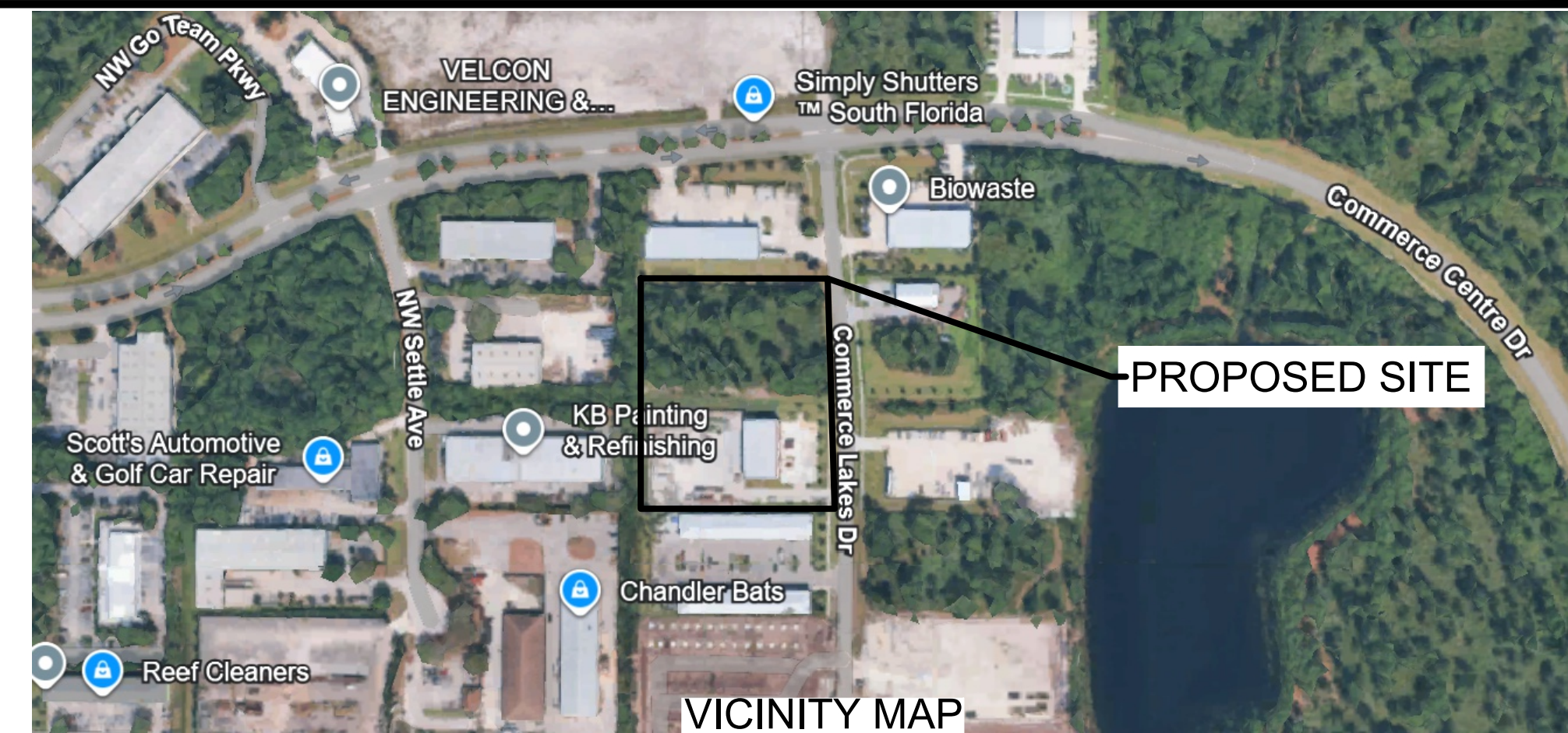


- GENERAL NOTES:**
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
 - CITY OF PORT ST LUCIE SURVEY CREW WILL CONDUCT A STAKEOUT AND PROVIDE THE CULVERT PIPE LENGTH, DIAMETER, INVERT ELEVATION AND MATERIAL

TRAFFIC STATEMENT:
THE TRAFFIC IMPACT HAS BEEN CALCULATED AS PART OF THIS PROJECT AND PER CITY OF PORT ST. LUCIE PUBLIC WORKS STANDARDS. PLEASE REFER TO THE PROVIDED TRAFFIC REPORT FOR MORE INFORMATION. ITC CODE TRIP GEN TABLE BELOW - REFERENCE TRAFFIC REPORT FOR MORE INFORMATION.

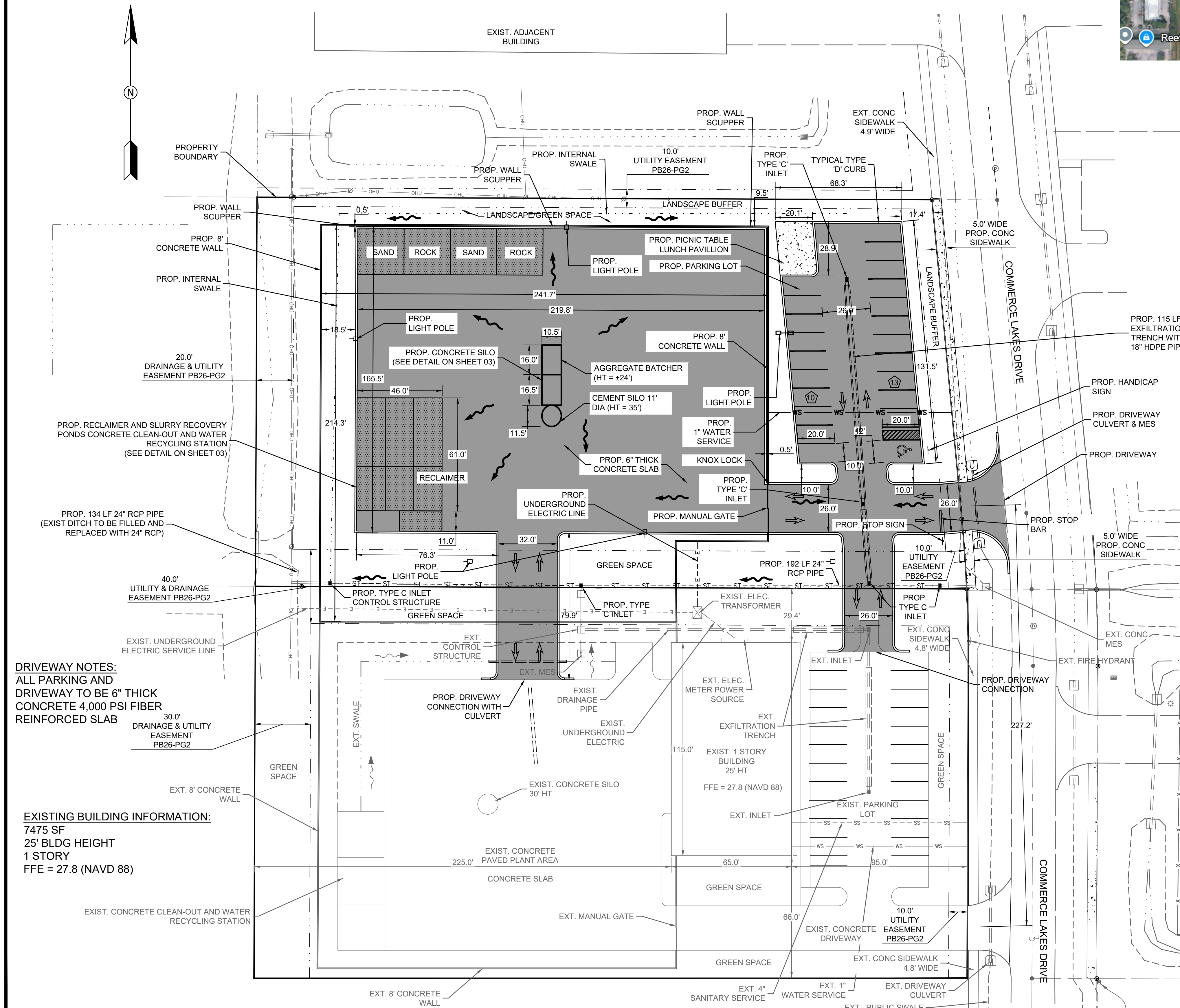
Daily	PROJECT DRIVEWAY TRIPS					
	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
184	20	20	0	33	12	21

NOTE: TRASH DISPOSAL SHALL BE STANDARD TRASH PICKUP FOR SOLID WASTE. NO HAZARDOUS OR LIQUID WASTE WILL BE STORED ON SITE. ALL TRASH RECEPTICLES SHALL BE STORED BEHIND THE 8-FOOT TALL OPAQUE CONCRETE WALL.



N

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ENVIRONMENTAL SITE ASSESSMENT STATEMENT:
AN ENVIRONMENTAL SITE ASSESSMENT IS REQUIRED FOR THIS PROJECT.

LEGEND:

- EXIST. PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CONCRETE
- EXIST. LOT LINE
- x-x- EXIST. FENCE
- ss-ss- EXIST. SANITARY SERVICE
- ws-ws- EXIST. WATER SERVICE
- ohu- EXIST. OVERHEAD UTILITY
- - - - - EXIST. INTERNAL SWALE
- - - - - EXIST. EASEMENT
- - - - - EXIST. BURIED ELECTRICAL
- PROP. BUILDING
- PROP. CONCRETE
- WS — WS — PROP. CONCRETE
- PROP. ASPHALT
- PROP. CONCRETE
- PROP. DRAINAGE FLOW

SITE DATA TABLE:

PARCEL ID	3315-703-0002-000-8
PROJECT AREA	3315-703-0003-000-5
SECTION/TOWNSHIP/RANGE	3.66 AC (159,429 SF)
ZONING	15/36S/39E
FUTURE LAND USE	HIGH INDUSTRIAL
FLOOD ZONE	INDUSTRIAL X
EXIST. PERVIOUS	113,206 SF (2.60 AC) (71.04%)
EXIST. IMPERVIOUS	46,223 SF (1.06 AC) (28.96%)
PROP. PERVIOUS	58,905 SF (1.35 AC) (36.89%)
PROP. IMPERVIOUS	100,524 SF (2.31 AC) (63.11%)
TOTAL	159,429 SF (3.66 AC)

PARKING INFO:	EXISTING	PROPOSED	TOTAL
PARKING SPACES	23	21	44 SPACES
ADA SPACES	1	1	1 ADA SPACE
			45 TOTAL

LEGAL DESCRIPTION:
GO TEAM INDUSTRIAL PARK-UNIT THREE- BLK B LOT 13 (1.81 AC) &
GO TEAM INDUSTRIAL PARK-UNIT THREE- BLK B LOT 14 (1.85 AC)

Landel A. Smith
AutoCad Civil Design Services
Art of Engineering
https://artofengineering.net/ | (772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

- CITY OF PORT ST. LUCIE

PERMIT#

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	01/2026

DECORATIVE CONCRETE SPECIALISTS

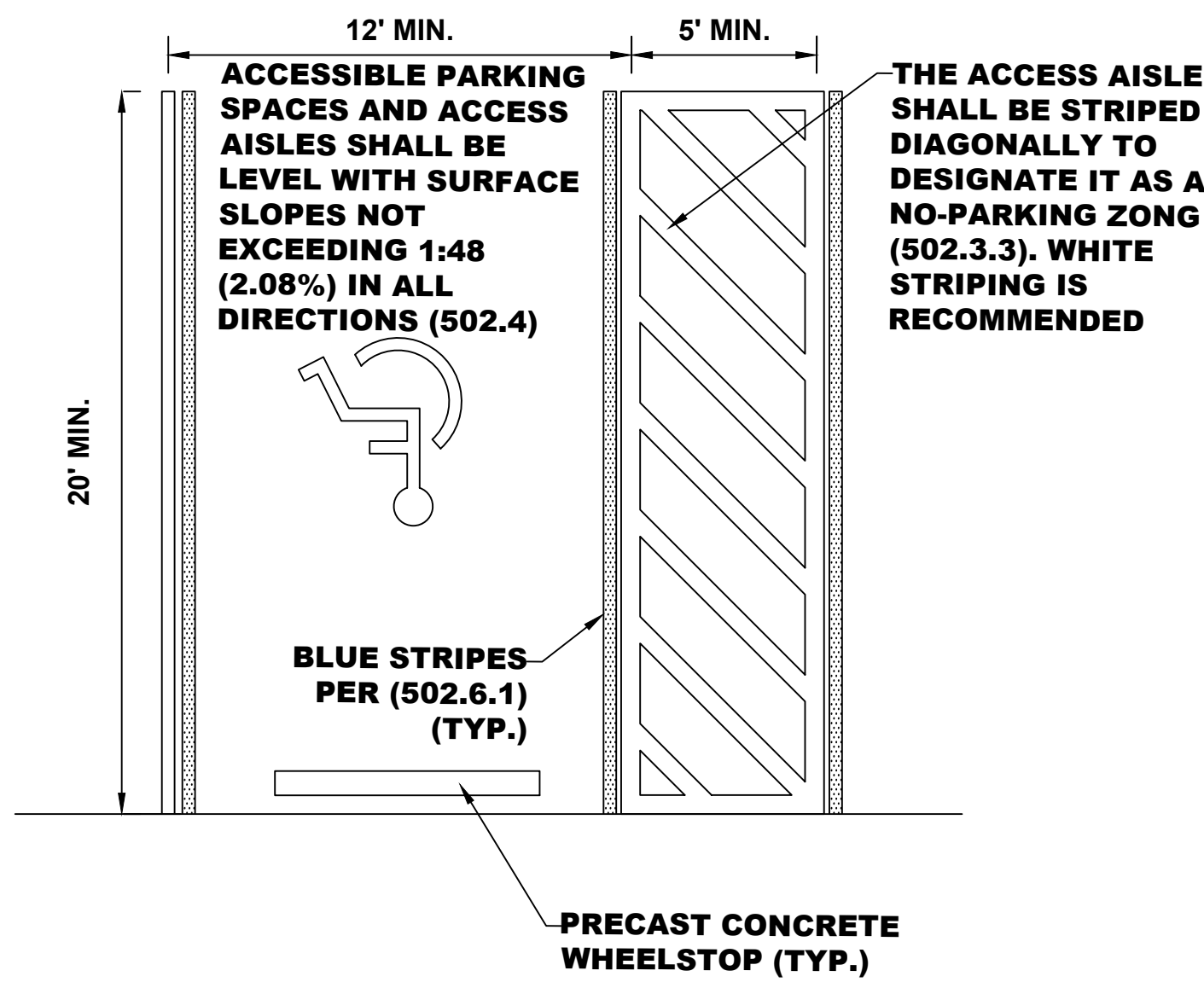
2174 NW COMMERCE LAKES DR
PORT ST LUCIE, FL 34986
ST LUCIE COUNTY

SHEET TITLE
PROPOSED SITE PLAN

DATE	12/2/2025
SCALE	1"=30'
DRAWN BY	L.S

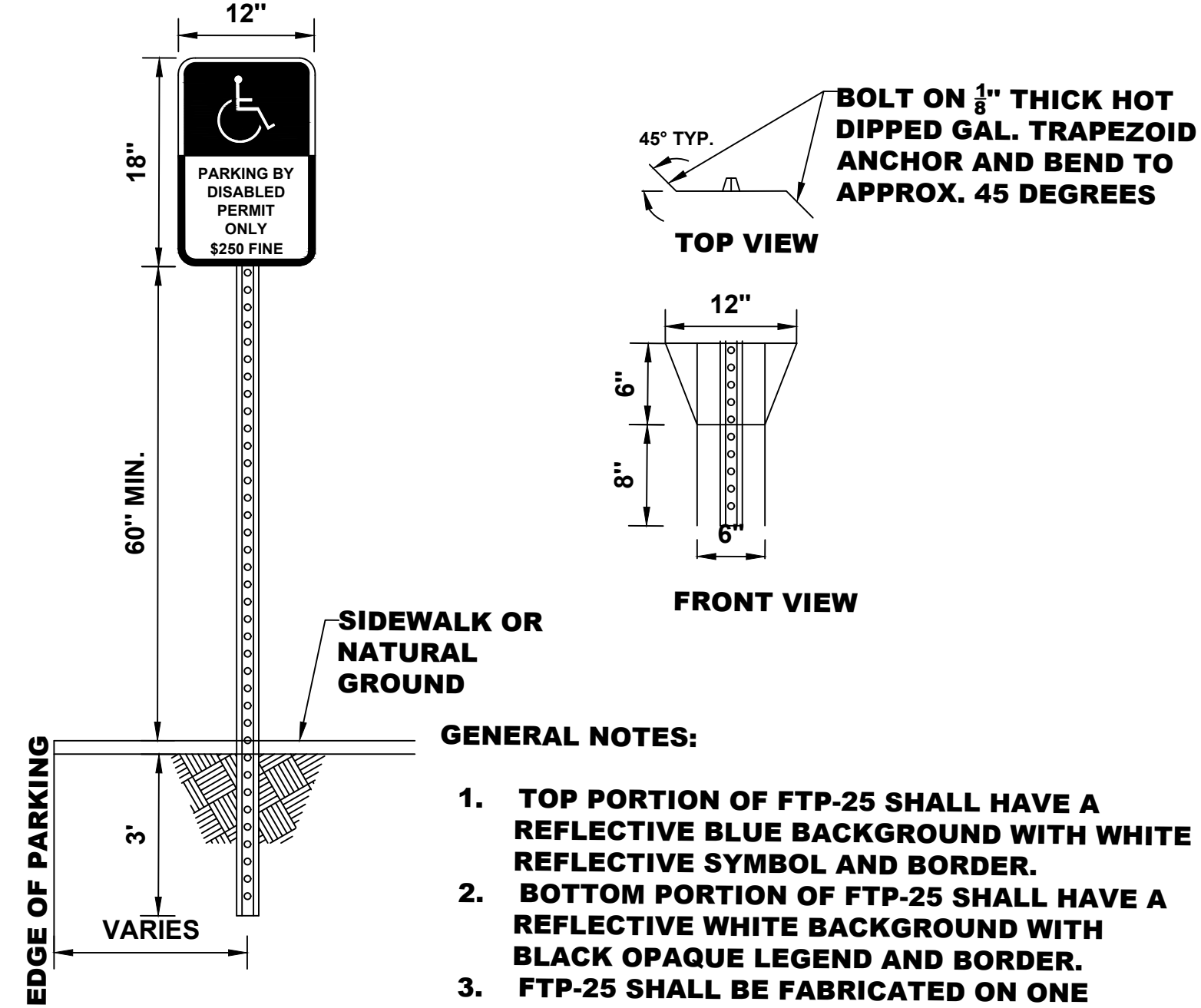
C-102

P19-067-A1



HANDICAP PARKING STALL

N.T.S.

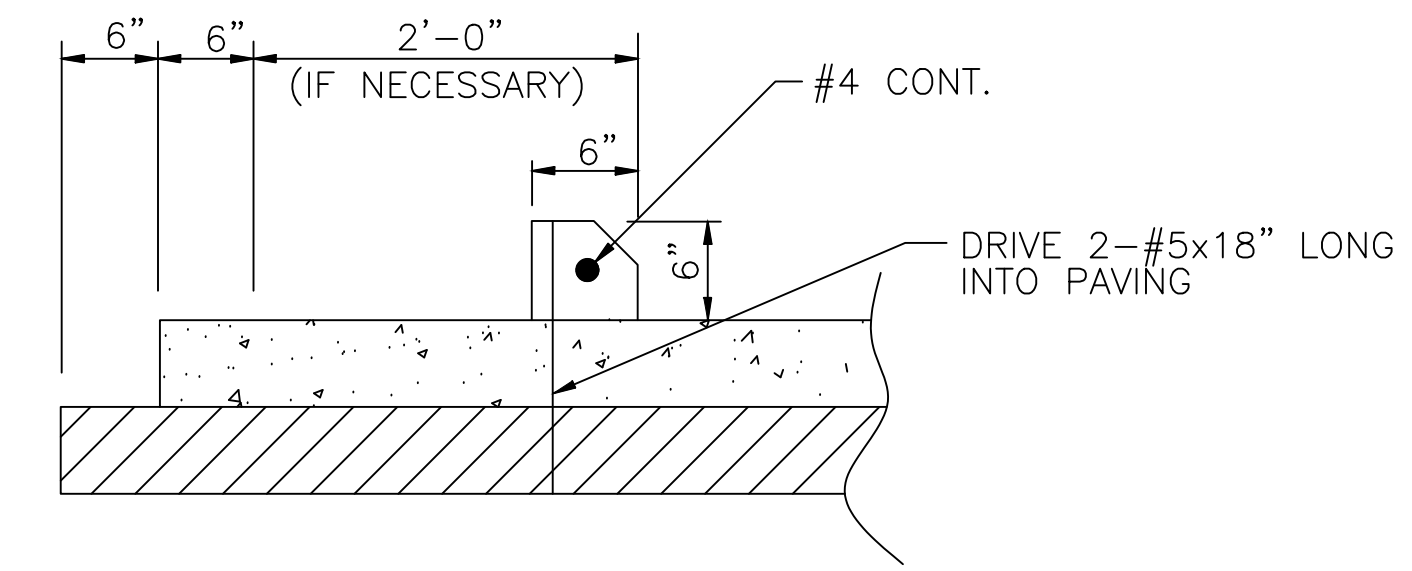
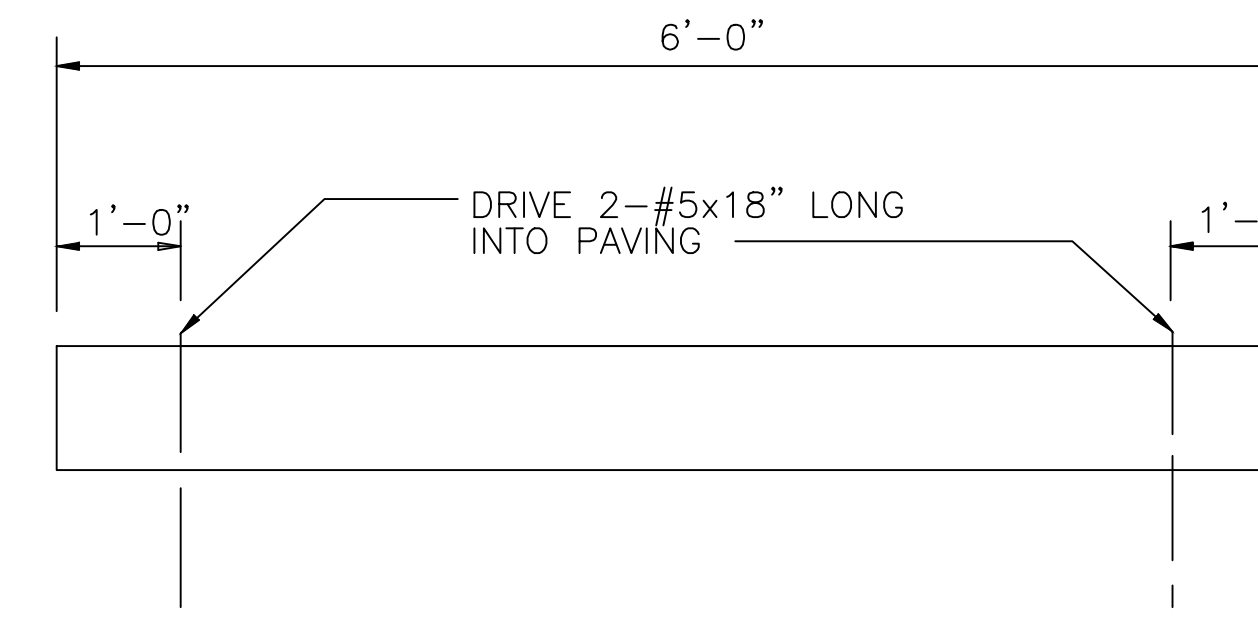
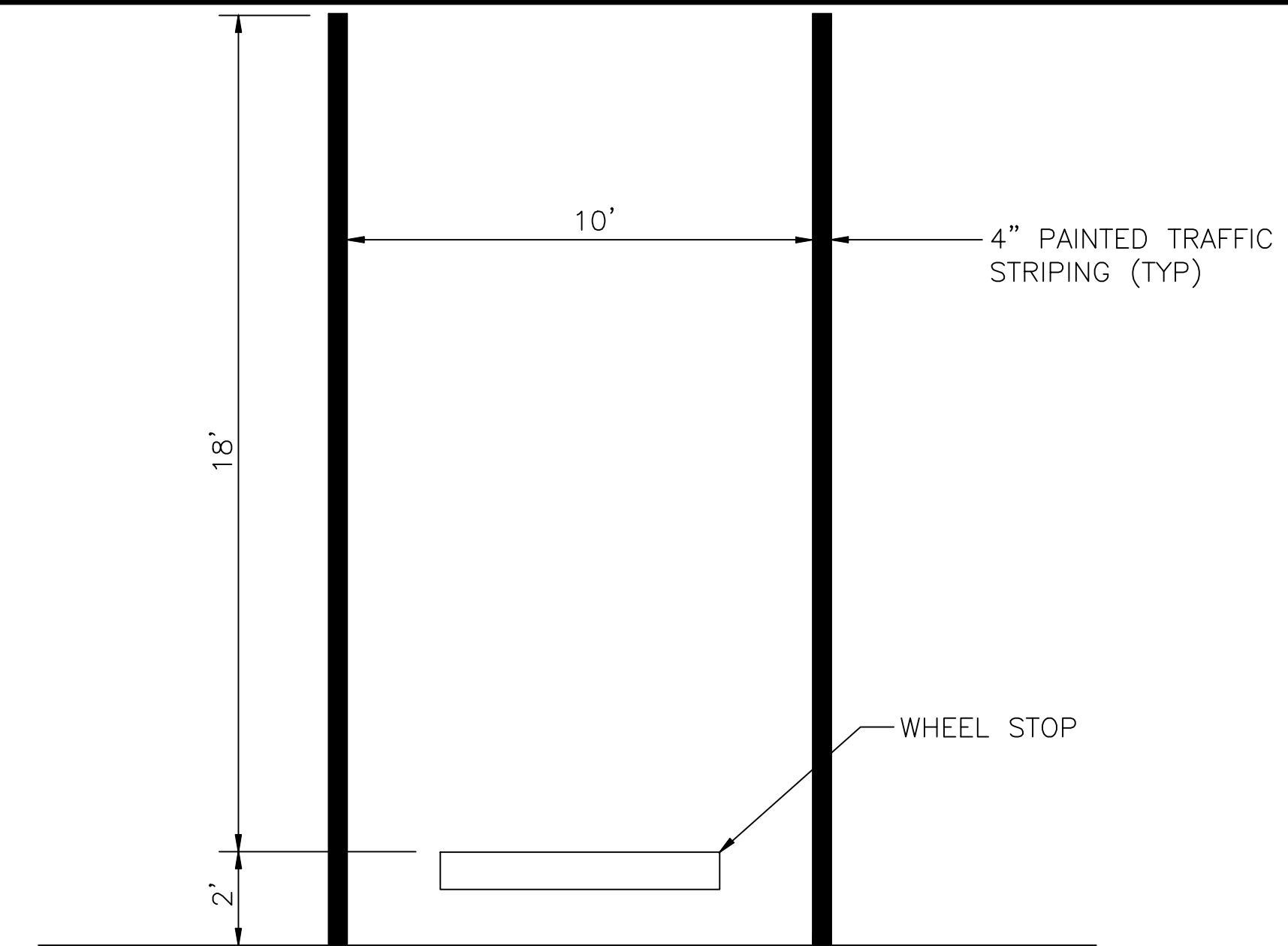


HANDICAP PARKING SIGN

N.T.S.

GENERAL NOTES:

1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 SHALL BE FABRICATED ON ONE PANEL.
4. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR BACK OF CURB.



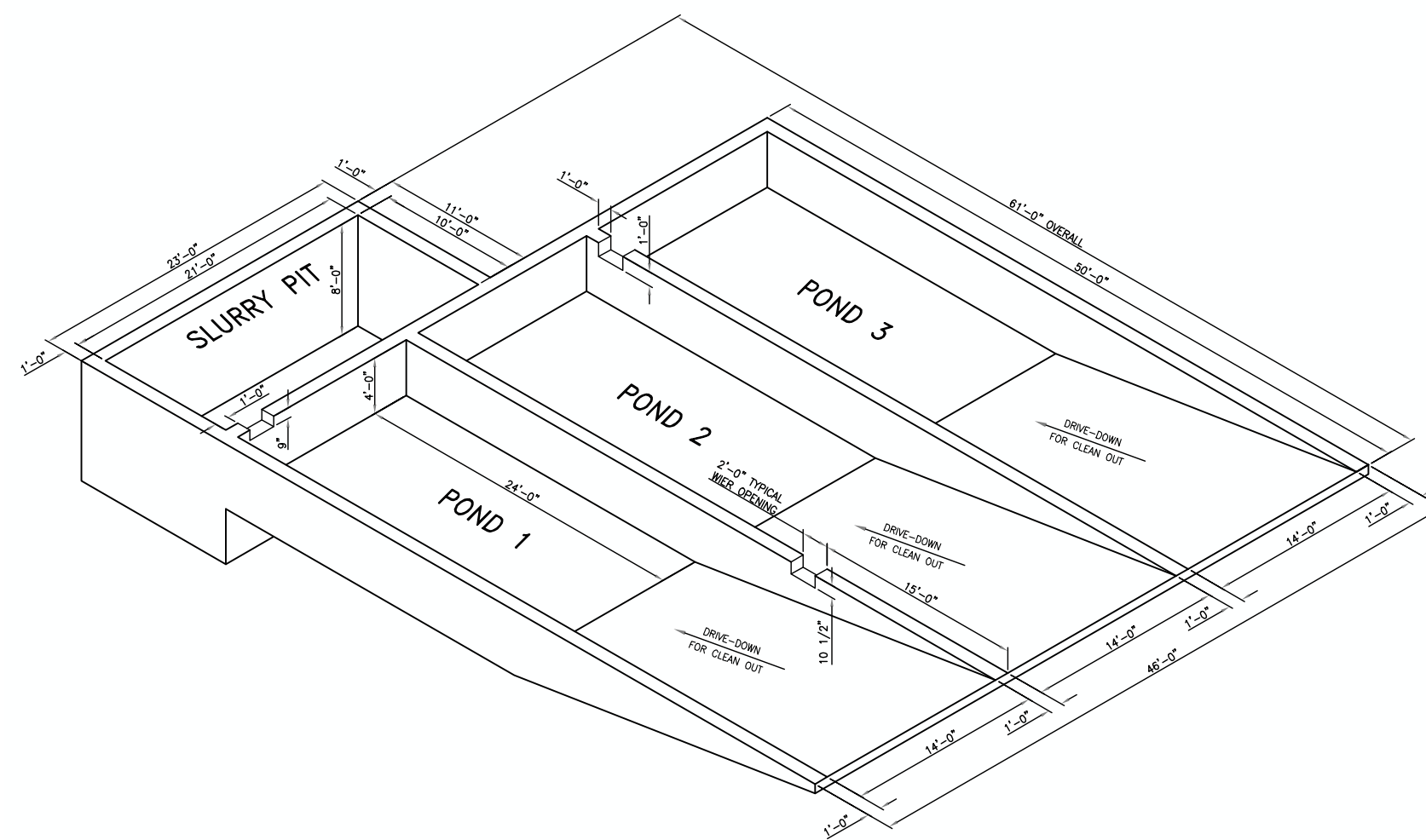
TYPICAL PARKING DETAIL

N.T.S.

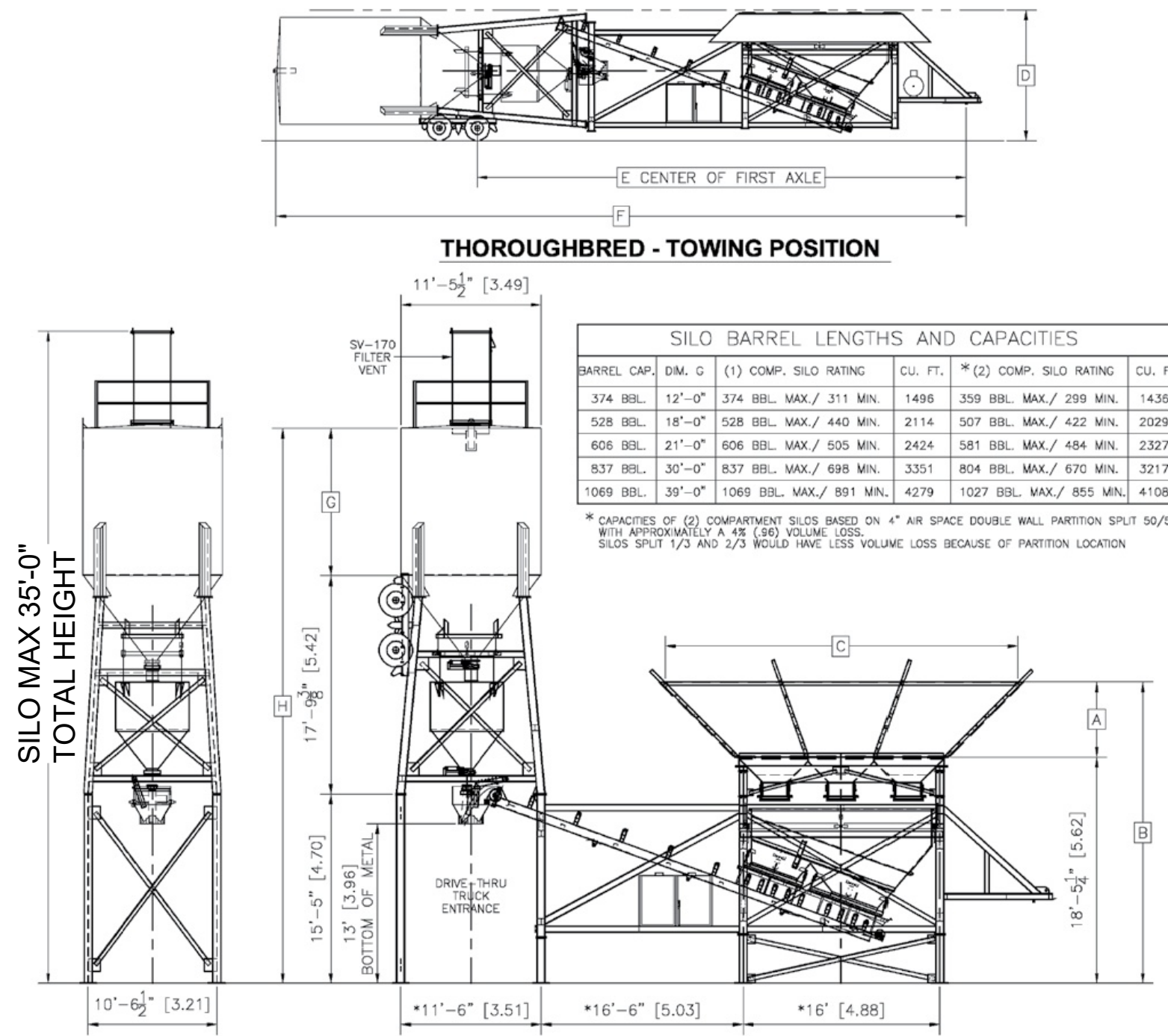
The customer can choose the slurry recovery system that best fit their needs.

Pond Sketch

1. Settling ponds will allow cement fines to settle out.
2. Agitators for slurry pond.
3. 100% reclaim systems (Consult factory for details).



ISOMETRIC VIEW (3) STAGE SETTLING POND WITH SLURRY PIT



70 TON - 200 TON

THOROUGHbred PORTABLE CONCRETE PLANT DIMENSIONS CHART

DESCRIPTION	UNITS	A	B	C	D	E	F	G	H	J	MAX HEIGHT
70 TON AGG. BIN	STD.	5'-1 1/2"	21'-6 3/4"	22'-8 3/4"	14'-0"						51.85
	METRIC	.80 M	5.07 M	6.93 M	4.27 M						15.80
100 TON AGG. BIN	STD.	5'-1 1/2"	23'-8 3/4"	25'-8 3/4"	14'-0"						54.92
	METRIC	1.58 M	7.18 M	8.15 M	4.27 M						16.83
120 TON AGG. BIN	STD.	5'-1 1/2"	24'-8 3/4"	28'-8 3/4"	14'-0"						57.7
	METRIC	1.85 M	7.49 M	8.76 M	4.27 M						17.5
150 TON AGG. BIN	STD.	8'-0"	28'-7 1/4"	30'-0"	14'-0"						64.9
	METRIC	2.49 M	8.11 M	8.53 M	4.27 M						19.8
200 TON AGG. BIN	STD.	11'-4"	29'-9 1/4"	28'-0"	14'-0"						148.3
	METRIC	3.45 M	9.07 M	8.53 M	4.27 M						45.2

NOTE: SILO WILL BE 35-FOOT MAXIMUM HEIGHT

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CITY OF PORT ST. LUCIE

PERMIT#

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2174 NW COMMERCE LAKES DR
PORT ST LUCIE, FL 34986
ST LUCIE COUNTY

SHEET TITLE

DETAILS

DATE

12/2/2025

SCALE

1"=30'

DRAWN BY

L.S

SHEET

C-103

P19-067-A1