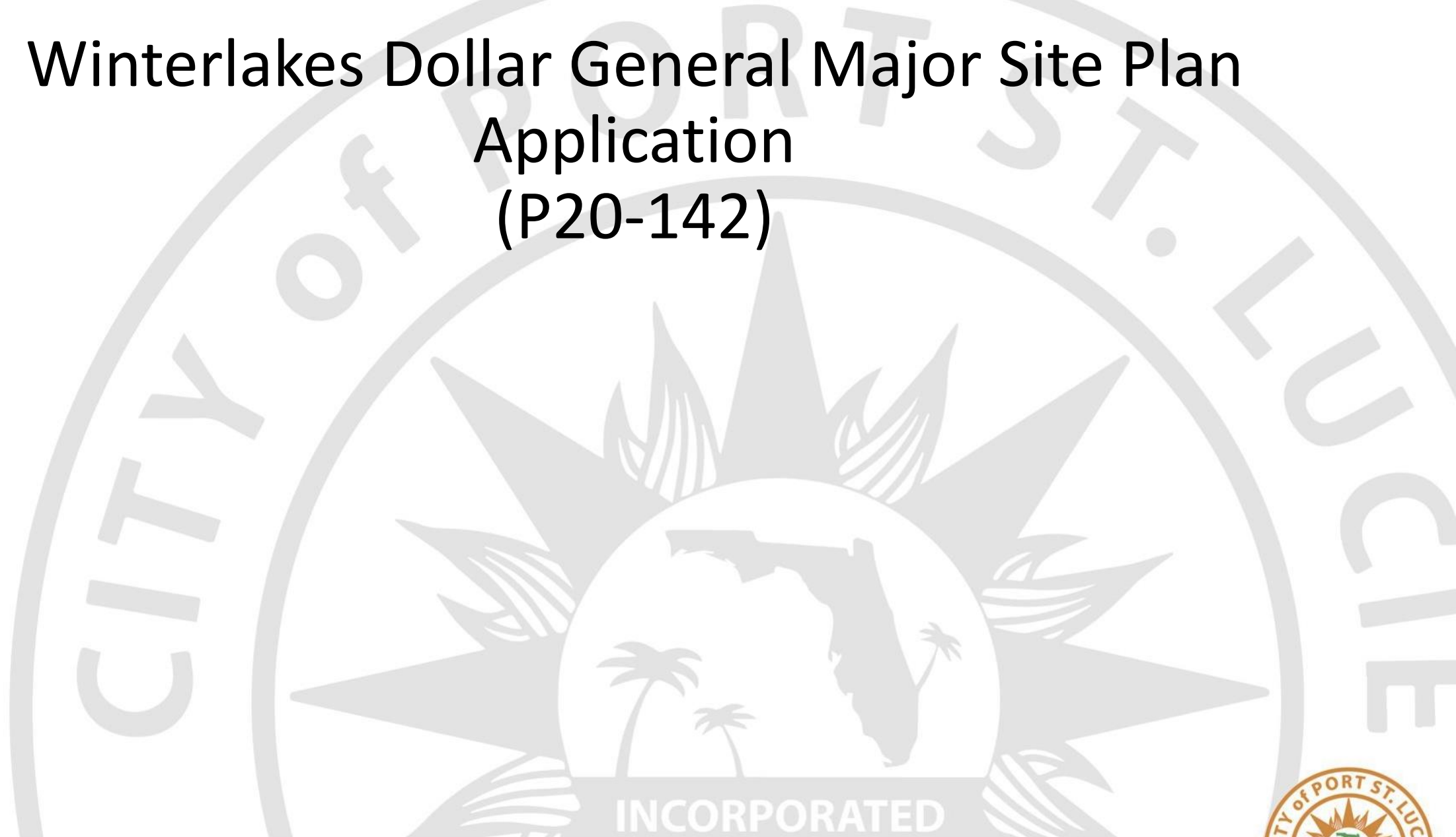


Winterlakes Dollar General Major Site Plan Application (P20-142)



Applicant and Owner

- Common Oak Engineering, LLC, Jeremy Anderson, acting as the agent for South Star International, LLC, property owner.

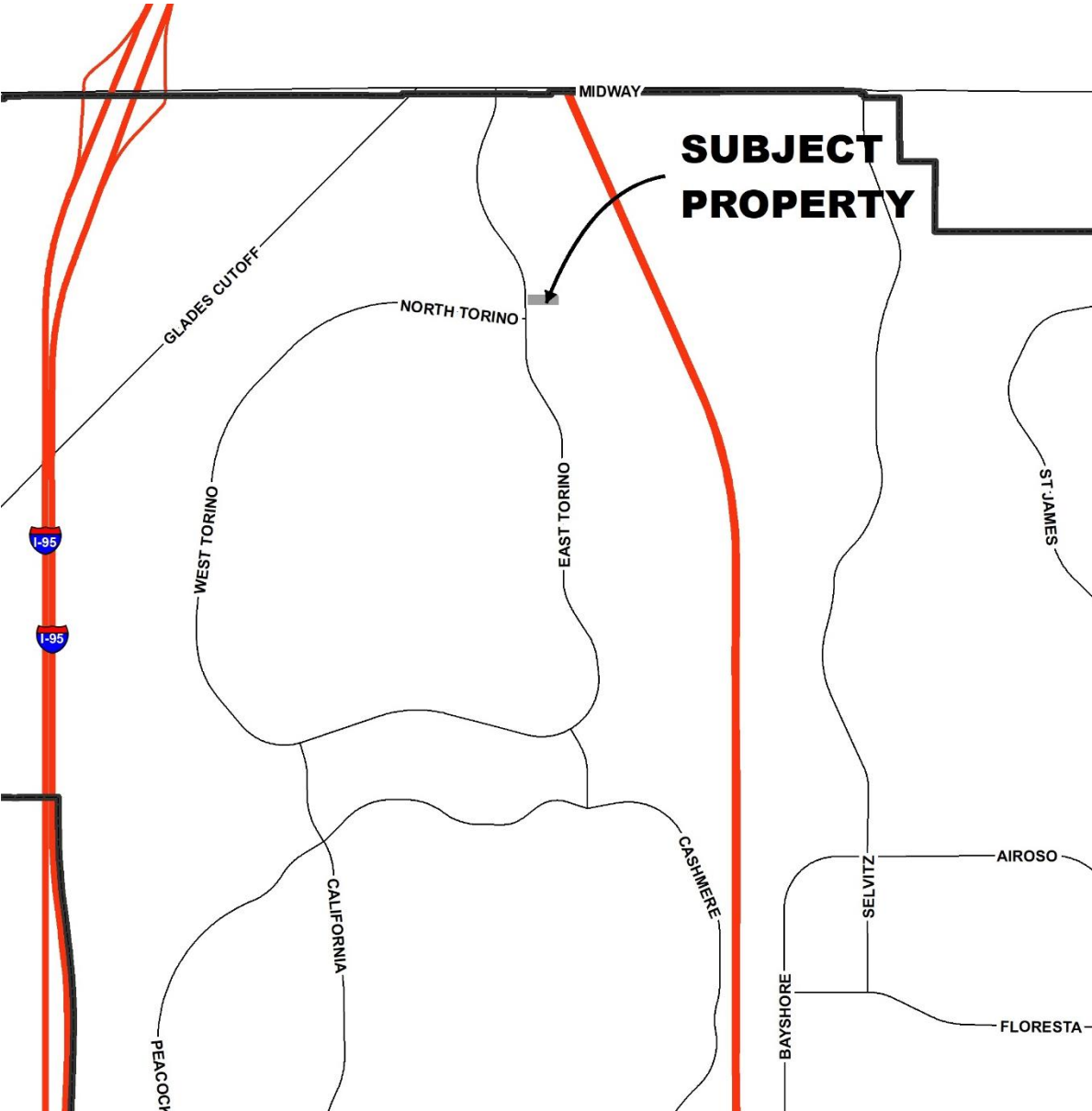


Proposed Project

- Application for major site plan approval with construction plans for Lot 2 of the Winterlakes Tract F-2 replat.
- Proposed 10,640-square foot standalone retail store (Dollar General) on 2.57 acres

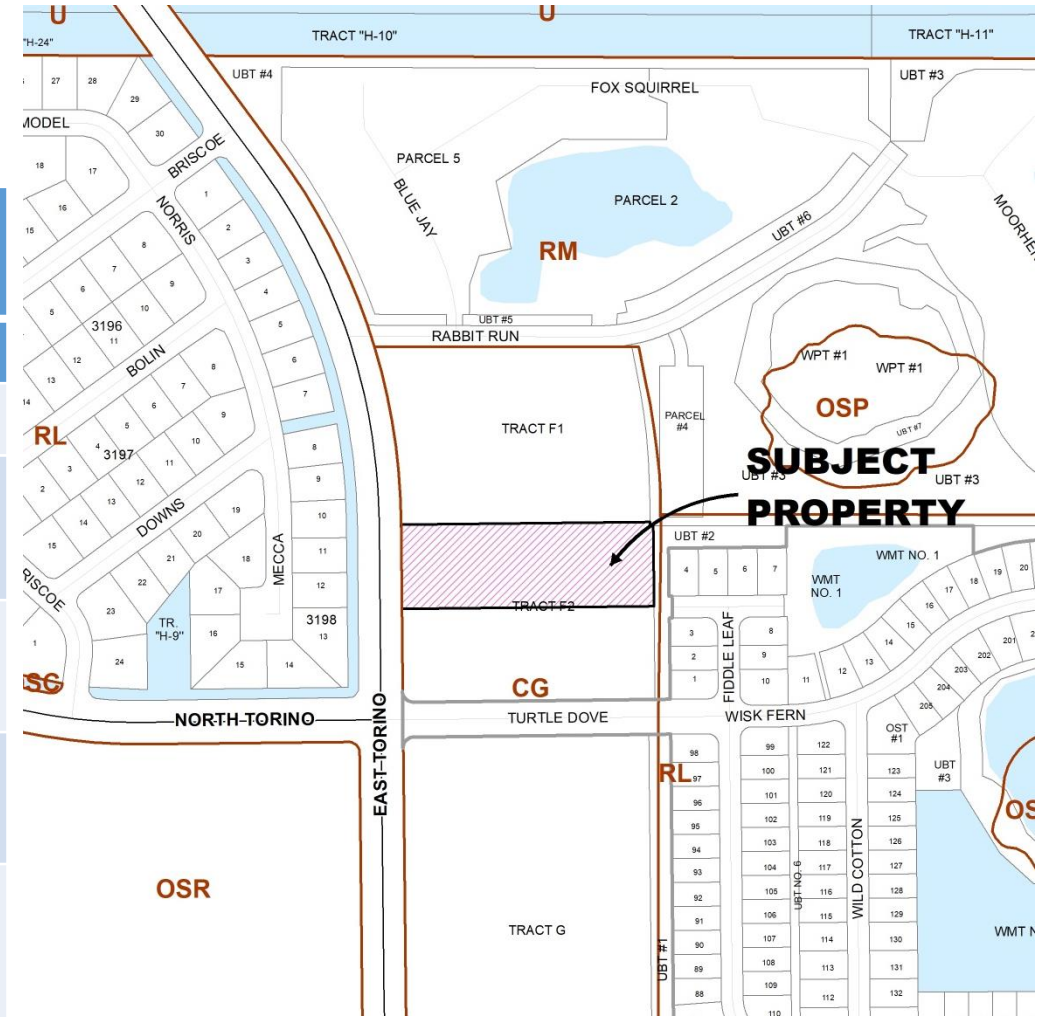


Subject property



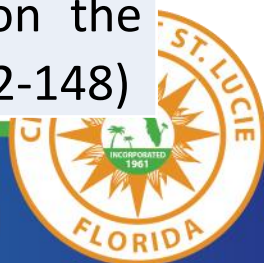
Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
Surrounding Uses			
North			Vacant – Tract F1 of Winterlakes F Replat
East	CG	PUD	Vacant – Tract G of Winterlakes Plat
South	RL	PUD	Residential Single Family – Winterlakes Tract H
West	RL	RS-2	Residential Single Family



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with Winterlakes PUD
DUMPSTER ENCLOSURE	Complies with City Code
ARCHITECTURAL DESIGN STANDARDS	Complies with City Architectural Standards
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department
PARKING REQUIREMENTS	Complies, 55 paved parking spaces including three (3) handicapped spaces.
SETBACKS	Complies with Winterlakes PUD
BUILDING HEIGHT	Complies, one story retail building with maximum height of 27' 7.5" to the top of parapet. 20' to the top of roofline.
BUFFERING	Site plan depicts the required 25 foot wide perimeter landscape buffers on the front, and the remaining required 10' landscape buffers and building façade landscape buffers are shown on the landscape plan, as approved by the landscape modification (P22-148)



Concurrency Review

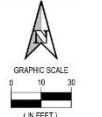
CRITERIA	FINDINGS
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and approved by the Public Works Department. The project will generate an average of 79 p.m. peak hour trips per day per ITE Trip Generation Manual 11 th Edition.
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	N/A



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Wetland mitigation is addressed in the SFWMD permit. .45 acres have been mitigated for. Per the PUD, the 25% upland buffer has been established for the PUD and no additional buffers are required on this location.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option





ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM
CONVERSION:
NGVD29 - NAVD88 = +1.23'

LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- HIP RAP
- UTILITY EASEMENT
- UTILITY EASEMENT
- PROPERTY LINE
- PROPOSED SANITARY LINE
- PROPOSED UNDERGROUND ELECTRIC
- 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

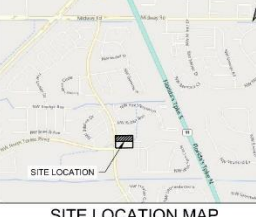
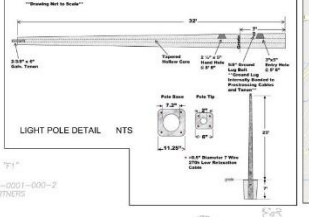
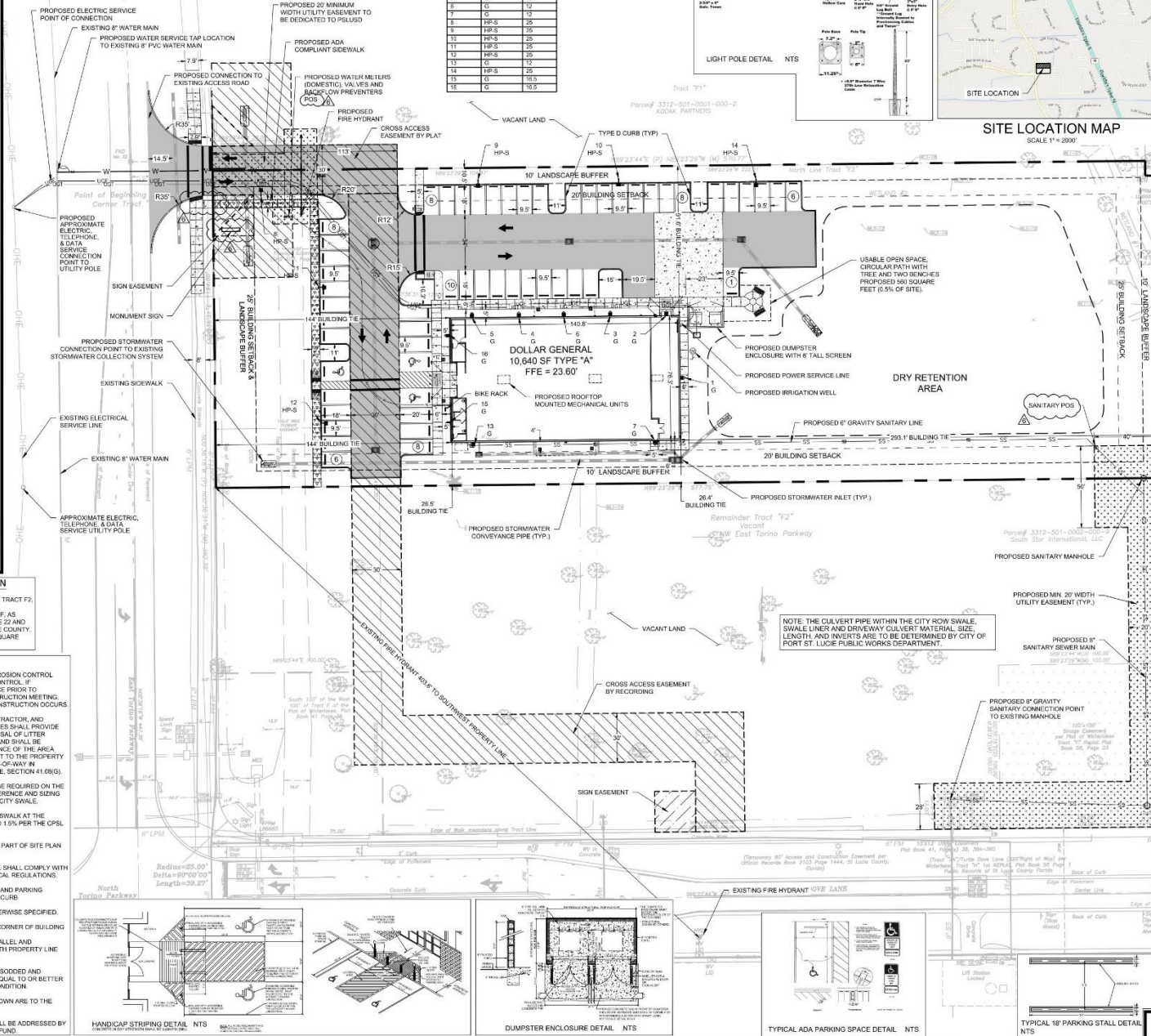
LEGAL DESCRIPTION
THE NORTH 194.00 FEET OF TRACT TRACT F2, WINTERLAKES TRACT "F" REBLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98 PAGE 22 AND 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 112,020.6 SQUARE FEET (2.57 ACRES).

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 BEGINS.
- 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.
- GROSS SLOPE FOR THE CROSSWALK AT THE ENTRANCE MUST NOT EXCEED 1.0% PER THE CPSL 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 RADI ARE 3' UNLESS OTHERWISE SPECIFIED.
- BUILDING SETBACKS ARE TO CORNER OF BUILDING UNLESS OTHERWISE SHOWN.
- ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SHOWN.
- ALL DISTURBED AREAS TO BE SODED 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.

Luminaire Schedule					
Symbol	City	Label	Arrangement	Total Lumens	HLF
HP-S	1	HP-S	Single	1800	0.85
G	10	G	Single	4750	0.90

Luminaire Location Summary		
Luminaire	Label	Z
1	G	17.2
2	G	18.5
3	G	18.5
4	G	18.5
5	G	18.5
6	G	17.2
7	HP-S	25
8	HP-S	25
9	HP-S	25
10	HP-S	25
11	HP-S	25
12	HP-S	25
13	G	17.2
14	G	18.5
15	G	18.5
16	G	18.5



SITE DATA TABLE			
TAX PARCEL #	3310-01-002-004		
ZONING DISTRICT	PLANNED UNIT DEVELOPMENT (PUD)		
FUTURE LAND USE	COMMERCIAL GENERAL (CG)		
ADJACENT ZONING (NORTH)	VACANT LAND (VL)		
ADJACENT ZONING (EAST)	NEW TURTLE CREEK LAND THEN VACANT LAND (PUD)		
ADJACENT ZONING (SOUTH)	RESIDENTIAL HOUSING TRACT (PUD) THEN RESIDENTIAL HOUSING TRACT (PUD)		
ADJACENT ZONING (WEST)	(SINGLE FAMILY RESIDENTIAL)		
TOTAL LOT AREA (ACRES)	112,021 SF	2.57 ACRES	100%
PROPOSED BUILDING & PARKING FOOTPRINT AND DRIVE AREA	13,189 SF	2.98 ACRES	8.97%
PROPOSED PAVEMENT TO BE CONSTRUCTED	24,732 SF	5.57 ACRES	22.10%
PERVIOUS AREA	33,598 SF	7.72 ACRES	28.15%
PERVIOUS AREA (EXCLUDING DRIVE OR DEVELOPMENT)	42,675 SF	9.69 ACRES	38.10%
PERVIOUS AREA (EXCLUDING DRIVE OR DEVELOPMENT)	58,345 SF	1.33 ACRES	5.19%
USABLE OPEN SPACE	26,238 SF	5.97 ACRES	22.57%
PARKING	REQUIRED: 100 SPOTS OF P.A. (35 STALLS)	PROPOSED: 100 SPOTS OF P.A. (35 STALLS)	
NUMBER OF STALLS	100	100	
STALL WIDTH	10	10	
DRIVE ISLE	28	28	
PROPOSED BUILDING SETBACKS	25 (FRONT)	PROPOSED: 25 (FRONT) PROPERTY LINE	
REAR SETBACK	25 (REAR)	PROPOSED: 25 (REAR) PROPERTY LINE	
SIDE WALKER (SIDEWALK)	25 (SIDE)	PROPOSED: 25 (SIDE) PROPERTY LINE	
SIDE STREET WALKER	25 (SIDE)	PROPOSED: 25 (SIDE) PROPERTY LINE	
LANDSCAPE BUFFER	10 (FRONT)	PROPOSED: 10 (FRONT) PROPERTY LINE	
REAR SETBACK	25 (REAR)	PROPOSED: 25 (REAR) PROPERTY LINE	
SIDE INTERCEPTOR	10 (SIDE)	PROPOSED: 10 (SIDE) PROPERTY LINE	
PERVIOUS SURFACE RATIO	8%	44.84%	(26,730 SF)
DESIGN FLOOR AREA	10,000 SF	40.12%	(16,125 SF)
FLOOR AREA RATIO	0.08	0.40	(16,125 SF)
MAX BUILDING COVERAGE	30%	42.65%	(16,125 SF)
LOT WIDTH	90	90	
PRIMARY BUILDING HEIGHT	30	30	
FLOOD ZONE	X		
PERMITS	PLANNING	REQUIRED FEBRUARY 14, 2022	
	CITY OF PORT ST. LUCIE, FL		

GENERAL DEVELOPMENT NOTES:
THE SITE IMPROVEMENTS SHOWN HEREIN ARE TO BE CONSTRUCTED IN SINGLE PHASE.
PORT ST. LUCIE UTILITIES
PORT ST. LUCIE UTILITIES
COMPLY WITH COMMERCIAL DESIGN STANDARDS SET FORTH IN COORDINATES OF THE PORT ST. LUCIE CITY ENGINEER'S OFFICE.
SIGN PLAN: SIGNAGE TO COMPLY WITH WATERWORKS PUD ORDINANCE

- SITE PLAN NOTES:**
- THIS APPLICATION IS NOT NEEDED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT THE PERMITS OFFICE. THIS INCLUDES SPECIFIC IMPACT FEES, UP AND PRESERVE FEES, AND ALL ADMINISTRATIVE REVIEW FEES FOR THE CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
 - LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLEAM AWAY FROM ADJACENT PROPERTIES OR STREETS. ALL LIGHTS SHALL CONFORM WITH CHAPTER 188.23 OF THE P.U. CITY CODE.
 - ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.
 - THE ENVIRONMENTAL ASSESSMENT WAS CONDUCTED BY TUCKER ENVIRONMENTAL CONSULTING CO. ON FEBRUARY 12, 2021. NO OTHER TORTOISES WERE FOUND ON SITE. SEE ENVIRONMENTAL ASSESSMENT REPORT FOR FULL DETAILS.

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF A NEW STORMWATER DETENT ON AND/OR RETENTION SYSTEM WITH DISCHARGE TO THE EXISTING DRAINAGE EASEMENT AND CANAL LOCATED ON THE EAST SIDE OF EAST TORNO PARKWAY. SPECIAL 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 10,640 SQUARE FOOT COMMERCIAL BUILDING TO BE CONSTRUCTED ON A LOT TO BE CREATED FROM PARCEL ID# 3310-01-002-004 IN PORT ST. LUCIE, FLORIDA. ACCESS TO THE STREET WILL BE PROVIDED VIA DRIVEWAYS ON EAST TORNO PARKWAY.
THIS ANALYSIS ASSESSES THE POTENTIAL TRAFFIC CONDITION OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH FOOT STANDARDS. BASED ON THE PROPOSED USE, VARIETY AND DENSITY OF TRAFFIC AND GENERAL TRAFFIC SUPPLIES BY THE PORT ST. LUCIE ENGINEER'S TRIP GENERATION MANUAL, 11TH EDITION, THE PROPOSED PROJECT IS EXPECTED TO GENERATE 677 PEAK TRIPS AND 48,484 VEHICLE HOURS PER DAY (VOLUME) TRIP.
THE GENERAL TRAFFIC RATES FOR THE PROPOSED DEVELOPMENT WERE OBTAINED FROM THE INSTITUTE OF TRANSPORTATION AND ENGINEERS' TRIP GENERATION MANUAL, 11TH EDITION, THE PASS BY RATES WERE OBTAINED FROM THE ITE TRIP GENERATION HANDBOOK, 3RD EDITION.

ARCHITECT:	ENGINEER:	DEVELOPER:
US ENGINEERING, LLC 1240 PALM BEACH BLVD. SUITE 200 DELAND, FL 32909 OFFICE: (386) 982-8428	COMMERCE ENGINEERING, LLC 1200 W. PALM BEACH BLVD. SUITE 200 DELAND, FL 32909 OFFICE: (407) 841-5815	COMMERCE DEVELOPMENT, LLC 1001 COLORADO BLVD. APT. 100 PORT ST. LUCIE, FL 34956 OFFICE: (888) 988-8400



Full Cut-off Series



Area Light Series (Parking Lot)

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

DOLLAR GENERAL

HANLUX DEVELOPMENT
COMMERCIAL DEVELOPMENT

COMMON SENSE
ENGINEERING

COMMON SENSE ENGINEERING
1288 BLOOMINGTON DR. SUITE 100
ORLANDO, FL 32836
305.975.0333
CERTIFICATE OF AUTHORIZATION: 32844

DOLLAR GENERAL
PORT ST. LUCIE
AT
TURTLE CREEK LN &
NW E. TORNO PKWY
PORT ST. LUCIE, FL 34986
STORE #2185

DATE	BY	REVISIONS
05/11/2022	JEREMY R. ANDERSON	REVISED PER CITY OF PORT ST. LUCIE COMMENTS
05/11/2022	JEREMY R. ANDERSON	REVISED PER CITY OF PORT ST. LUCIE COMMENTS
05/11/2022	JEREMY R. ANDERSON	REVISED PER CITY OF PORT ST. LUCIE COMMENTS
05/11/2022	JEREMY R. ANDERSON	REVISED PER CITY OF PORT ST. LUCIE COMMENTS

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71306
PROJECT # 219.070
DATE 05/11/2022 SHEET
SCALE 1:30 DP.2.0
DEV PLAN

MATERIAL LEGEND

-  SHERWIN WILLIAMS
SAND DOLLAR
SW 6099
-  SHERWIN WILLIAMS
BASKET BEIGE
SW 6143
-  SHERWIN WILLIAMS
EXTRA WHITE
SW 7006



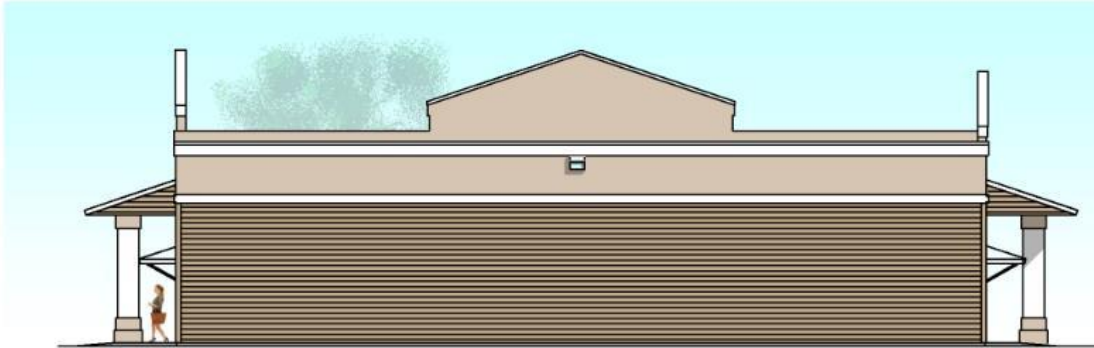
FRONT (WEST) ELEVATION



NORTH SIDE ELEVATION (TRUCK SIDE)

MATERIAL LEGEND

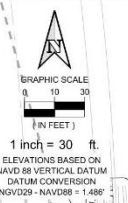
	SHERWIN WILLIAMS SAND DOLLAR SW 6099
	SHERWIN WILLIAMS BASKET BEIGE SW 6143
	SHERWIN WILLIAMS EXTRA WHITE SW 7006



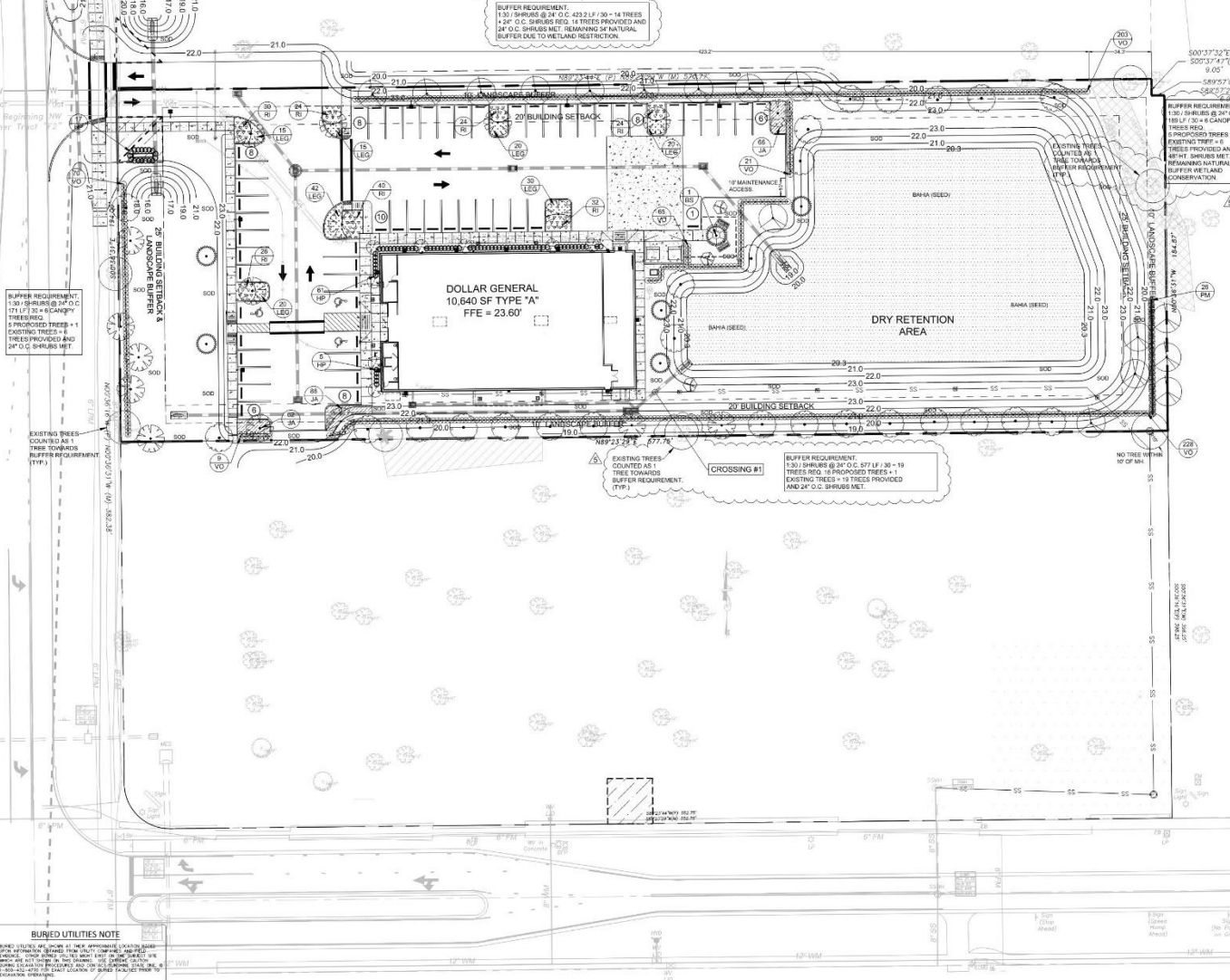
REAR (EAST) ELEVATION



SOUTH SIDE ELEVATION (NO ACCESS)

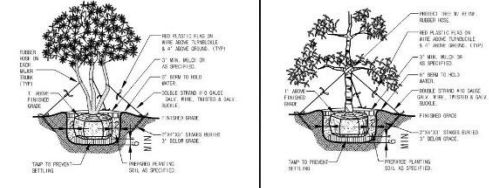


TREES PLACED WITHIN 10 FEET OF DRAINAGE STRUCTURES OR PIPE SHALL INCLUDE A ROOT BARRIER PRODUCT TO PROTECT THE DRAINAGE SYSTEM.



SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	12" DBH/HT 2" CAL MIN		YES	16
MS	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	12" DBH/HT 2" CAL MIN		YES	17
TD	TAXODIUM DISTICHUM (GALLY PINES)	2" CAL MIN 5' CLEAR TRUNK		YES	26
K	ILEX X ATTENUATA (EAST PALATKA HOLLY)	12" MIN HT 2" CAL		YES	3
BS	BURSERA SIMARUBA (GUMBO LIMBO)	12" MIN HT 2" CAL		YES	6
TH	TABESSEA HETEROPHYLLA (PINK TRUMPET TREE)	12" MIN HT 2" CAL		YES	8
LEG	EMERALD CEDRESS LORPEDE (EMERALD CAJUPUT)	12"-14" MIN HT 1" CAL		YES	162
RI	RAPHIDOLEPS INDICA (INDIAN HAYTHORNE)	1" MIN HT 24" O.C.		YES	208
JA	JASMINE ASATIC (JASMIN ALBISMA)	6"-8" MIN HT 1" CAL		YES	216
VO	WALTERS VERBURNUM (VERBURNUM DECATUM)	24" MIN HT 3" CAL		YES	601
PM	PODOCARPUS MACROPHYLLUS	18" MIN HT 1" CAL		YES	26
HP	HAMELIA PATENS (FIREBUSH)	18" MIN HT 3" CAL		YES	78
BS	BAHA SEED	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	780
SOD	BAHA	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	780

NOTE: WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



1) MULTI-TRUNK DETAIL NTS
2) TREE PLANTING DETAIL NTS



3) SHRUB AND GROUND COVER DETAIL NTS
4) PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES

- NO TREES SHALL BE PLANTED WITHIN 10 FEET OF THE EDGE OF PAVEMENT UNLESS SPECIFICALLY NOTED OTHERWISE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LATEST PLSUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL TREES PLANTED SHALL BE PROTECTED BY ROOT BARRIERS AND MULCH.
- ALL TREES PLANTED SHALL BE PROTECTED BY MULCH AND WATERING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

CITY NOTES:

- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 153 AND THE CITY OF PORT ST. LUCIE, FLORIDA, CODE OF ORDINANCES, PLSUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PLSUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
- ALL LANDSCAPING SHALL MEET THE LATEST PLSUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATIONS AND MAINTENANCE OF ANY EXISTING UTILITY.
- TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PLSUSD UNDERGROUND INFRASTRUCTURE.
- NO LANDSCAPING OTHER THAN 300 GRASSES SHALL BE LOCATED WITHIN 5' OF A PLSUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.

NATIVE AND FLOWERING TREE REQUIRED CALCULATIONS

AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE NATIVE SPECIES. THE PROPOSED TREES 1) NON-NATIVE, 2) 15% NON-NATIVE AND 85% NATIVE TREES PROPOSED. REG. MET.

AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES. 1,241 PROPOSED SHRUBS/200 NON-NATIVE = 85% NON-NATIVE AND 15% NATIVE. REG. MET.

AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES. 76 PROPOSED TREES/380 AND 19 PROPOSED FLOWERING TREES = 5% NATIVE FLOWERING TREES. REG. MET.

DOLLAR GENERAL

HANLUX DEVELOPMENT
CORPORATION

COMMON CORK

COMMON CORK ENGINEERING
209 S. W. 10TH AVE. SUITE 100
ORLANDO, FL 32801
CERTIFICATE OF AUTHORIZATION 12044

DOLLAR GENERAL
AT
PORT ST. LUCIE
TURTLEDOVE LN &
NW L. TORNO HWY
PORT ST. LUCIE, FL 34988
SHEET # 2 OF 2

PROJECT # 219,070
DATE 03/18/2022
SCALE 1:30
LANDSCAPE PLAN

ENGINEER'S NAME & PE#
JERRY R. ANDERSON, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 71636

RICK ABT
5345 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30057
404-905-2726

Recommendation

The Site Plan Review Committee recommended approval of the major site plan at their meeting on May 11, 2022.

