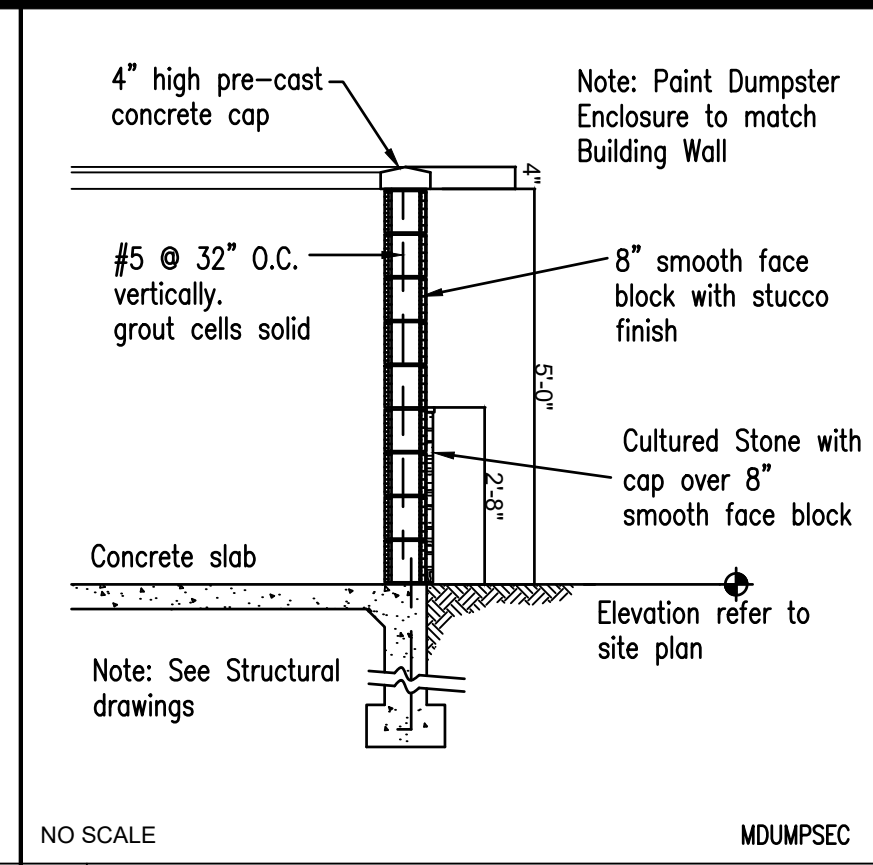
MATTHEWS S. D'ANGELO, P.E.  
FL. P.E. No. 91885  
3/9/2024



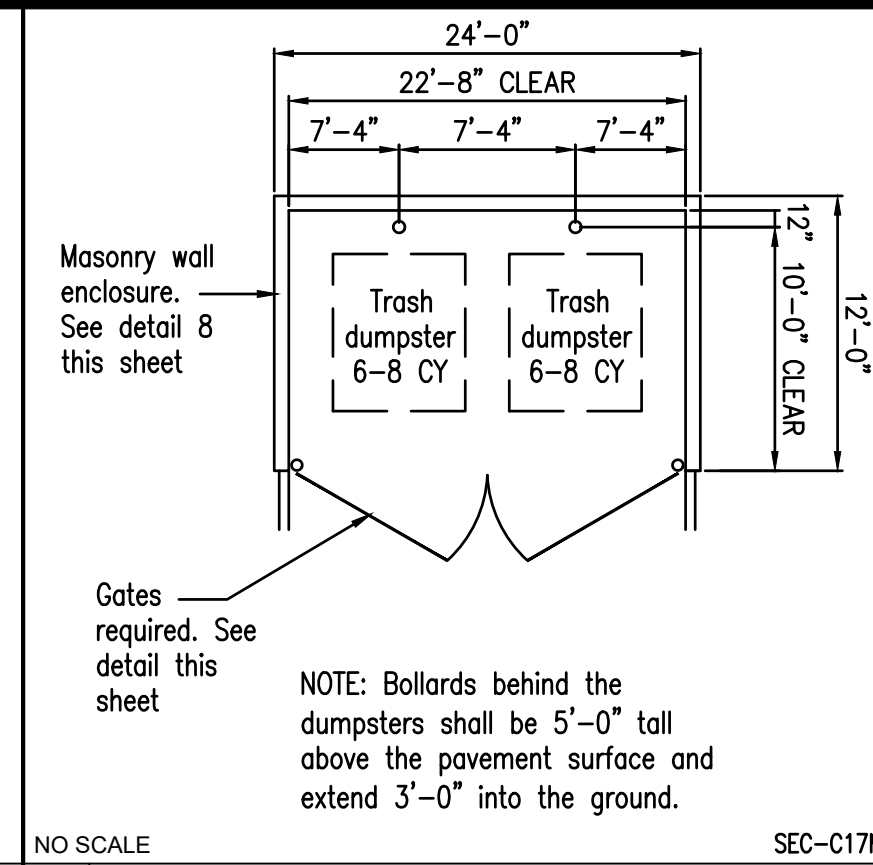
6 STANDARD & HANDICAP PARKING DETAIL



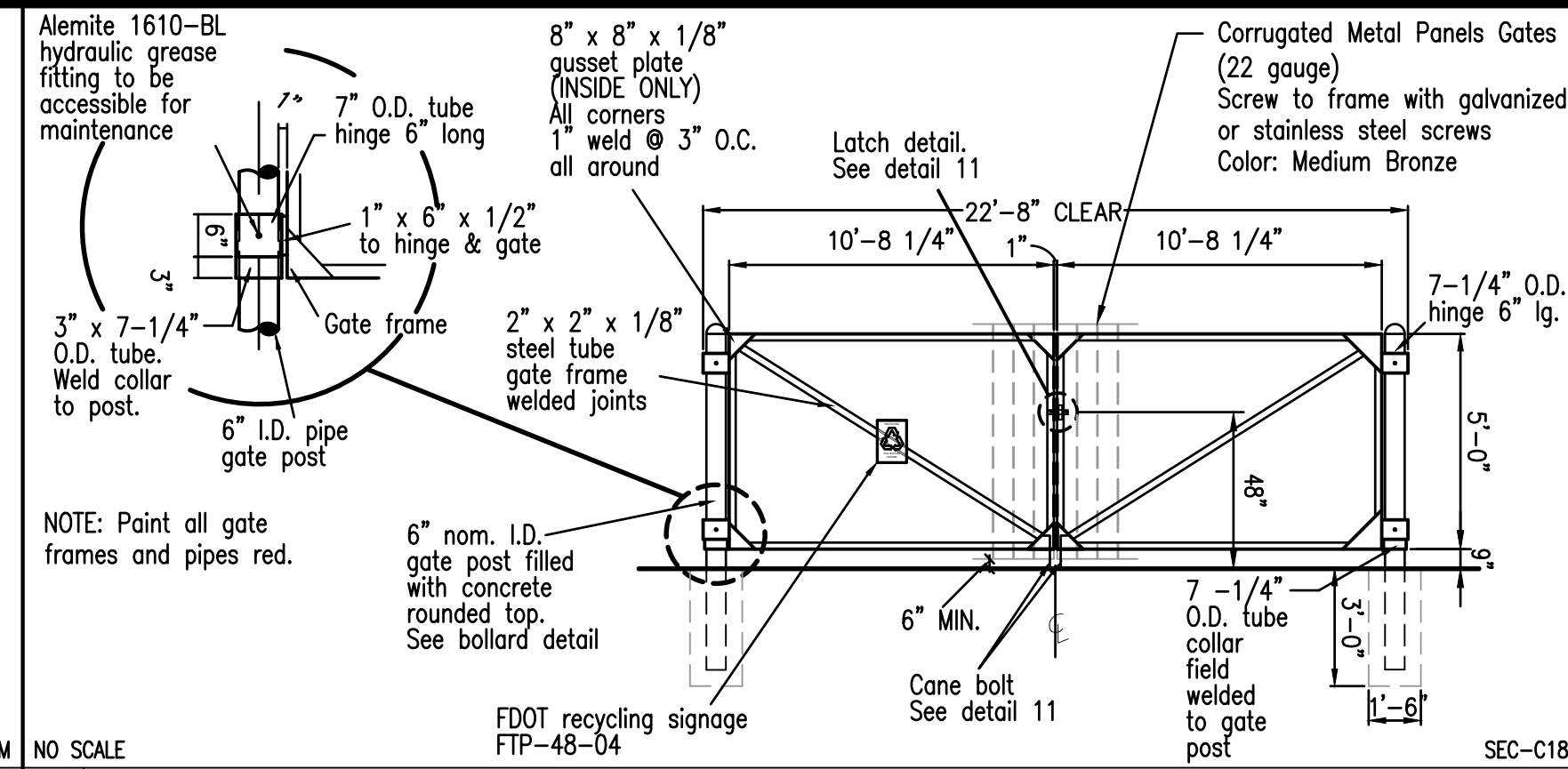
7 INT'L BARRIER FREE SYMBOL



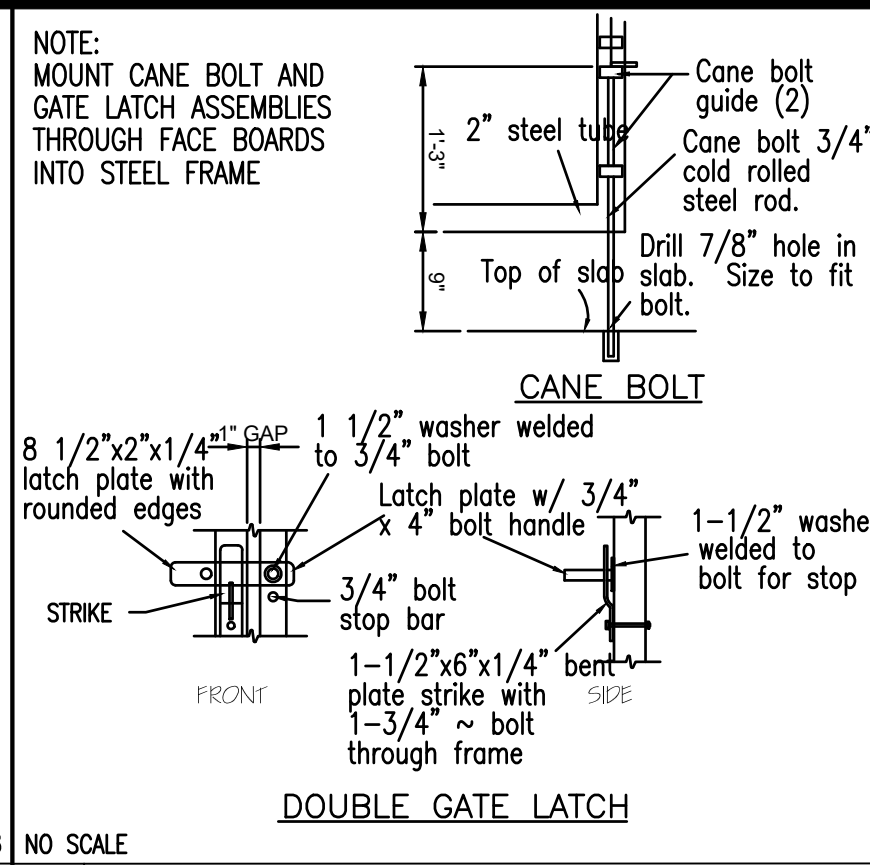
8 MASONRY WALL DUMPSTER SECTION



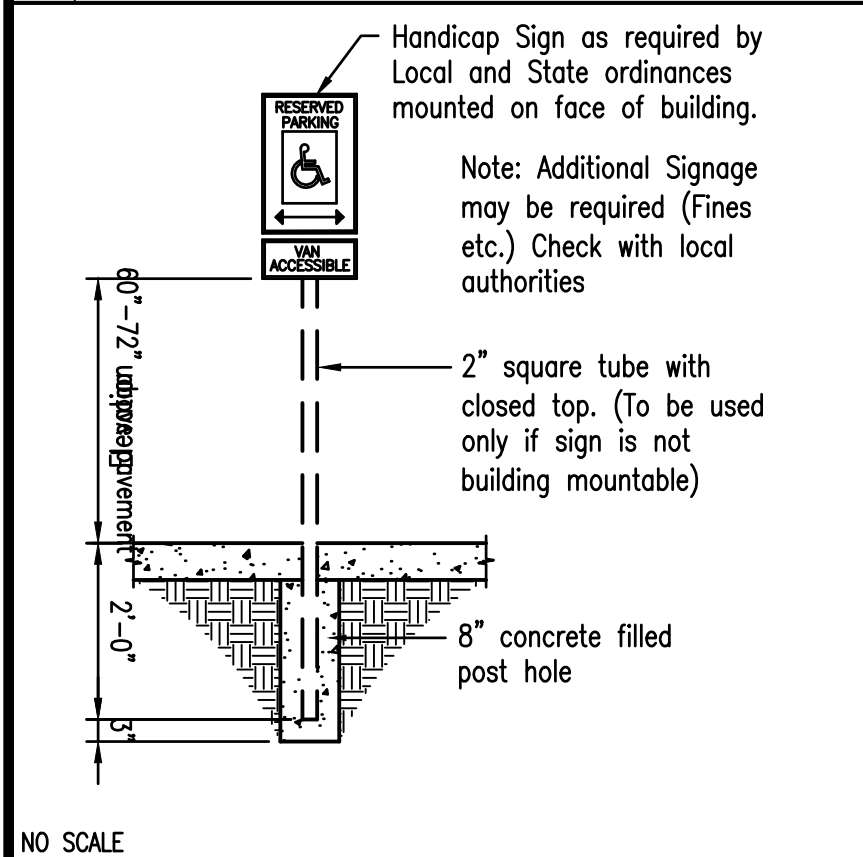
9 MASONRY WALL DUMPSTER LAYOUT



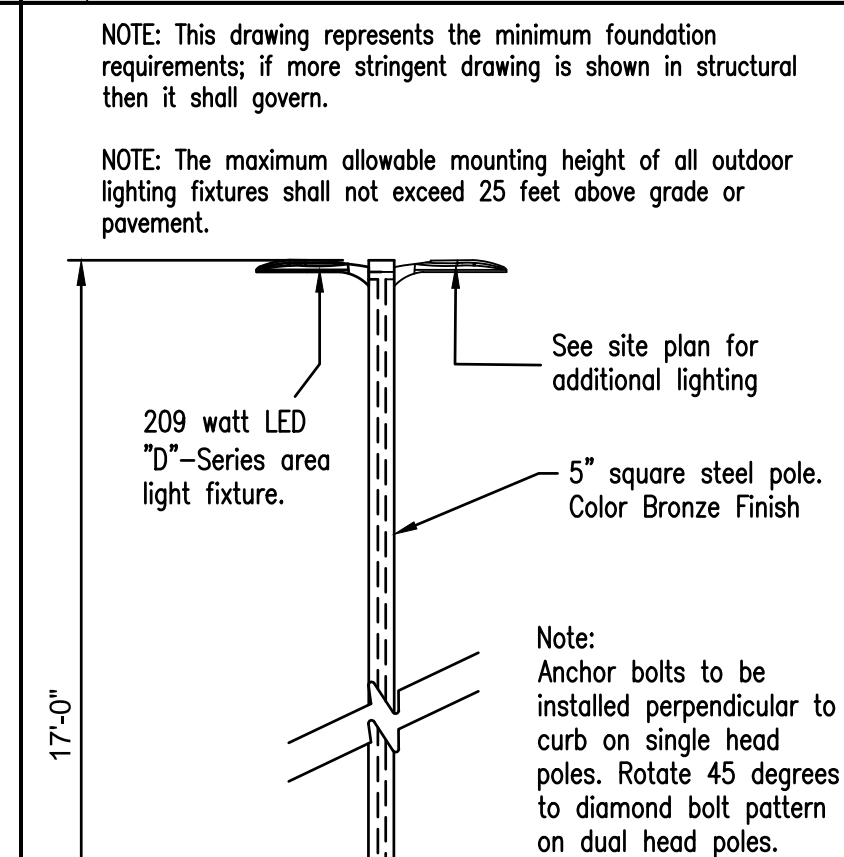
10 GATE DETAIL FOR MASONRY WALL DUMPSTER ENCLOSURE



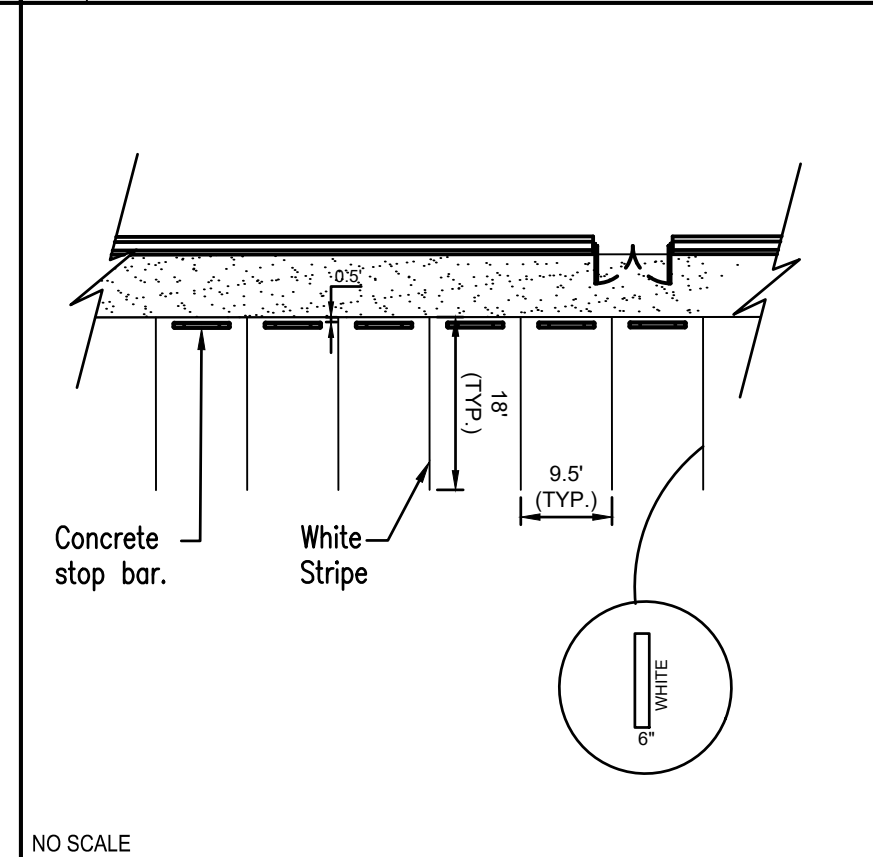
11 GATE LATCH / BOLT DETAILS



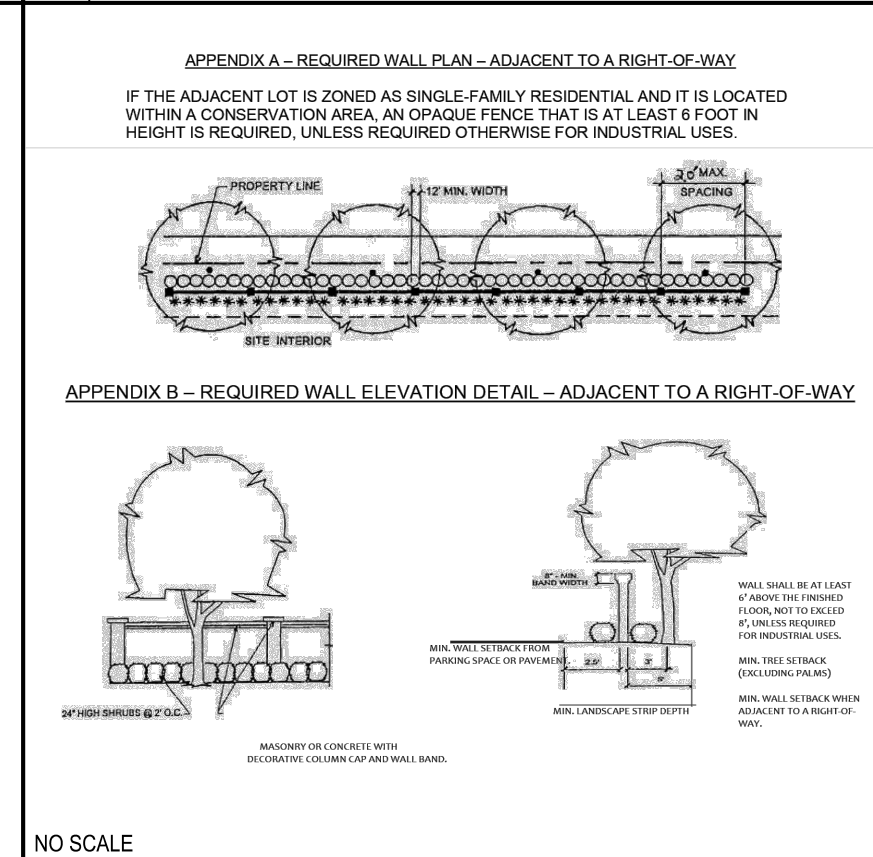
12 TYPICAL HANDICAP SIGN



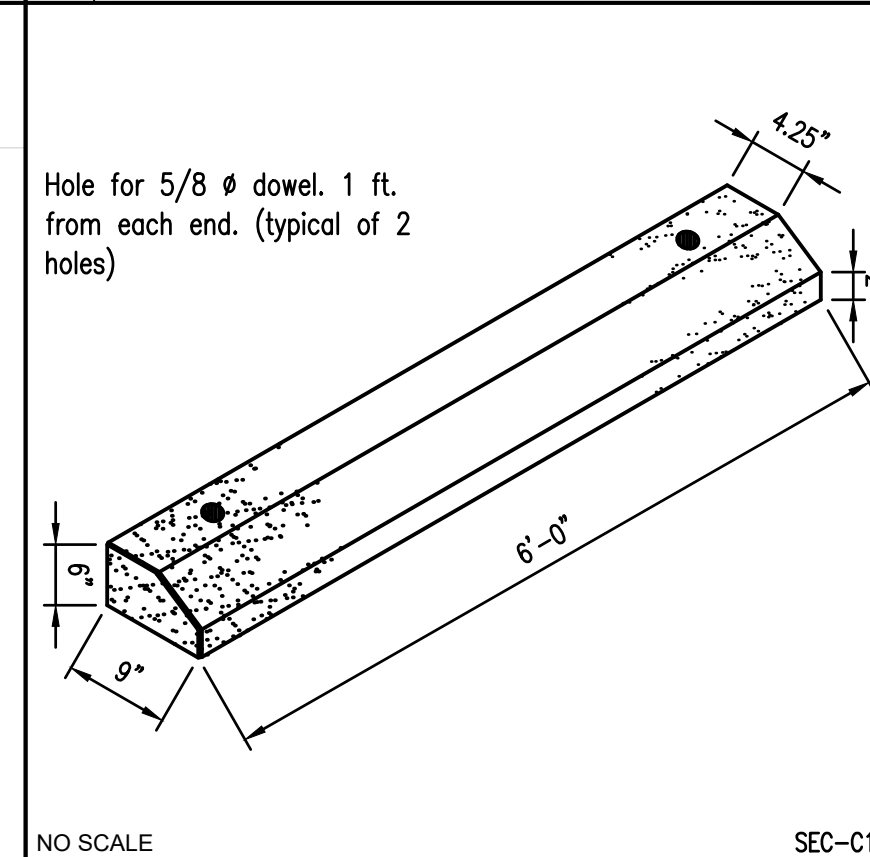
13 TYPICAL LIGHT POLE



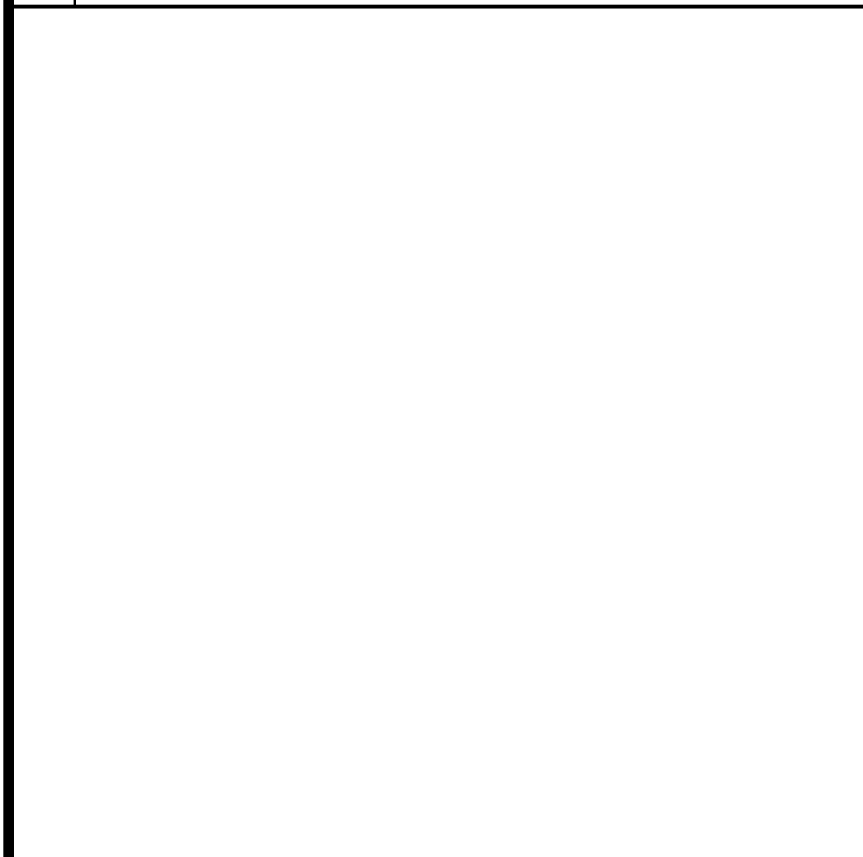
28 STANDARD PARKING DETAIL



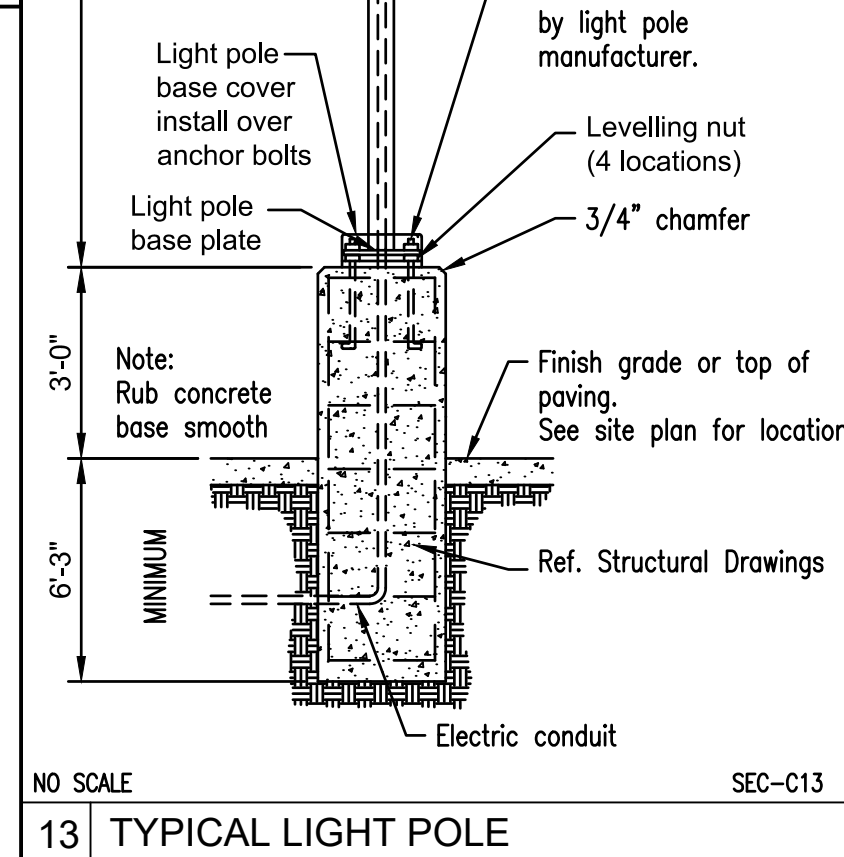
29 MASONRY WALL DETAIL



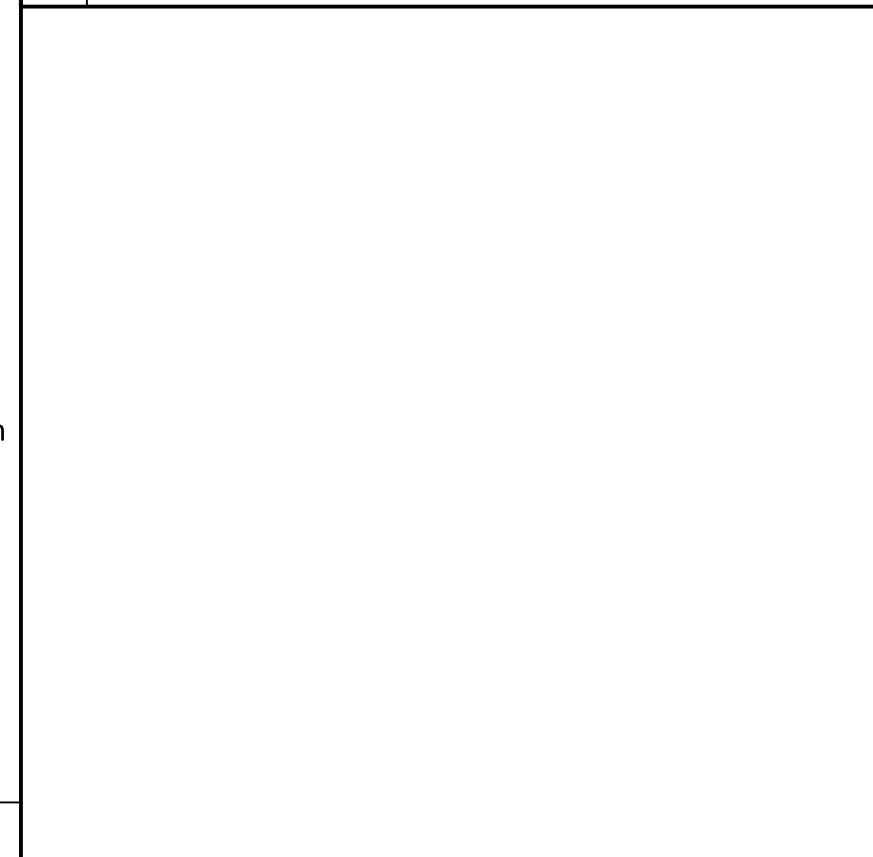
17 WHEEL STOP DETAIL



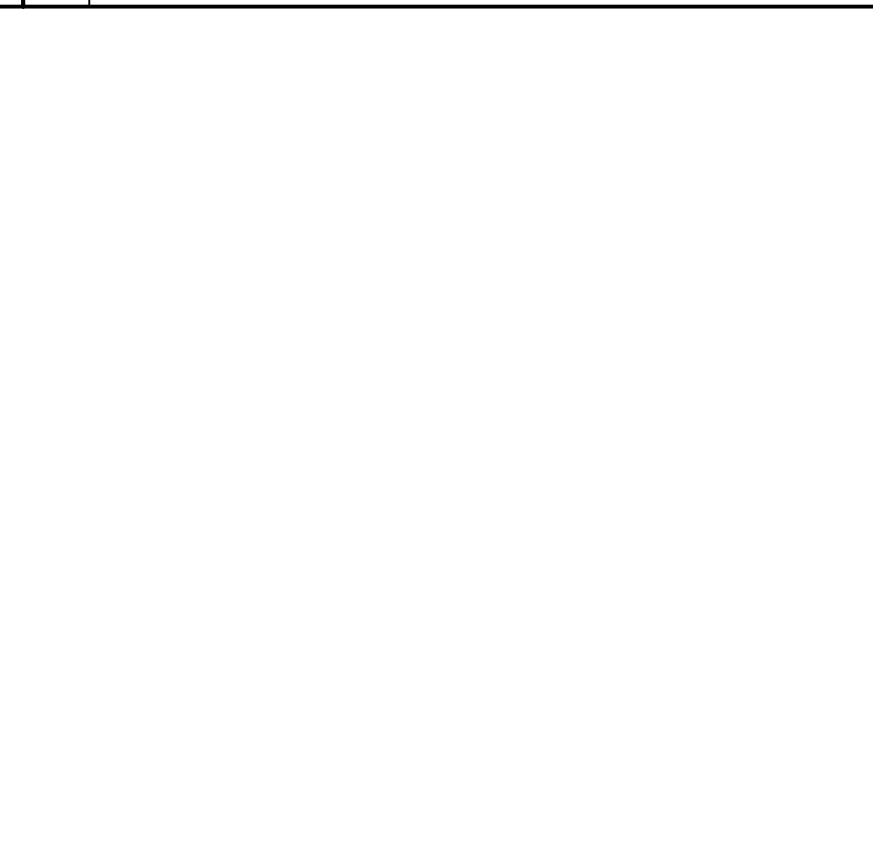
12 TYPICAL HANDICAP SIGN



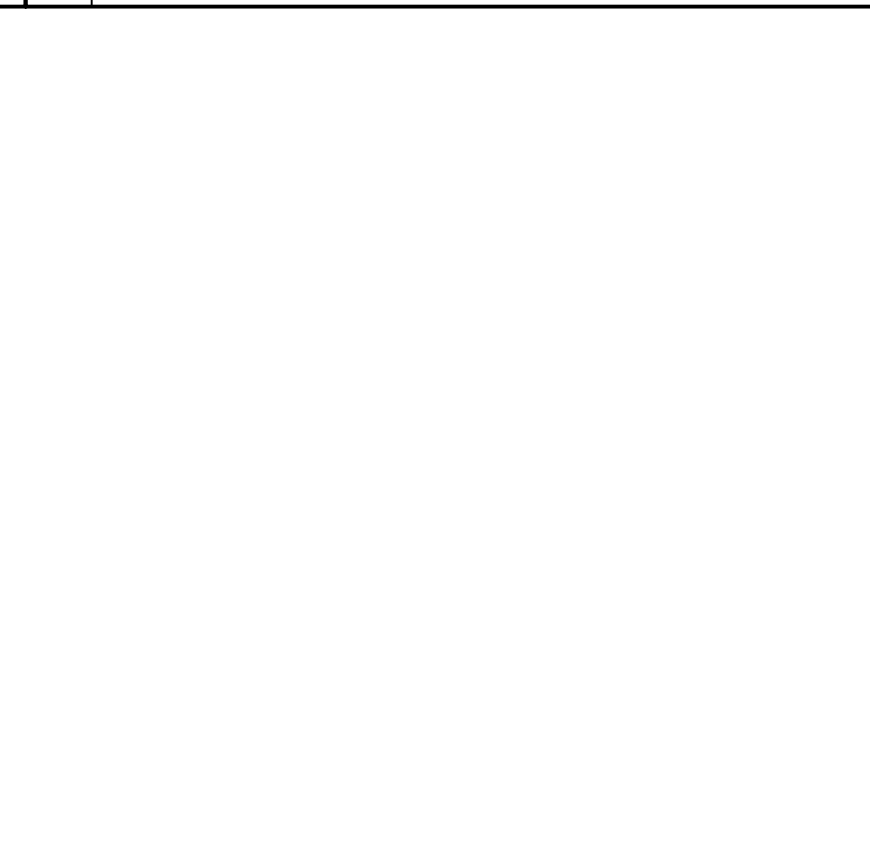
13 TYPICAL LIGHT POLE



28 STANDARD PARKING DETAIL



29 MASONRY WALL DETAIL



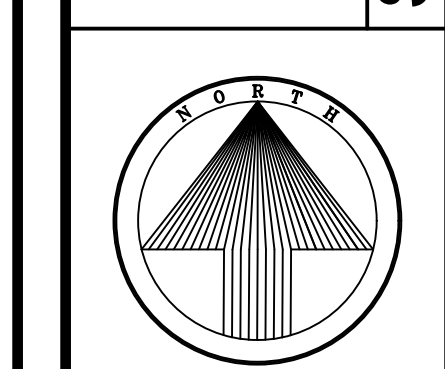
17 WHEEL STOP DETAIL

Owner / Developer:  
**AutoZone Inc.**  
 123 South Front Street, 3rd Floor  
 Memphis, Tennessee 38103  
 Tel: (901) 495-8709 Fax: (901) 495-8969  
 For Bidding & Contractor Information Contact:  
 F.W. Dodge Plan Room Tel: (615) 884-1017

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Prepared for:  
**AutoZone Store Development**  
 Store No.: FL1239  
 10490 SOUTH FEDERAL HIGHWAY  
 PORT ST. LUCIE, FLORIDA 34952

**SITE DETAILS**



SCALE: AS NOTED

REVISIONS	
1.	PER CITY PORT ST. LUCIE COMMENTS 3/6/23
2.	PER SFVMD RAI COMMENTS 4/13/23
3.	PER CITY PORT ST. LUCIE COMMENTS 10/23
4.	PER CITY PORT ST. LUCIE COMMENTS 10/24
5.	
6.	
7.	
ARCHITECT:	GC
DRAFTSMAN:	GM
CHECKED BY:	ISJ
DATE:	MARCH 2024
PROTOTYPE SIZE:	65W2

**C1.3A**

CITY OF PORT ST. LUCIE  
 PROJECT NO. P97-152-A1

PORT ST. LUCIE UTILITY  
 SYSTEMS DEPARTMENT  
 PROJECT NO. 11-209-012

Plans Prepared By:  
**CPH, LLC.**  
 2216 Altamont Ave. Fort Myers, FL 33901  
 Phone: 239.332.5499  
 Licenses:  
 Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926  
 Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

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MATTHEW S. D'ANGELO, P.E.  
 FL. P.E. No. 91885  
 3/9/2020

J:\A00168\CV\DWG\1\_Currt\_Plan\_Sett\Working\A20165-C1.3\_SDP.dwg, 4/23/2024, 6:26:30 PM, SruJum, Isumir, CPH FULL SIZE.ctb