

PROJECT TEAM

OWNER:
SUN LUCIE POOL LLC
101 W 55TH STREET
NEW YORK, NY 10019

DEVELOPER:
10575 S US HWY 1 LLC
8910 TWO NOTCH ROAD, 5TH FLOOR
COLUMBIA, SC 29223

ENGINEER:
CPH INC.
1992 SW 1ST STREET
MIAMI, FL 33135

LANDSCAPE ARCHITECT:
CPH INC.
1992 SW 1ST STREET
MIAMI, FL 33135

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

SITE DATA

LEGAL DESCRIPTION:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AS IT NOW EXISTS AND THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BOULEVARD, AS IT NOW EXISTS; THENCE N 27°53'31" W, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 262.93 FEET TO THE POINT-OF-BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THENCE N 27°53'31" W, ALONG THE SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, 187.96 FEET; CO THENCE S 89°22'54" E, 364.81 FEET; THENCE S 19°30'40" E, 226.0 FEET; THENCE S 89°56'45" E, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, 175.0 FEET; THENCE N 00°03'11" E, 158.15 FEET; THENCE N 82°09'29" E, 158.15 FEET TO THE POINT-OF-BEGINNING, ALL OF SAID LAND LYING AND SITUATE IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AS IT NOW EXISTS AND THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BLVD, AS IT NOW EXISTS, THENCE N 27°53'31" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 450.89 FEET, THENCE SOUTH 89°22'54" WEST A DISTANCE OF 269.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°22'54" WEST A DISTANCE OF 84.92 FEET, THENCE SOUTH 19°30'40" E, A DISTANCE OF 225.00 FEET TO THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BLVD., THENCE SOUTH 89°56'45" EAST ALONG THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BLVD., A DISTANCE OF 175.00 FEET, THENCE NORTH 0°03'11" EAST A DISTANCE OF 88.27 FEET, THENCE NORTH 63°02'41" WEST A DISTANCE OF 139.98 FEET, THENCE NORTH 41°52'44" WEST A DISTANCE OF 60.31 FEET, THENCE NORTH 12°05'17" WEST A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING, ALL OF SAID LAND LYING AND SITUATE IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH THOSE EASEMENTS AS SET OUT IN THE GRANT OF EASEMENT BETWEEN GENERAL DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION OF DAYTONA BEACH, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN OFFICIAL RECORDS BOOK 316, PAGE 313, AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 365, PAGE 342

TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS AS SET OUT GRANT OF EASEMENT BETWEEN TOWN CENTRE/EAST GATE ASSOCIATES, LTD., F/K/A WEST-LANDCOM DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP, DIVALL INSURED INCOME PROPERTIES 2 LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP TO SUN BANK/TREASURY COAST, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 2856, AND AS MODIFIED BY MODIFICATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 671, PAGE 1307

TOGETHER WITH THOSE EASEMENTS AS SET OUT IN THE DRAINAGE EASEMENT BETWEEN TOWNE CENTRE/EAST GATE ASSOCIATES, LTD., FORMERLY KNOWN AS WEST-LANDCOM DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP TO SUN BANK/TREASURY COAST, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION, SUCCESSOR BY MERGER TO SUN BANK OF ST. LUCIE COUNTY, A FLORIDA BANKING CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 810, PAGE 1672

BUILDING COVERAGE:
PROPOSED: 6,396 S.F. 12.65%
MAXIMUM ALLOWED: 20,216 S.F. 40%, PROVIDED THAT THE COMBINED AREA COVERAGE OF ALL IMPERVIOUS SURFACES SHALL NOT EXCEED 80%

PROJECT NOTES

UTILITY PROVIDERS:
WATER & WASTEWATER: PSLUSD
IRRIGATION: N/A (PROPOSED)
SOLID WASTE: WASTEPRO
ELECTRIC: FP

STORM WATER DRAINAGE: THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE RUNOFF TO A RETENTION AREA WHICH ULTIMATELY OUTFALLS TO AN EXISTING DRAINAGE SYSTEM.

WATER: EXISTING WATER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

SEWER: PROPOSED PUBLIC LIFT STATION WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

FIRE PROTECTION: EXISTING FIRE HYDRANTS SHOWN ON THE PLAN VIEW. EXISTING FIRE HYDRANT IS ROUGHLY 185' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.

HAZARDOUS WASTE: ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

SOLID WASTE: BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE: PROPOSED LANDSCAPE PLANS TO ADHERE WITH CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE.

ENVIRONMENTAL: AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.

ACCESSIBILITY AND ADA COMPLIANCE: ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

A/C UNITS: ALL A/C UNITS TO BE LOCATED ON THE ROOF.

SIGNAGE: SIGNAGE IS SEPARATE REVIEW FOR APPROVAL.

TRAFFIC STATEMENT: THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE EXPECTED GROSS DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED PROJECT.

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 2,824 S.F. MURPHY EXPRESS CONVENIENCE STORE AND THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

OVERALL SITE ADDRESS: 10575 S US HWY 1
PORT ST. LUCIE, FL 34952

TOWNSHIP: SEC. 12 TOWNSHIP 37 S. RANGE 40 E

LOT/L: 3414-501-4711-000-3

TOTAL SITE AREA: 50,797 S.F. (1.17 AC.)

EXISTING ZONING: CG (GENERAL COMMERCIAL)

EXISTING LAND USE: GENERAL COMMERCIAL

PROPOSED USE: CONVENIENCE STORE WITH GAS SALES

REQUIRED BUILDING HEIGHT:
THE FACADE OF A BUILDING THAT FACES AN ARTERIAL OR COLLECTOR ROAD OR INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING WALL HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING, 35 FEET MAX HEIGHT.

PROPOSED BUILDING HEIGHT:
TOP OF BUILDING: 22'-0"
TOP OF TOWER ROOF: 28'-6"

NUMBER OF STORIES: 1

CONVENIENCE STORE AREA: 2,824 S.F.

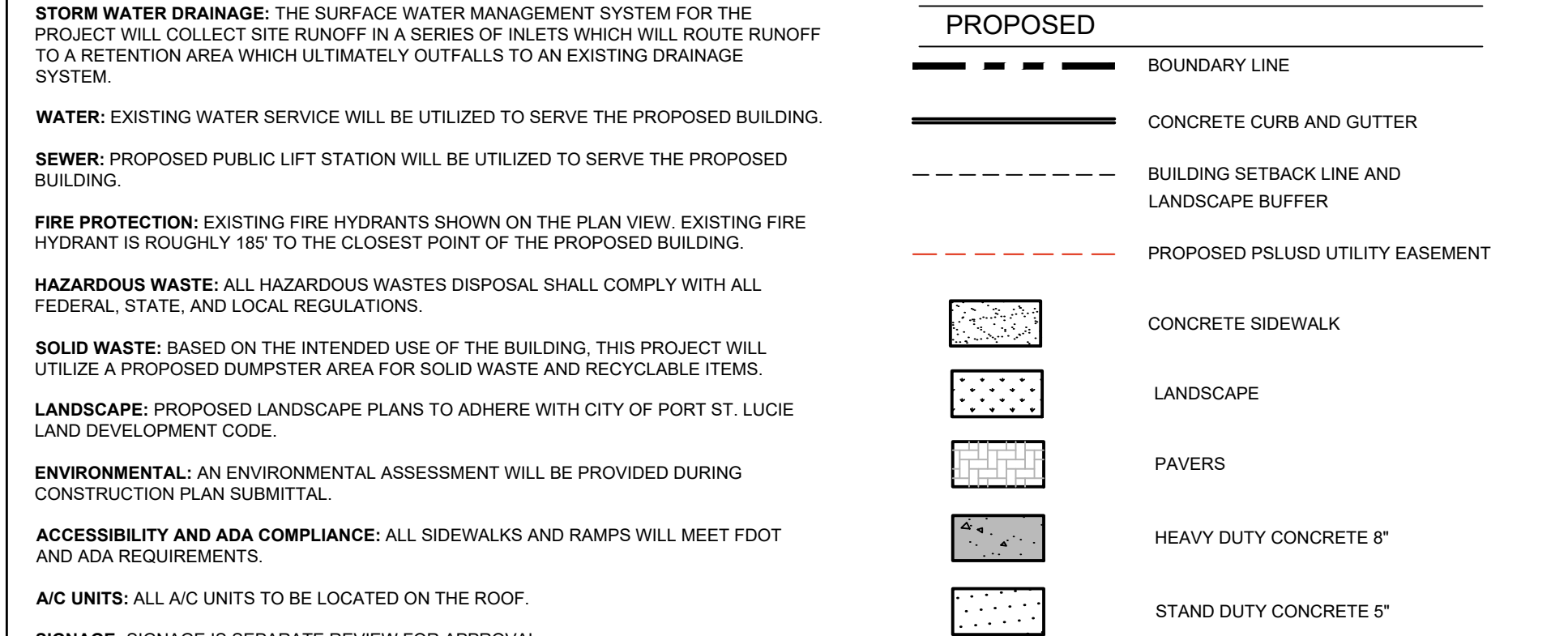
CANOPY AREA: 3,572 S.F.

TOTAL BUILDING AREA: 6,396 S.F.

BUILDING SETBACKS REQUIRED PROVIDED
NORTH: 10' 27'-10"
EAST: 25' 58'
SOUTH: 10' 54'-66"
WEST: 10' 65'-70"

PROVIDED FLOOR AREA RATIO: 0.12
REQUIRED FLOOR AREA RATIO: N/A

ZONING: LAND USE:
NORTH: PUD COMMERCIAL
SOUTH: CG COMMERCIAL
EAST: (R-O-W) (R-O-W)
WEST: CG COMMERCIAL



PRE-CONSTRUCTION

Land Use	Trip Generation (Peak Hour of Generator)			PM Peak Hour		
	Intensity	Daily Trips	AM Peak Hour	In	Out	Total
Gas Station	12 FP's	3,181	99	99	198	115
Gross Traffic		3,181	99	99	198	115

WELLFIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLORIDA WELLFIELD PROTECTION ZONE.

NEAREST FIRE HYDRANT LOCATIONS: EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.

MAINTENANCE NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS 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 THE ITC CODE, SECTION 41.08 (g).

VICINITY MAP
NOT TO SCALE

POST-CONSTRUCTION

AREA	IMPERVIOUS SITE RATIO (ISR)	
	SQUARE SF	%
IMPERVIOUS PAVEMENT	38,289	75
GREEN SPACE	12,508	25
TOTAL SITE	50,797	100

SHEET NO. C-3

June 08, 2023
ANDREW M. DEEGAN, P.E.
FL. P.E. NO. 95482

REV-2 6/8/23 DATE 6/8/23 T.H.H. DATE 6/8/23 P.R.N. DATE 6/8/23 A.M.D. DATE 6/8/23 J.C.H. DATE 6/8/23

JOB NO. M3889 Concept 1.0

J.C.H. DRW

A.M.D. DES

6/8/23 DATE

REV-2

SEU CONCEPTUAL SITE PLAN 1 OF 2

MURPHY USA

10575 US HWY 1

PORT SAINT LUCIE

FLORIDA

gph

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Landscape Lic. No. LC0000298

MURPHY OIL USA, INC.

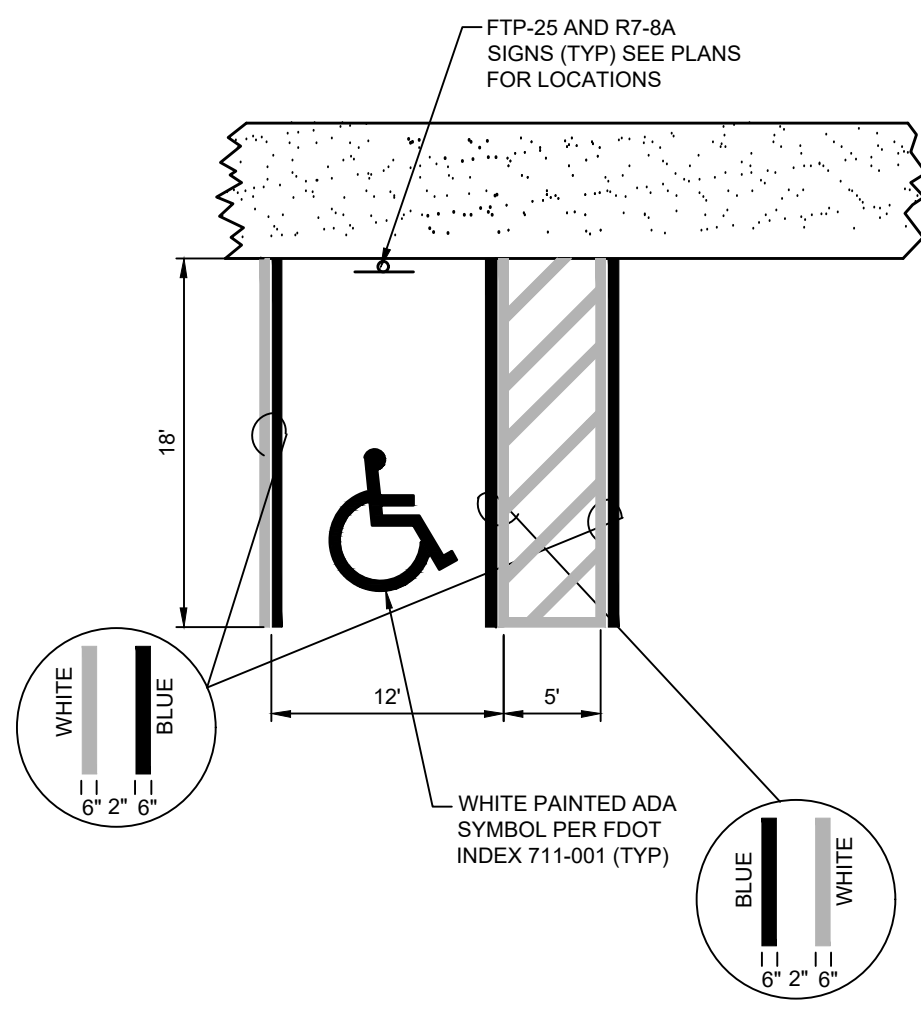
MURPHY USA

200 PEACH STREET
EL DORADO, AR 71731-7000

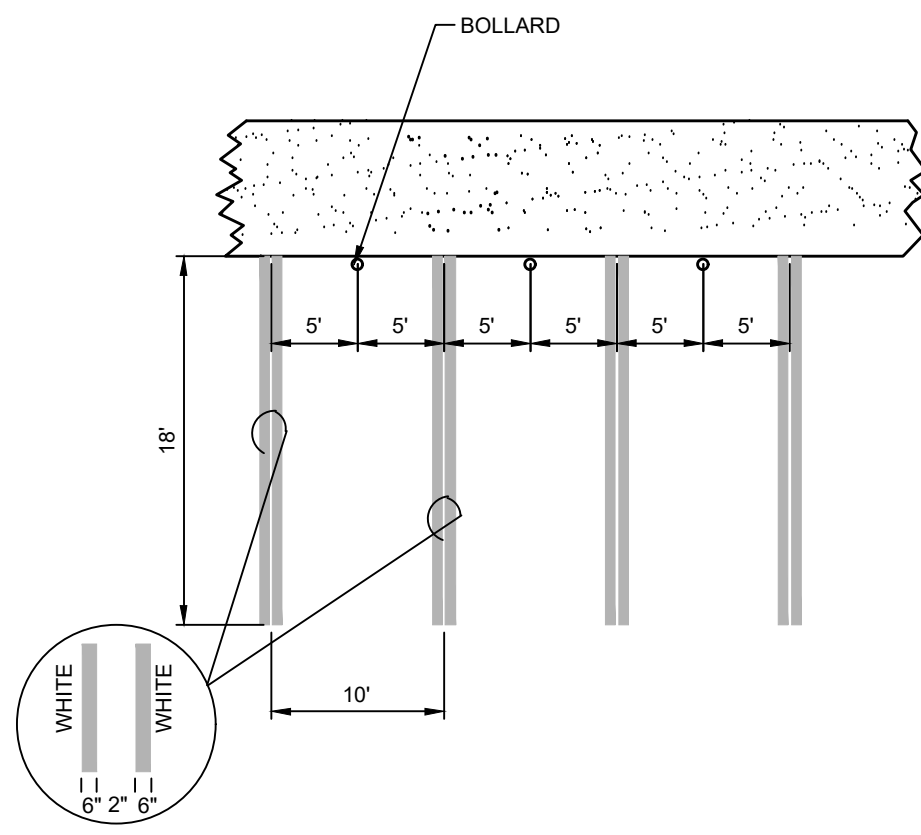
PSLUSD # 11-033-0017

P23-056

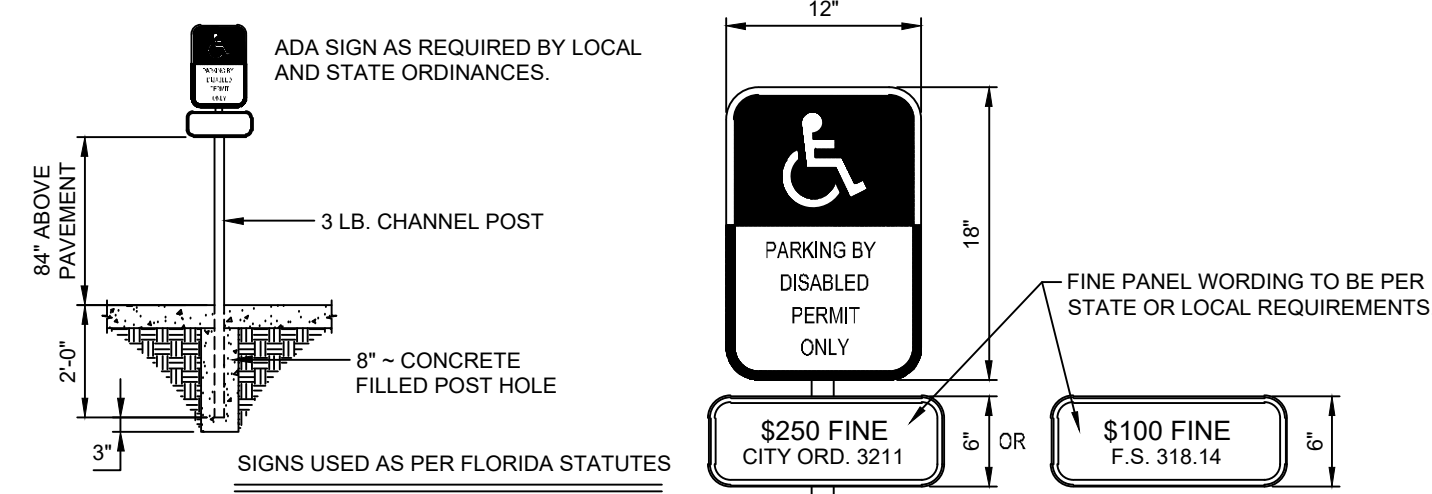
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ADA PARKING STRIPING DETAIL
N.T.S.



REGULAR PARKING STRIPING DETAIL
N.T.S.



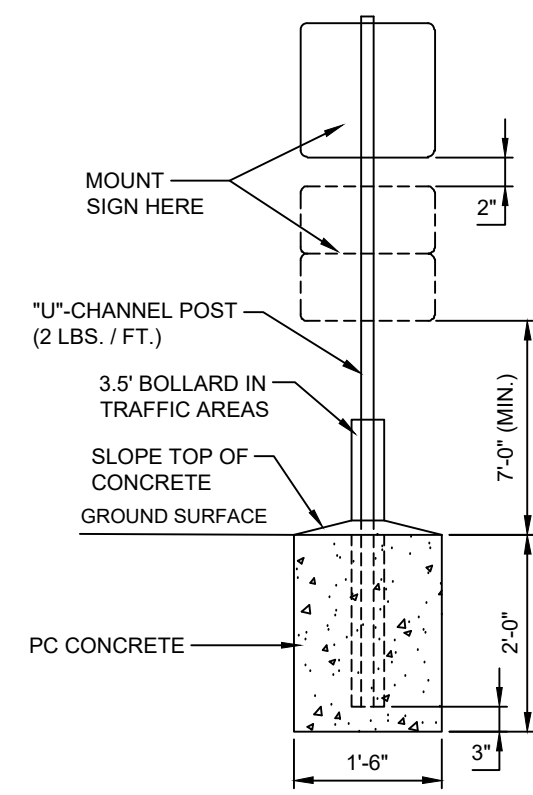
ADA SIGN AS REQUIRED BY LOCAL AND STATE ORDINANCES.

SIGNS USED AS PER FLORIDA STATUTES FTP-25-04 PER FS 316.1955, FS 316.1956

NOTES: (HANDICAP SIGN ONLY)

1. THE SIGN'S FACE SHALL BE OF AN ENGINEERING GRADE REFLECTORIZED MATERIAL.
2. ALL LETTERS ARE 1 INCH SERIES "C" PER THE MUTCD.
3. THE TOP PORTION OF THE SIGN SHALL HAVE A BLUE BACKGROUND WITH A WHITE LEGEND AND BORDER.
4. THE BOTTOM PORTION OF THE SIGN SHALL HAVE A WHITE BACKGROUND WITH A BLACK OPAQUE LEGEND AND BORDER.
5. THE FINE NOTIFICATION SIGN SHALL HAVE A WHITE BACKGROUND WITH A BLACK OPAQUE LEGEND AND BORDER.
6. ONE SIGN SHALL BE REQUIRED FOR EACH PARKING SPACE.
7. EACH SIGN SHALL HAVE A CLEARANCE OF 7 FEET FROM THE BOTTOM OF THE SIGN TO FINAL GRADE OR THE TOP OF CURB, WHICHEVER IS GREATER. SIGNS SHALL NOT BE FARTHER THAN 5 FEET FROM THE FRONT OF THE PARKING SPACE.
8. ALL SIGNS SHALL BE MOUNTED ON 3 POUND CHANNEL POSTS. SIGNS MAY BE MOUNTED ON BUILDINGS WITH CITY APPROVAL.

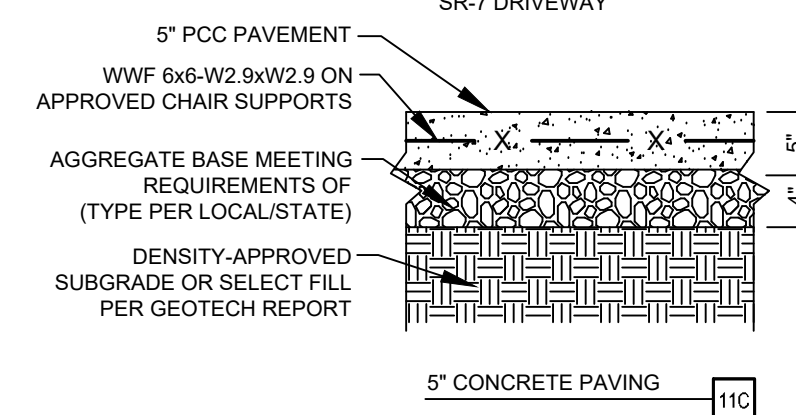
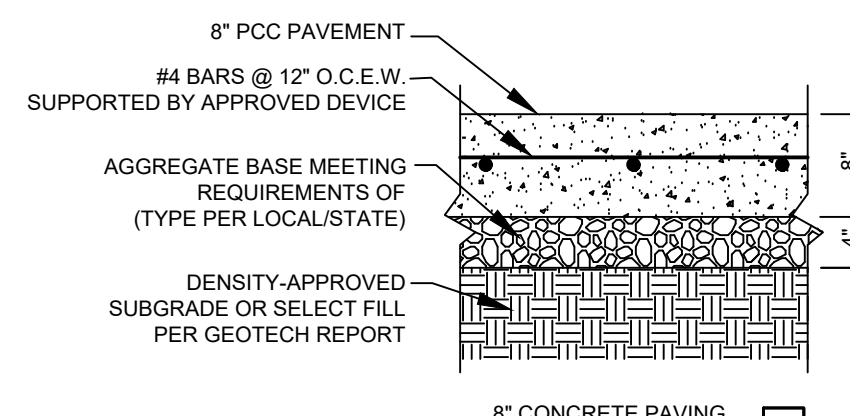
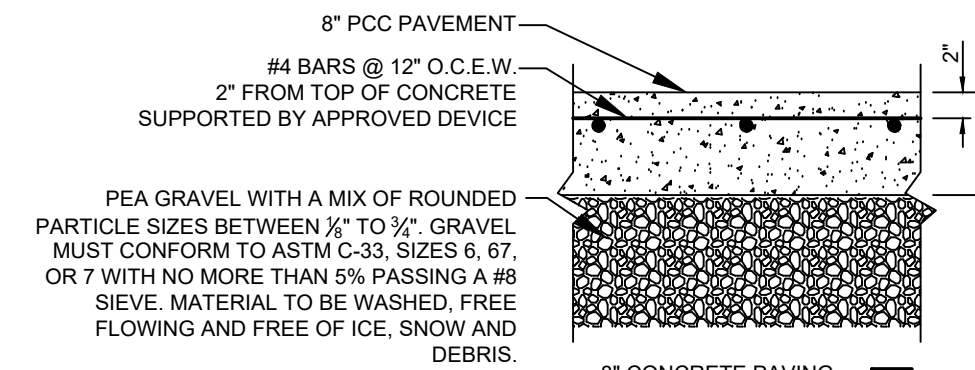
ACCESSIBLE SIGN
N.T.S.



NOTE:

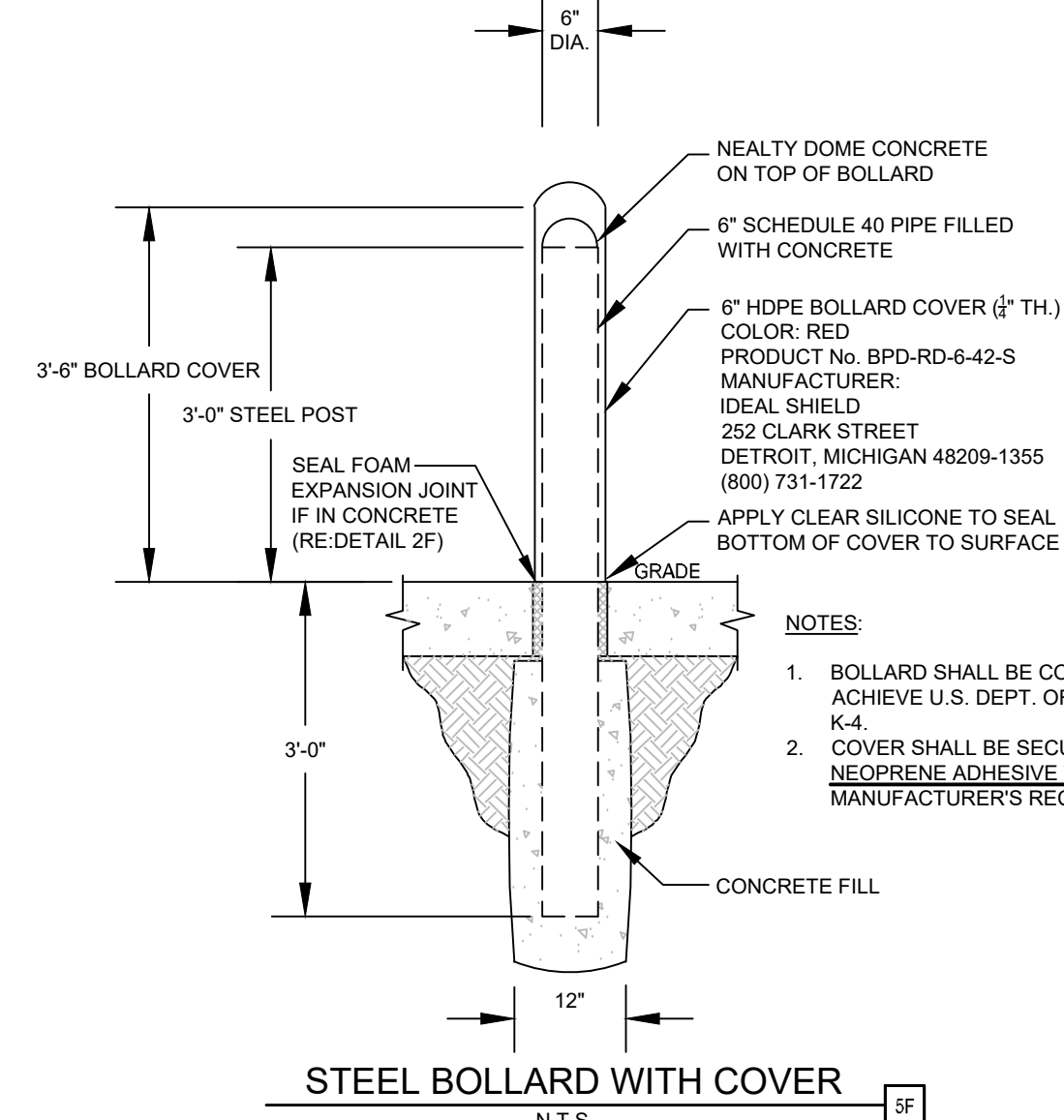
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.



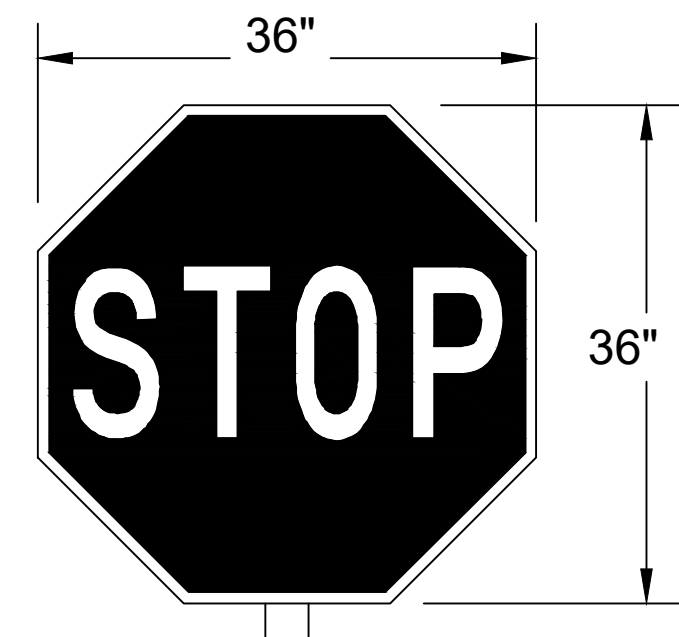
- NOTES:
1. CONCRETE SHALL BE 4,000 PSI COMPRESSIVE STRENGTH.
 2. SEE SHEET C-13 FOR CONCRETE SPECIFICATIONS.

CONCRETE PAVING
N.T.S.

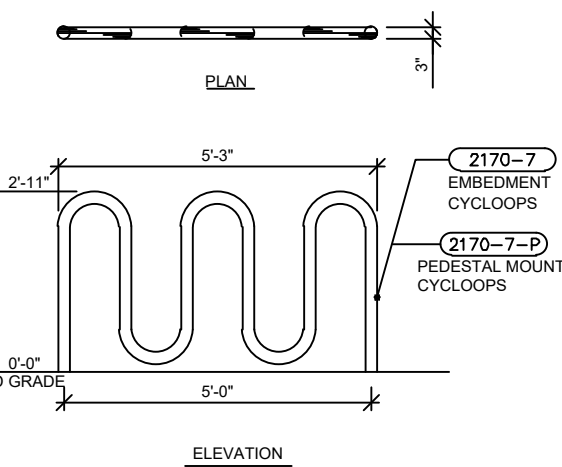
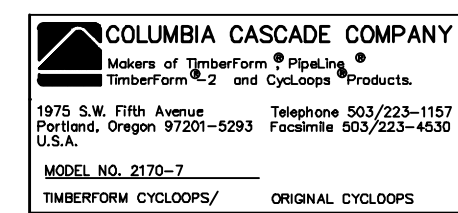


- NOTES:
1. BOLLARD SHALL BE CONSTRUCTED TO ACHIEVE U.S. DEPT. OF STATE RATING OF K-4.
 2. COVER SHALL BE SECURED TO POST WITH NEOPRENE ADHESIVE TAPE PER MANUFACTURER'S RECOMMENDATIONS.

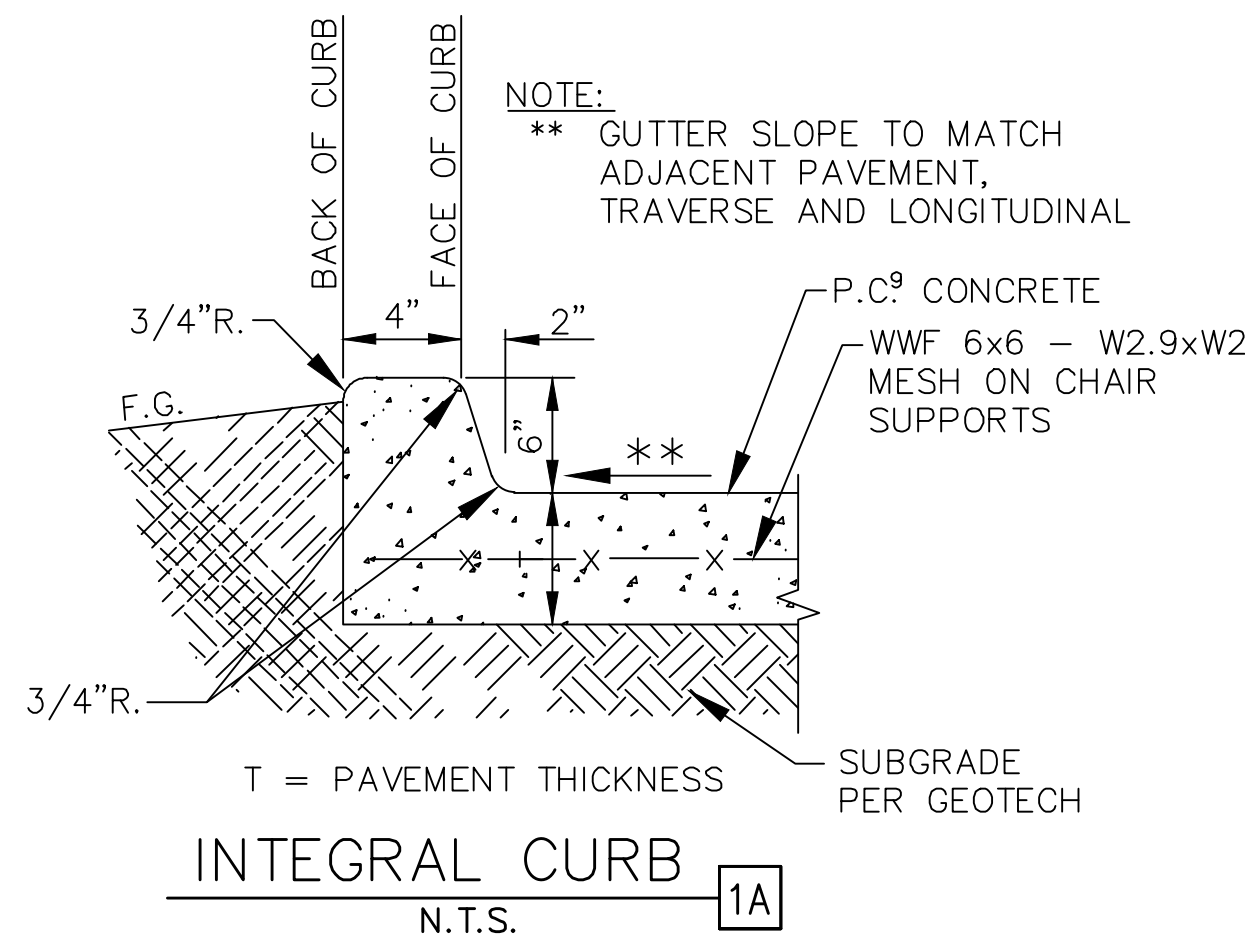
STEEL BOLLARD WITH COVER
N.T.S.



FDOT STOP SIGN
N.T.S.



BICYCLE RACK DETAIL
N.T.S.



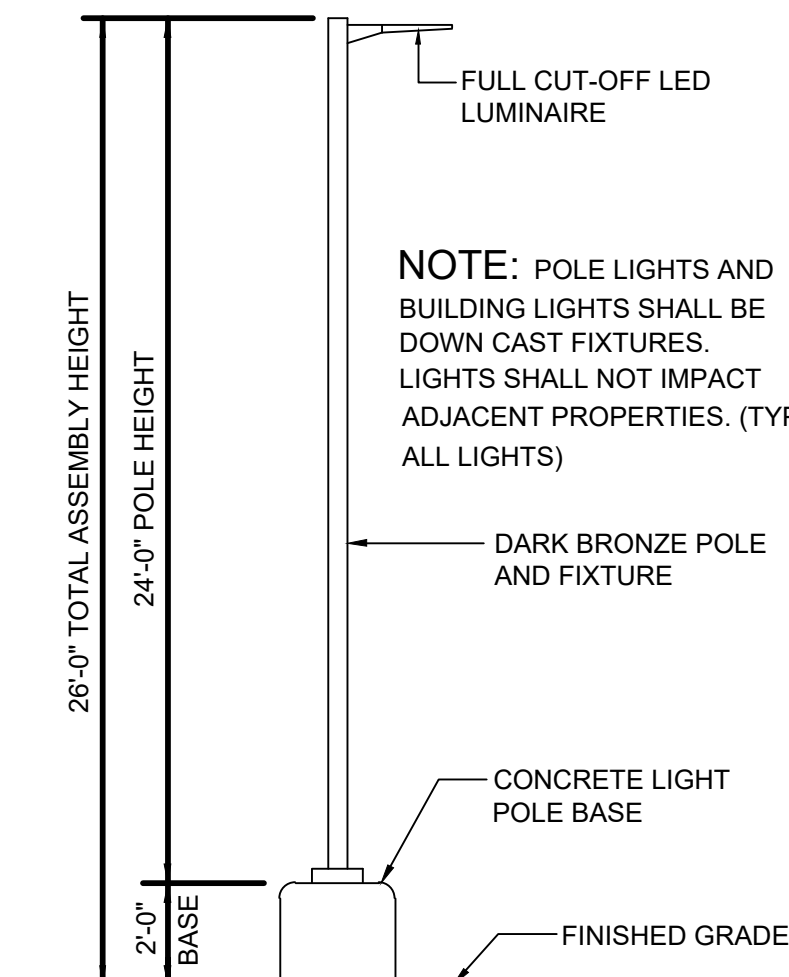
INTEGRAL CURB
N.T.S.

LUMINAIRE SCHEDULE								
MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
S		6	26'-0"	24'-0"	18904	135	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW
D180		1	26'-0"	24'-0"	18904	270	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, DOUBLE HEAD FLAT LENS FIXTURE, FORWARD THROW
CANOPY		18	15'-0"	N/A	19071	152	CRUS-SC-LED-HO-50-UE-WHT	LSI LIGHTING, LEGACY SERIES, HIGH OUTPUT DRIVER, FLAT LENS CANOPY FIXTURE
H		2	8'-3"	N/A	4124	30	XWM 3 LED 04L 50 UE BRZ	LSI LIGHTING, MIRADA (XWM) WALL MOUNT LUMINAIRE, 5000K CCT, 4000 LUMEN PACKAGE, BRONZE COLOR, H-BB WITH BATTERY BACK-UP
H-BB		1	8'-3"	N/A	4124	30	XWM 3 LED 04L 50 UE BRZ BB	LSI LIGHTING, MIRADA (XWM) WALL MOUNT LUMINAIRE, 5000K CCT, 4000 LUMEN PACKAGE, BRONZE COLOR, H-BB WITH BATTERY BACK-UP
J		2	8'-8"	N/A	2333	22	LCD6LED25LUNVDIM135WF TR6RWWHAZ EM	LSI LIGHTING, LCD6 DOWN LIGHT LUMINAIRE, 3500K CCT, 2500 LUMENS, WIDE FLOOD HAZE SEMI-DIFFUSED WALL WASH REFLECTOR, WHITE OR EQUIVALENT

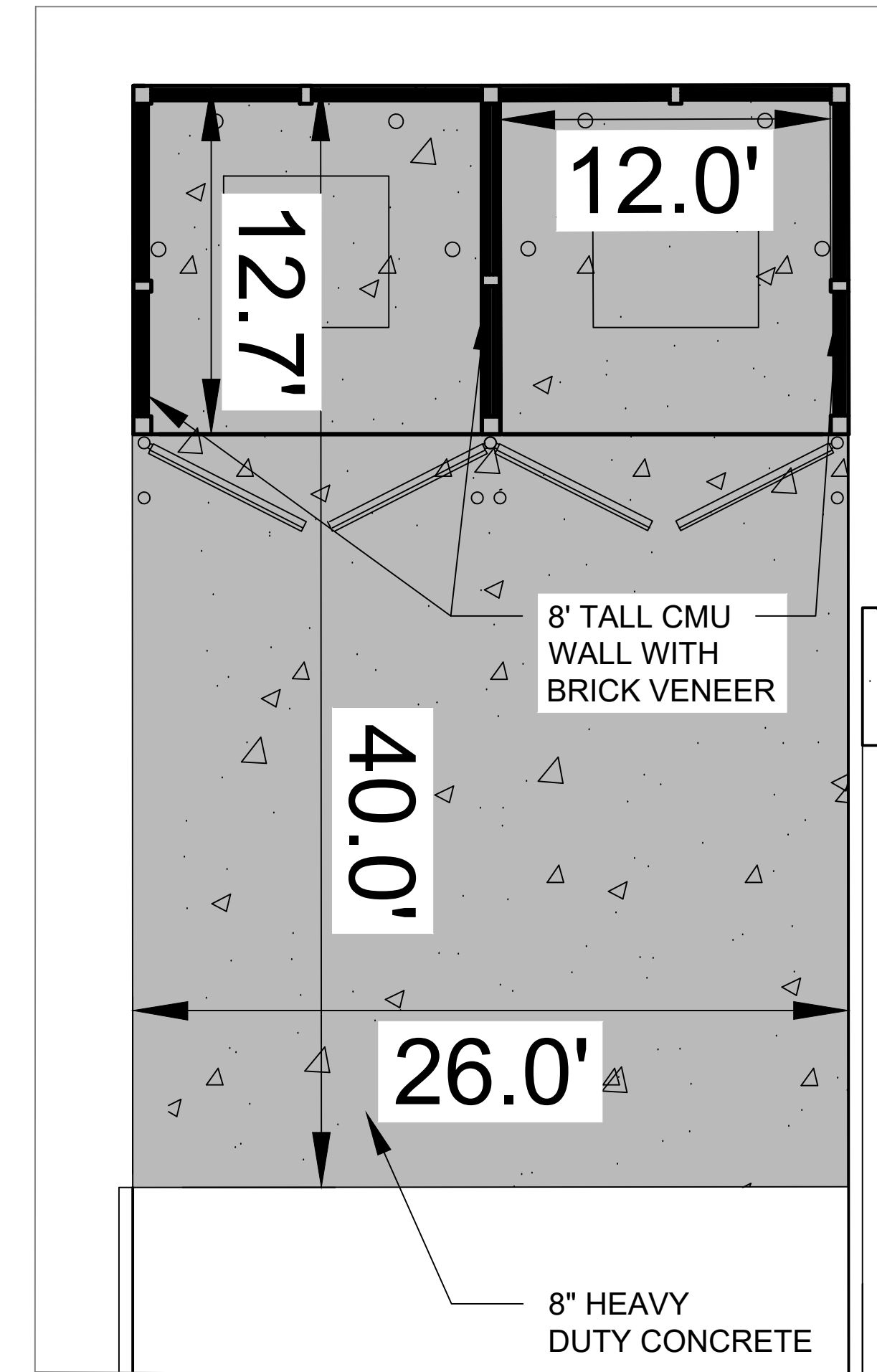
NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE				
MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	DESCRIPTION
S		6	24'-0"	4SQB3-S11G-24-S-BRZ-4BC
D180		1	24'-0"	4SQB3-S11G-24-D180-BRZ-4BC

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET

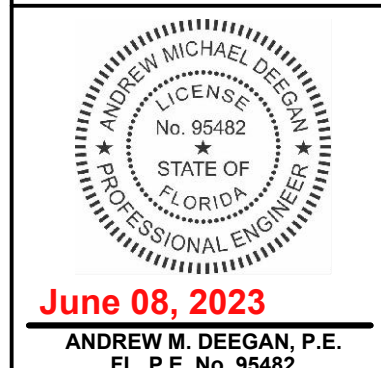


AREA LIGHT DETAIL
SCALE: NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
N.T.S.

SHEET NO. C-3.1



June 08, 2023
ANDREW M. DEEGAN, P.E.
FL. P.E. No. 95482

JOB NO. M3689
Concept 1.0
REV-2
DATE 6/8/23
T.H.H. PRN
A.M.D. PM
A.M.D. DES
J.C.H. DRW
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MURPHY USA

J:\M3689\Civil\DWG\Current_Plan_Sett\Working\C-3 Site plan.dwg Jun 08, 2023 - 4:42pm adeegan