

**SUBWAY AT GATLIN SITE DATA**

**APPLICANT:** VAN ENTERPRISES, LLC  
321 SOUTH SECOND STREET  
FT. PIERCE, FL 34954

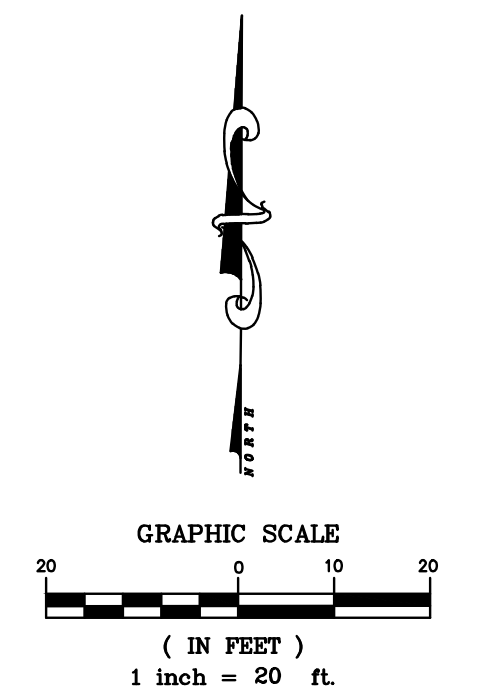
**ENGINEER:** STEFAN MATTHEW, P.E.  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537

**ARCHITECT:** BRENT A. WOOD, AIA  
20 SE OCEAN BLVD.  
STUART, FL 34994  
PHONE: (772) 220-1217

**PROPERTY OWNER:** VAN ENTERPRISES, LLC  
321 SOUTH SECOND STREET  
FT. PIERCE, FL 34954

**SURVEYOR:** TOM KIERNAN, P.S.M.  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537

**LANDSCAPE ARCHITECT:** SABINE MARCKS, RLA  
LANDSCAPE DESIGN & ASSOCIATES  
702 SW PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34953  
PHONE: (772) 464-3537



1.)	<b>PROJECT NAME:</b>	SUBWAY AT GATLIN	
2.)	<b>LOCATION:</b>	1901, 1907, 1919 SW GATLIN BLVD PORT ST. LUCIE, FLORIDA 34953	
3.)	<b>PROJECT DESCRIPTION:</b>	SUBWAY RESTAURANT WITH DRIVE THROUGH WINDOW	
4.)	<b>SEC/TOWNSHIP/RANGE:</b>	SECTION 11 / TOWNSHIP 37S / RANGE 39E	
5.)	<b>PARCEL ID NUMBER:</b>		
	<b>PARCEL:</b>		
	LOT 25:	3420-650-0984-000-7	
	LOT 26:	3420-650-0986-000-1	
	LOT 27:	3420-650-0987-000-8	
6.)	<b>SITE AREA:</b>	0.72 ACRES	31,366 SF
7.)	<b>BUILDING SIZE:</b>	1500 SF	
8.)	<b>BUILDING HEIGHT:</b>	<b>MAXIMUM PERMITTED</b>	<b>PROPOSED</b>
	RESTAURANT	35 FEET	26' - 0"
9.)	<b>ZONING:</b>	CG	
10.)	<b>FUTURE LAND USE:</b>	CG (COMMERCIAL GENERAL)	
11.)	<b>DEVELOPMENT SCHEDULE:</b>	BEGIN 1ST QUARTER 2022	COMPLETION 3RD QUARTER 2022
12.)	<b>FLOOD ZONE:</b>	ZONE X Map Number 12111C0275J Effective Date February 16, 2012	
13.)	<b>REQUIRED SETBACKS:</b>	<b>REQUIRED MINIMUM</b>	<b>PROVIDED</b>
	FRONT (SOUTH)	25 FEET	51 FEET
	WESTSIDE	10 FEET	87 FEET
	EASTSIDE	20 FEET	115 FEET
	REAR (NORTH)	20 FEET	35 FEET
	LANDSCAPE BUFFER	10 FEET	10 FEET
14.)	<b>PARKING CALCULATIONS:</b>	<b>FORMULA</b>	<b>REQUIRED</b> <b>PROVIDED</b>
	1500 SF INTERIOR FLOOR	1 PER 75 SF	20 20
15.)	<b>HANDICAP SPACES:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
		1	1
15.)	<b>SITE COVERAGE DESCRIPTION:</b>	<b>ACREAGE</b>	<b>SQ. FT.</b> <b>PERCENT OF SITE</b>
	GROSS SITE AREA	0.72	31,366 100.00%
	BUILDING COVERAGE	0.03	1,500 4.78%
	PARKING P/VMT & CURB	0.42	18,124 57.79%
	S/W, PATIO, DUMPSTER PAD	0.03	1,515 4.83%
	TOTAL IMPERVIOUS	0.49	21,139 67.40%
	PERVIOUS AREA	0.23	10,227 32.60%
16.)	<b>UTILITY SERVICE:</b>	EXISTING PSLUSD	WASTEWATER SERVICE: EXISTING PSLUSD
	ELECTRIC SERVICE:	EXISTING FPL	
17.)	<b>SOLID WASTE:</b>	SOLID WASTE DISPOSAL BY WAY OF DUMPSTER SERVICED BY PORT ST. LUCIE SOLID WASTE.	
18.)	<b>HAZARDOUS MATERIALS:</b>	DISPOSAL OF ALL HAZARDOUS WASTE MATERIAL, IF ANY, SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.	
19.)	<b>LIGHTING:</b>	SITE LIGHTING AS SHOWN	
20.)	<b>DRAINAGE STATEMENT:</b>	THE SITE IS LOCATED IN THE CITY OF PORT ST. LUCIE, WATERSHED 'D', DISCHARGING TO CANAL E-8, A SYSTEM THAT IS PERMITTED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE SITE WILL PROVIDE AN ON-SITE SURFACE WATER SYSTEM THAT WILL MEET STATE AND LOCAL WATER QUALITY AND QUANTITY CRITERIA.	
21.)	<b>TRAFFIC STATEMENT:</b>	ITE TRIP GENERATION MANUAL 10th EDITION LAND USE: 934 FAST FOOD RESTAURANTS W/ DRIVE-THRU GROSS FLOOR SQ. FT. = 1500 SF	706 77 (40 ENTER, 37 EXIT) 78 (40 ENTER, 38 EXIT)

**LEGEND**

	PROPOSED CONCRETE		EXIST. 8" WATER MAIN
	EXISTING CONCRETE		EXIST. 16" WATER MAIN
	PROP. ASPHALT		EXIST. 2" WATER SERVICE
	PROP. WHEEL STOP		EXIST. 2.5" LOW PRESSURE MAIN
	PROPERTY LINE		EXIST. 3" LOW PRESSURE MAIN
	PROP. SITE LIGHTING		PROP. 6" SANITARY SERVICE
	EXIST. TOP OF BANK		PROP. WALL
	EXIST. TOE		EXISTING UTILITY POLE
	EXIST. TOE		EXIST. ELEVATIONS
	EXIST. EDGE OF PAVEMENT		PROP. DRAINAGE
	EXIST. DRAINAGE		EXIST. PINE TREE
	EXIST. PALM TREE		STANDARD PASSENGER VEHICLE WITH 5' SPACING
	PROP. UNDERGROUND STORAGE CHAMBERS		

**LEGAL DESCRIPTION**

PORT ST. LUCIE - SECTION 31 - BLK 1704 - LOTS 25, 26 AND 27 (0.72 AC - 31,500 SF)  
LOTS 25, 26 & 27, BLOCK 1704, PORT ST. LUCIE SECTION THIRTY ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 22 ("A" THROUGH "D"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CITY OF PSL PROJECT No.: P21-195 | PSLUSD PROJECT No. 5297 JOSHUA A. KILLIAN, PE PL REG. NO. 85283

**EXHIBIT A**

**SUBWAY CONCEPTUAL PLAN**

**NOTES:**  
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.



COMPUTER FILE REF.	FIELD BK./PG.
17-066 Bose.dwg	

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 426

**- REVISIONS -**

BY	DATE

BY	DATE
DESIGNED	DM 9/19/17
CALCS.	-
DRAWN	EBR 10/04/17
DETAILED	-
CHECKED	SKM 11/1/17
APPROVED	-

DATE: 11/22/21  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: NA  
JOB No. 17-066  
SHEET 1 of 1