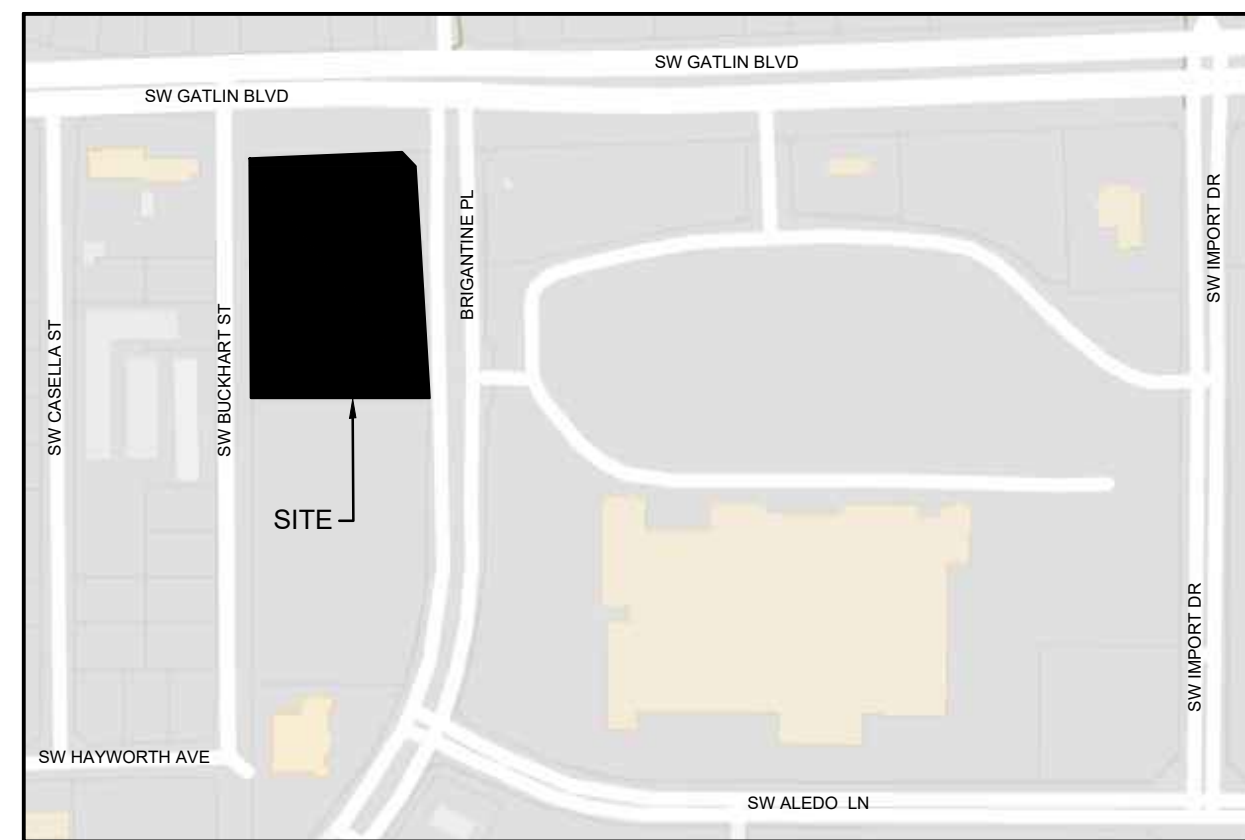
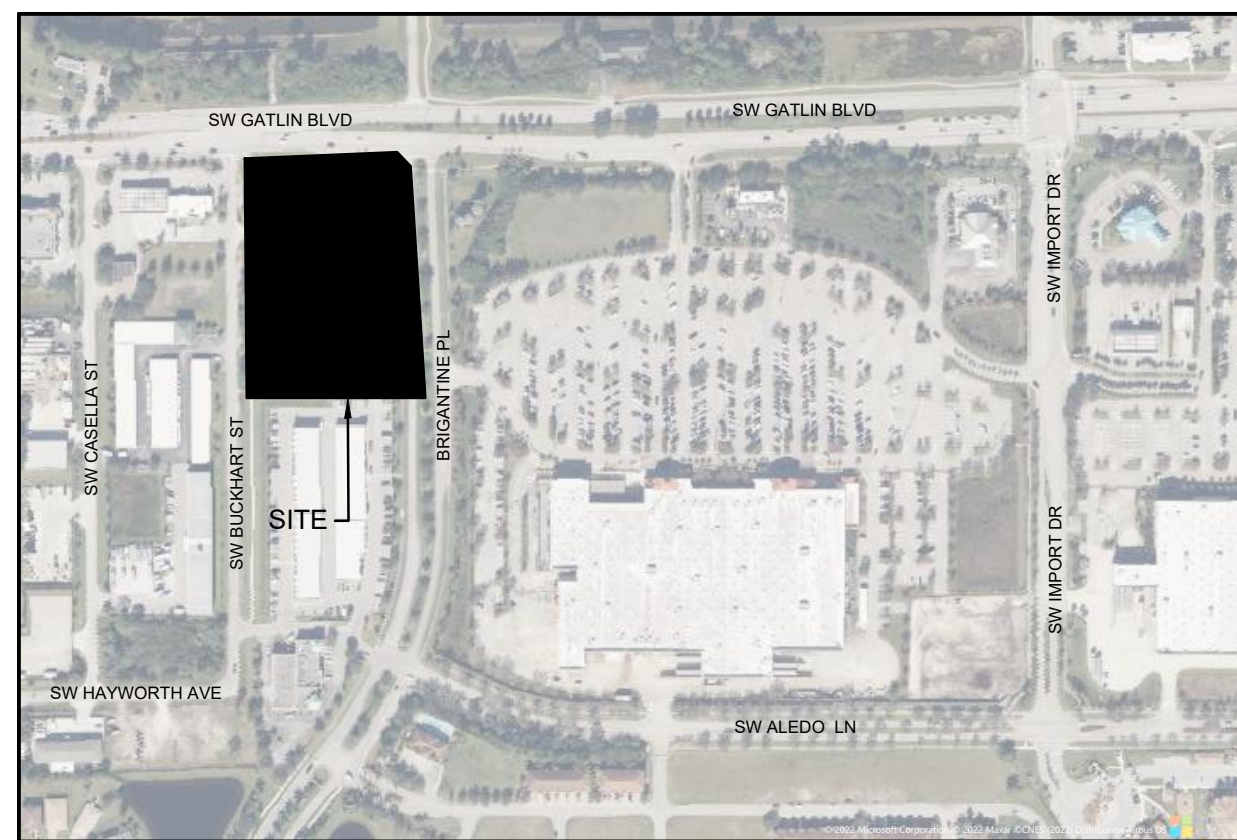


# JETSON APPLIANCES AT GATLIN COMMONS

SITE PLAN  
SECTION 14, TOWNSHIP 37 S, RANGE 39 E  
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP  
N.T.S.



VICINITY/AERIAL MAP  
N.T.S.

LEGAL DESCRIPTION:  
PARCELS 20 AND 21, ACCORDING TO THE PLAT OF GATLIN COMMONS - 2ND REPLAT  
AS RECORDED IN PLAT BOOK 56, PAGE 29 THROUGH 29A, OF THE PUBLIC RECORDS  
OF ST. LUCIE COUNTY, FLORIDA.

PLAN FOR

J1 GATLIN LLC

4145 S FEDERAL HIGHWAY  
FT. PIERCE, FL 34982

ENGINEER & SURVEYOR



**VELCON**

ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477

## INDEX OF DRAWINGS

- COVER SHEET  
1. SITE PLAN  
2. SITE PLAN DETAILS

NOTE:  
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019



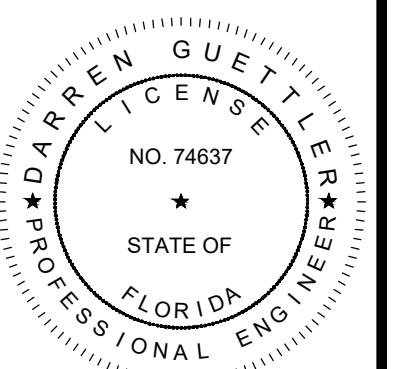
**VELCON**

ENGINEERING & SURVEYING, LLC.  
1449 NW COMMERCE CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
FBPE C.O.A. # 52222

REVISIONS:		
BY:	DATE:	COMMENT:
JM	09/12/22	REVISIONS PER PSL & CDD COMMENTS

PROJECT:  
**JETSON APPLIANCES  
AT GATLIN COMMONS**

CLIENT:  
**J1 GATLIN, LLC.**  
CITY OF PORT ST LUCIE,  
FLORIDA



DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
10/21/22

PROJECT No.: 22-1012  
DRAWN BY: JR  
CHECKED BY: JM  
DATE: 06/13/2022  
CAD L.D.: 22-1012 ENG

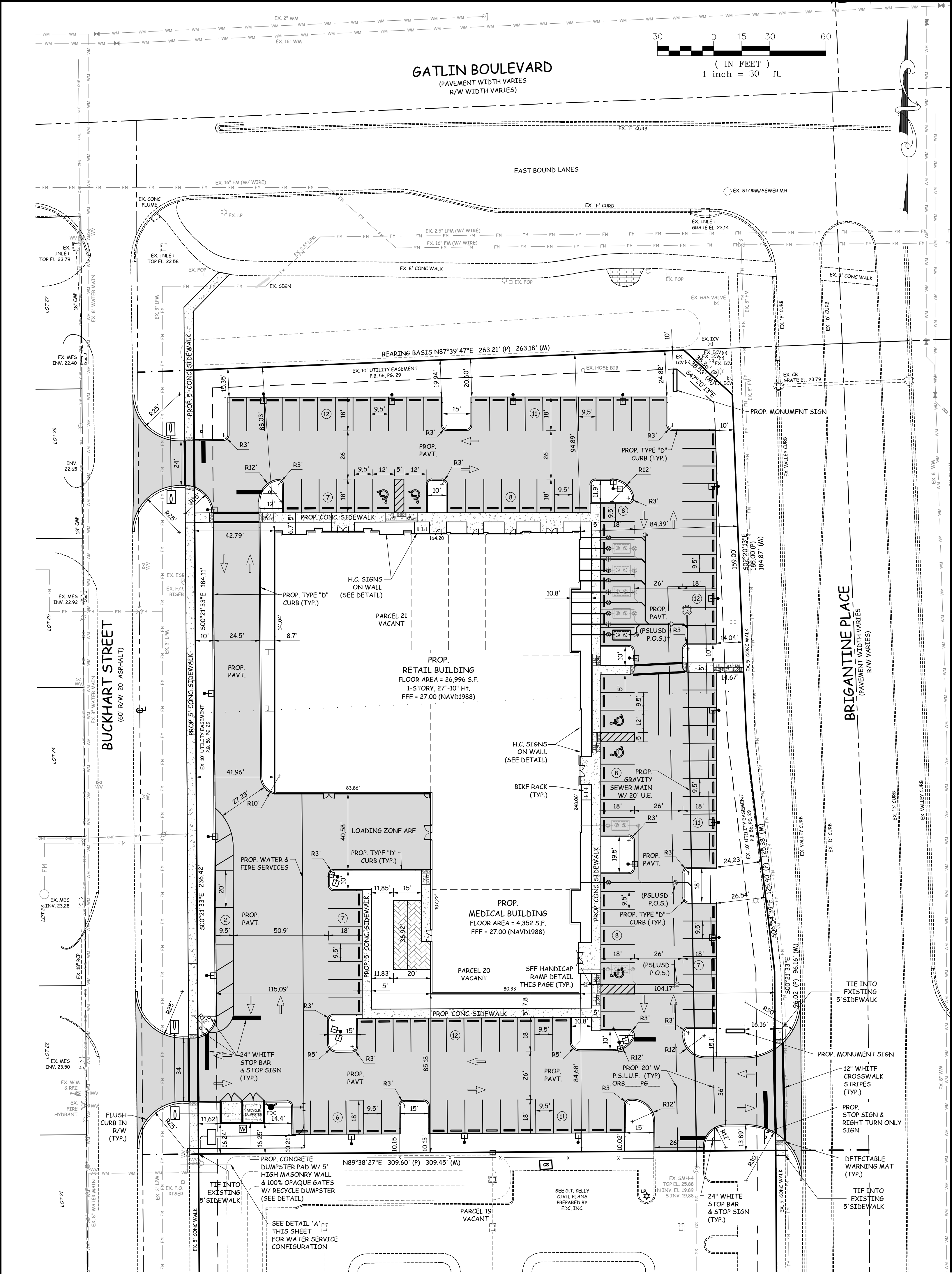
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**COVER**

SHEET NUMBER:  
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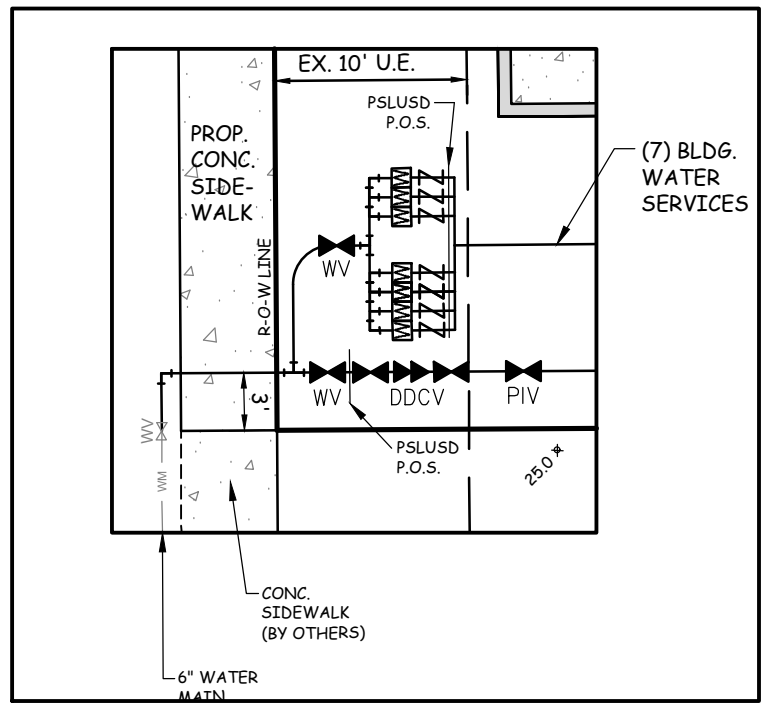
CITY OF PSL PROJECT NO. P22-199  
PSLUSD FILE NO. 11-102-26





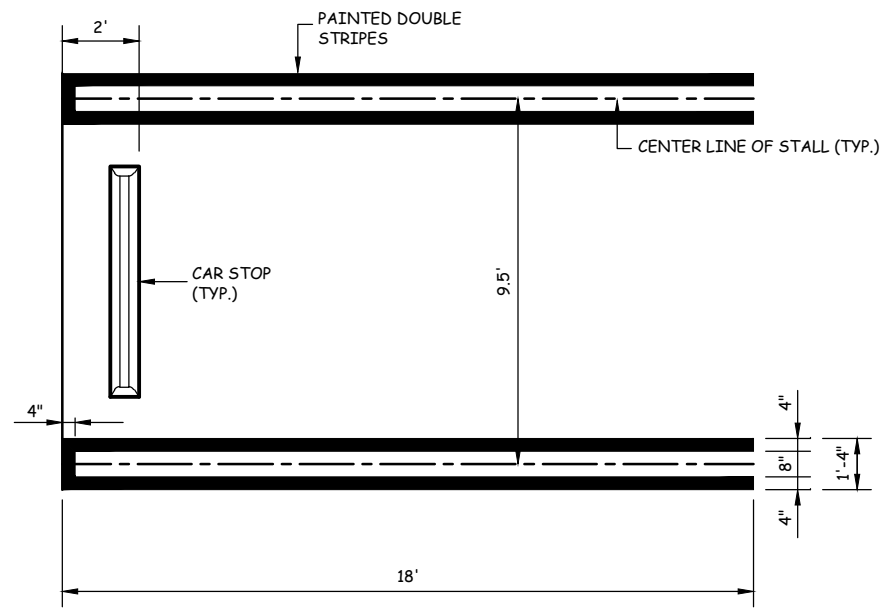
LEGEND	
	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	NUMBER OF PARKING SPACES
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT
	PROPOSED LIGHT FIXTURE
	PROPOSED CLEAN OUT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LIGHT FIXTURE 25' HEIGHT

NOTE: 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).



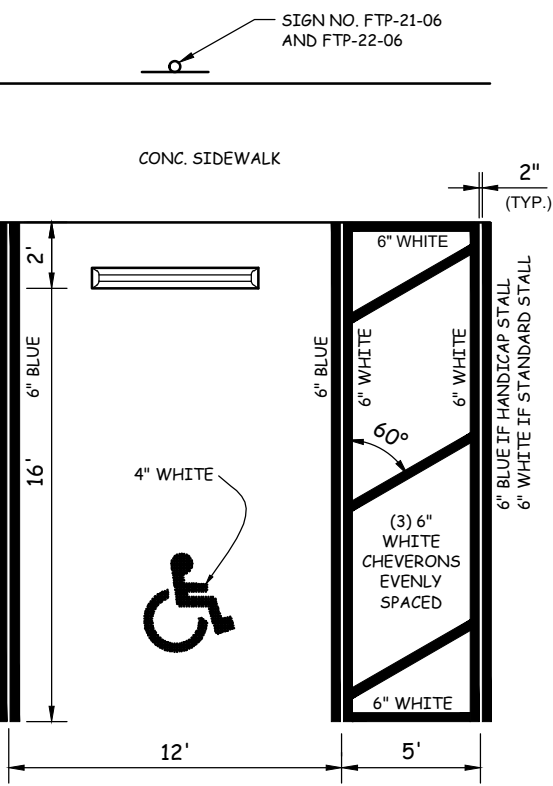
DETAIL A

1" = 10'



TYPICAL 18' PARKING STALL

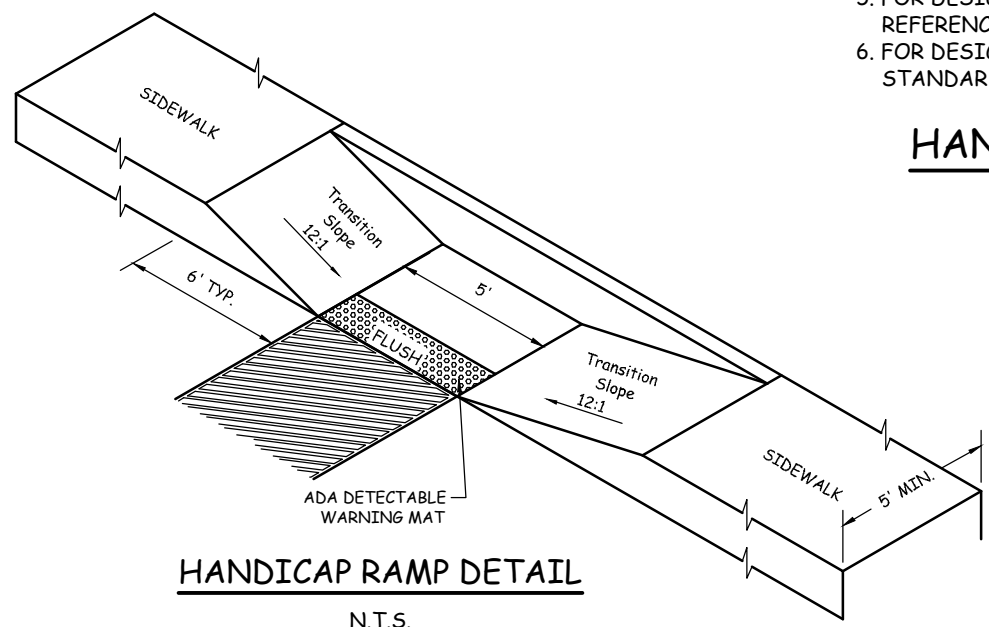
1" = 5'



- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
  - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
  - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
  - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
  - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
  - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17395, SHEET 4 OF 11.

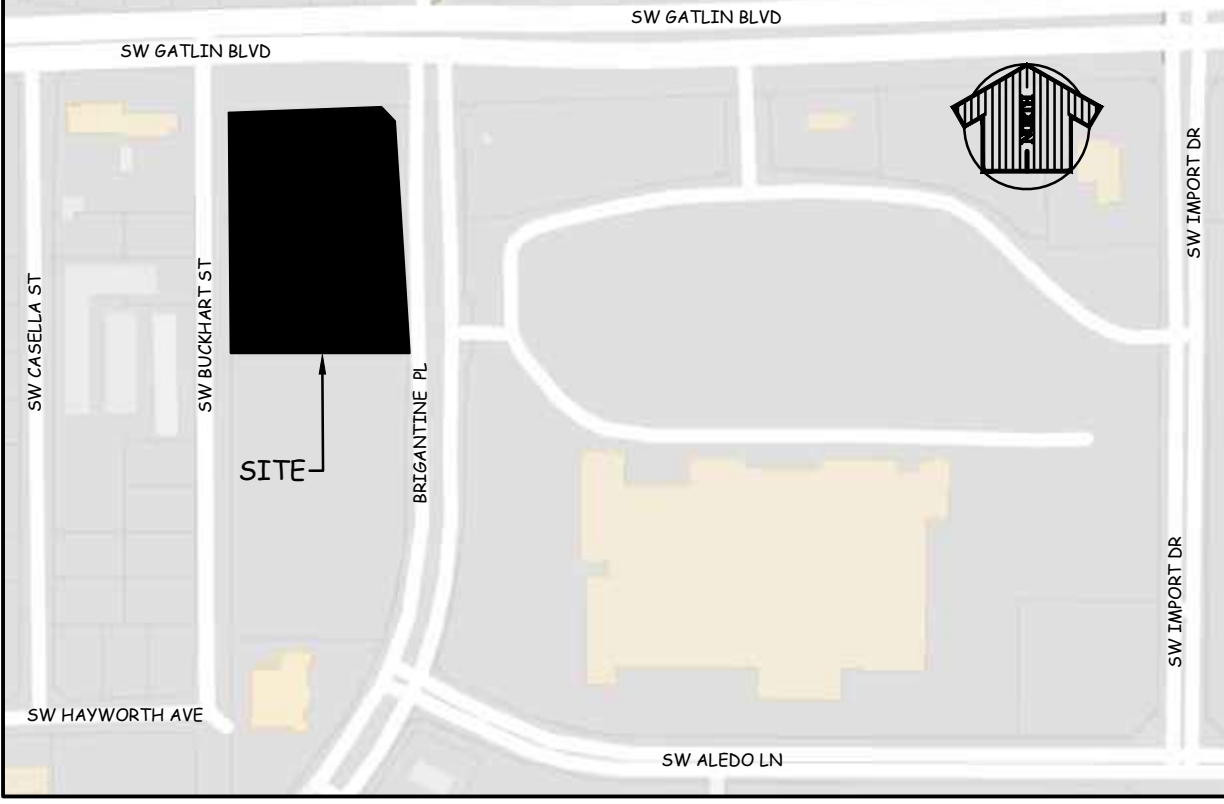
HANDICAP SPACE DETAIL

N.T.S.



HANDICAP RAMP DETAIL

N.T.S.



LOCATION MAP

N.T.S.

LEGAL DESCRIPTION

PARCELS 20 AND 21, ACCORDING TO THE PLAT OF GATLIN COMMONS - 2ND REPLAT AS RECORDED IN PLAT BOOK 56, PAGE 29 THROUGH 29A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DEVELOPER:

JT Gatlin LLC  
4145 S Federal Hwy  
Fort Pierce, FL 34982

PARCEL IDENTIFICATION NUMBER:

4314-507-0004-000-0  
4314-507-0003-000-3

PROPERTY CLASSIFICATIONS:

ZONING: PUD - PLANNED UNIT DEVELOPMENT  
FUTURE LAND USE: CS/CH - COMMERCIAL SERVICES - COMMERCIAL HIGHWAY

SITE DATA:

TOTAL PROJECT AREA	126,875 S.F.	2.913 AC	100.00%
IMPERVIOUS AREA	31,348 S.F.	0.720 AC	24.71%
BUILDING FOOTPRINT	66,661 S.F.	1,530 AC	52.54%
PAVEMENT/WALKS	98,009 S.F.	2,250 AC	77.25%
TOTAL IMPERVIOUS			
TOTAL PERVIOUS (OPEN SPACE)	28,866 S.F.	0.663 AC	22.75%

MIN. BUILDING SETBACKS:

FRONT:	25 FEET
REAR:	25 FEET
SIDE:	10 FEET

BUILDING DATA:

BUILDING AREA:	31,348 S.F. GROSS FLOOR AREA
FIRST FLOOR AREA:	
BUILDING HEIGHT:	27'-10" (1-STORY)
PROP. BLDG.:	

PARKING CALCULATIONS:

RETAIL:	
1 SPACE PER 250 S.F. FLOOR AREA	
26,996 S.F. RETAIL AREA / 250 =	108 SPACES
MEDICAL OFFICE:	
1 SPACE PER 200 S.F. OFFICE AREA	
4,352 S.F. OFFICE AREA / 200 =	22 SPACES
TOTAL SPACES REQUIRED:	130 SPACES (5 HANDICAP)
TOTAL SPACES PROVIDED:	130 SPACES (5 H.C., 125 REGULAR)

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE PROPOSED EXFILTRATION TRENCH AND PROPOSED DRY DETENTION AREA WITH DISCHARGE TO THE DRAINAGE RIGHT-OF-WAY LOCATED WEST OF THE SITE. SFWM CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER =	PSLUSD
WASTEWATER =	PSLUSD
IRRIGATION =	WELL

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION  
CATEGORY: STRIP RETAIL PLAZA (822)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	54.45 / 1,000 S.F.	31,348 S.F.	1707
A.M. PEAK HOUR TRIPS:	7.60 / 1,000 S.F.	31,348 S.F.	238
P.M. PEAK HOUR TRIPS:	13.24 / 1,000 S.F.	31,348 S.F.	415

HAZARDOUS WASTE STATEMENT:

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.

WELLFIELD PROTECTION ORDINANCE:

THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

PROJECT NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY

ENVIRONMENTAL STATEMENT:

THIS SITE IS CLEARED AND CONSISTS OF SAWGRASS COVERAGE. THERE IS NO NATIVE HABITAT OR TREES LOCATED ON THE SITE. THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS OR WETLANDS ON SITE. NO WILDLIFE OR EVIDENCE OF WILDLIFE, INCLUDING THAT FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN WAS OBSERVED ON THE SITE.

DESCRIPTION	FOUND (YES / NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES / NO)	RELOCATION PLAN (YES / NO)
WETLANDS	NO		NO	NO
RARE HABITAT	NO		NO	NO
THREATENED SPECIES	NO		NO	NO
ENDANGERED SPECIES	NO		NO	NO
SPECIES OF SPECIAL CONCERN	NO	FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) RACHEL KING (861) 882-5714	NO	NO
INVASIVE / EXOTIC VEGETATION	YES	N/A	NO	NO



CITY OF PSL PROJECT NO. P22-199  
PSLUSD FILE NO. 11-102-26

ENGINEERING & SURVEYING, LLC.  
1449 NW COMMERCE CENTRE DR  
FORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
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REVISIONS:		
BY:	DATE:	COMMENT:
JM	09/12/22	REVISIONS PER PSL & CDD COMMENTS

PROJECT: JETSON APPLIANCES AT GATLIN COMMONS

CLIENT: JI GATLIN, LLC.  
CITY OF PORT ST. LUCIE, FLORIDA

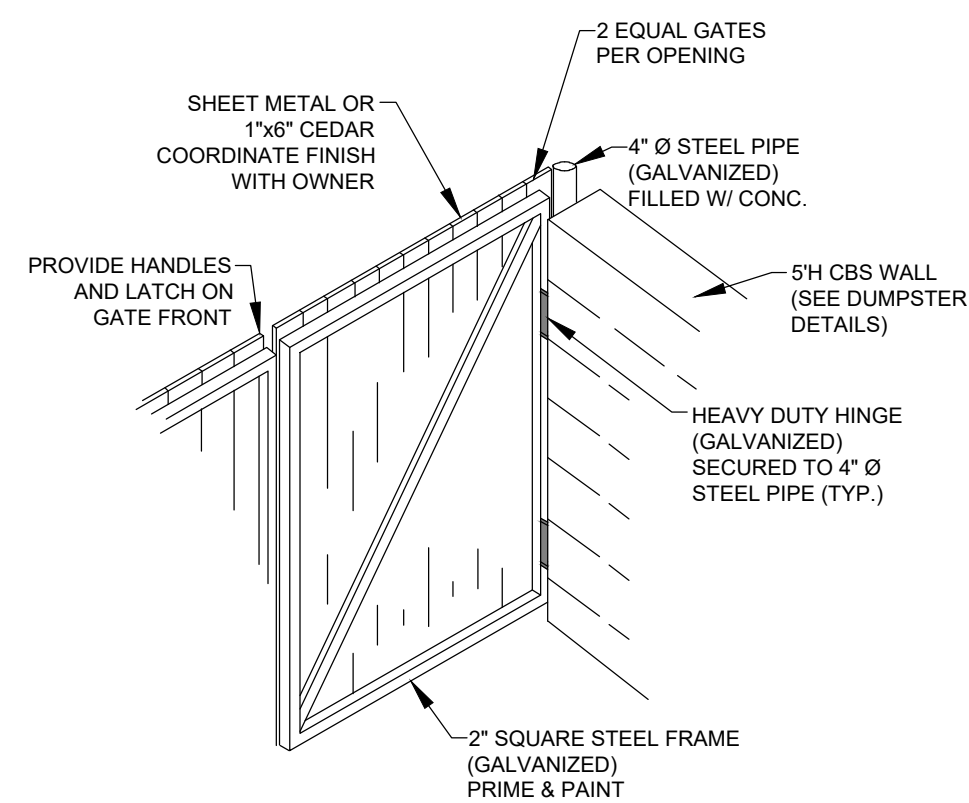
DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
10/21/22

PROJECT No.:	22-1012
DRAWN BY:	JR
CHECKED BY:	
DATE:	06/13/2022
CAD ID:	22-1012 ENG

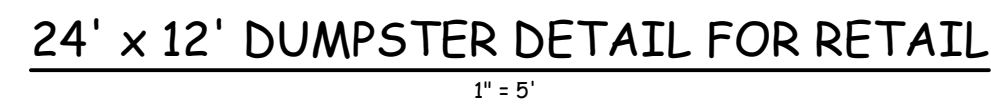
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SHEET NUMBER: 01





GATE DETAIL  
N.T.S.



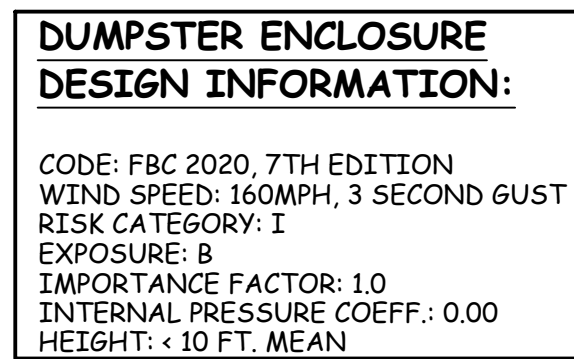
24' x 12' DUMPSTER DETAIL FOR RETAIL



BIKE RACK DETAIL  
N.T.S.



## POLE MOUNTING DETAIL



**DUMPSTER ENCLOSURE  
DESIGN INFORMATION:**

CODE: FBC 2020, 7TH EDITION  
WIND SPEED: 160MPH, 3 SECOND GUST  
RISK CATEGORY: I  
EXPOSURE: B  
IMPORTANCE FACTOR: 1.0  
INTERNAL PRESSURE COEFF.: 0.00  
HEIGHT: < 10 FT. MEAN