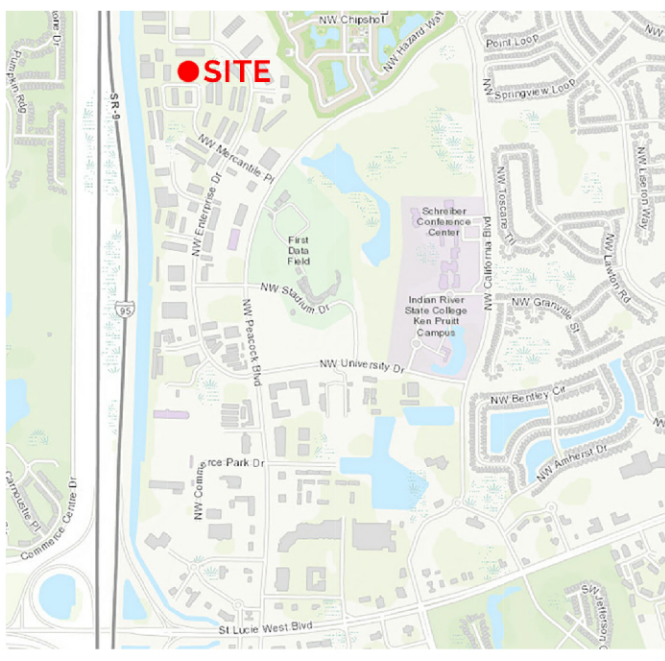


Location Map



Site Data

Total Site Area	(137,054 SF) 3.145 Ac.
Future Land Use	Light Industrial
Existing Zoning	Warehouse - Industrial
Existing Use	Vacant
Proposed Use	Warehouse Industrial / Office
Building Coverage	33,930 sf
Overall Building Area	39,990 sf
Maximum Building Height	35'
Proposed Building Height	29' 8"
Parcel Control Number	3323-680-0015-000-9

Setbacks	Required (Min.)	Provided
Front:	25'	80'
Side:	10'	61'
Rear:	10'	25'

Open Space	Open Space Required:	Open Space Provided:
	27,411 sf	41,967 sf
	0.63 Ac.	0.97 Ac.
	20%	31%

Impervious Area	Building Coverage	Vehicular Use Area	Paved Areas / Walks
	33,930 sf	57,698 sf	3,459 sf
	0.78 Ac.	1.32 Ac.	0.08 Ac.
	25%	42%	2%
Total:	95,087 sf	2.18 Ac.	69%

Pervious Area	Dry Detention Areas	Landscape Areas
	5,901 sf	36,066 sf
	0.14 Ac.	0.83 Ac.
	4%	27%
Total:	41,967 sf	0.97 Ac.

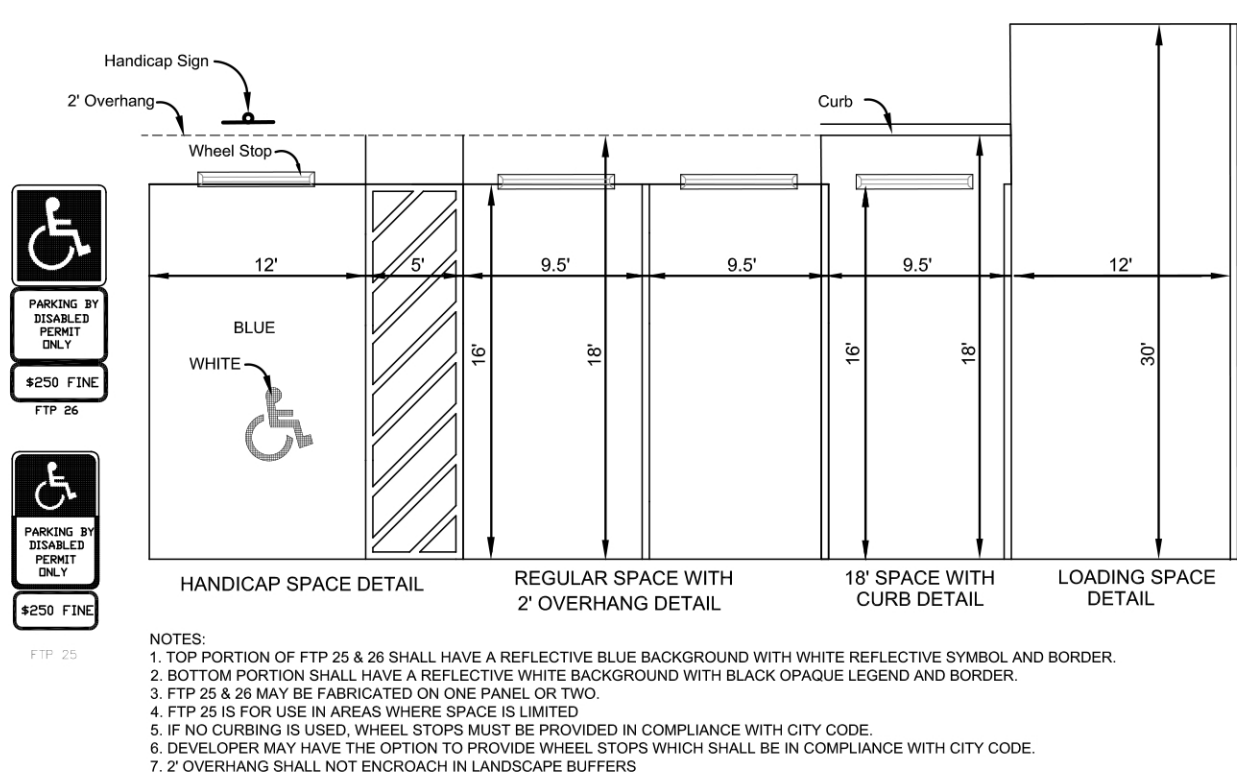
Building Data	Office	Warehouse	Total
Building A			
Unit / Bay 1-5 & 8-12:	150 SF / 11%	1,183 SF	1,333 SF
Total:	3,000 SF / 11%	23,660 SF	26,660 SF
Building B			
Unit / Bay 13 - 20:	150 SF / 11%	1,183 SF	1,333 SF
Total:	1,500 SF / 11%	11,830 SF	13,330 SF
Total:	4,500 SF / 11%	35,490 SF	39,990 SF

Parking Requirements (9.5' x 18')	Required	Provided
Warehouse 1 Space per 500 SF up to 10,000 SF (35,490/500)	71 Spaces	84 Spaces
Office 1 Space per 200 SF (200 SF per Bay) (4,500/200)	23 Spaces	30 Spaces
Total Parking Spaces	94 Spaces	112 Spaces (Includes 6 Handicap Spaces & 32 Loading Spaces)

Legal Description

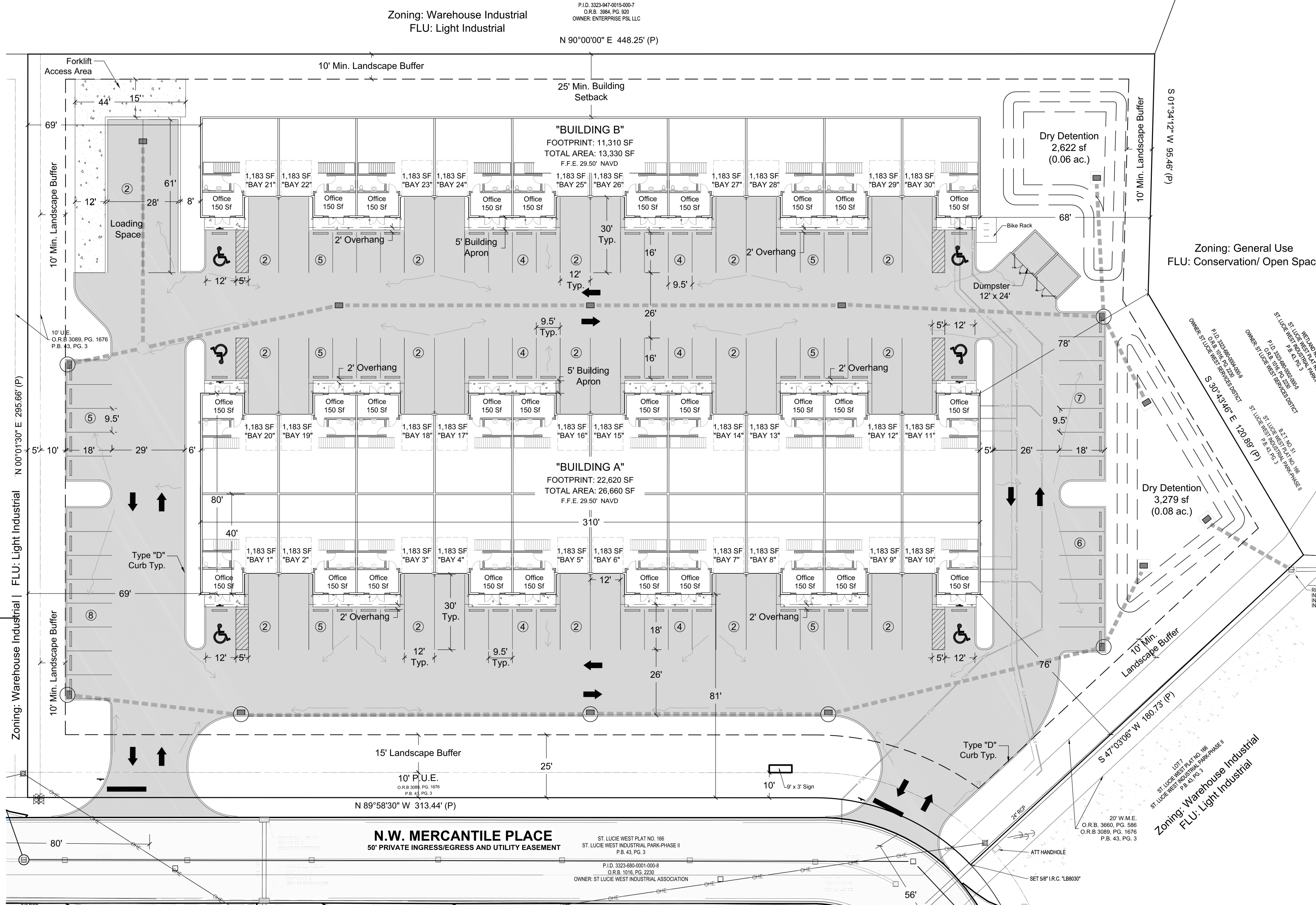
(PER TITLE COMMITMENT)
LOT 8, ST. LUCIE WEST PLAT NO. 166, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 3, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

Parking Space Detail

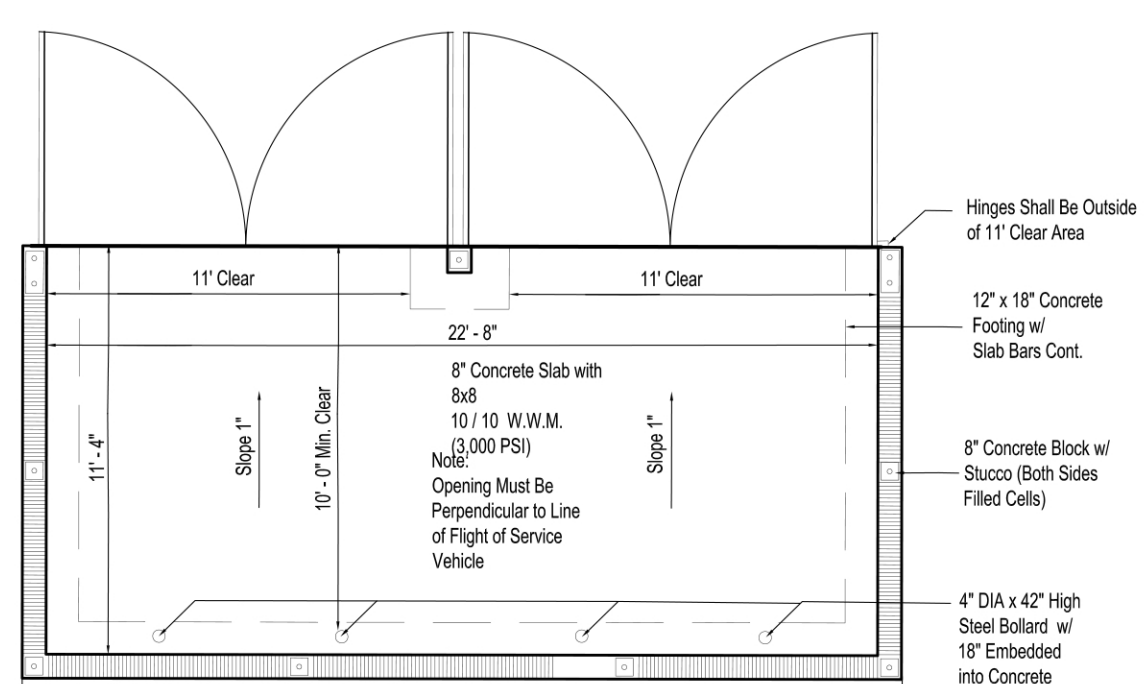


General Notes

- 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).
- For properties zoned WI, the parking lot interior islands tree requirement will be provided elsewhere on the property.
- Upland Mitigation has been paid per P05-488.



Dumpster Detail



Drainage Statement

The surface water management system for the proposed St. Lucie West Lot 8 project will comply with the requirements of the South Florida Water Management District. Generally, the proposed surface water management system will provide the following:

- On-site water quality for commercial uses.
- Required commercial dry pre-treatment will be provided in infiltration trench and/or dry detention.
- Direct storm water runoff from the proposed project to be routed through the existing St. Lucie West Industrial Park Storm Water Treatment System.

Traffic Statement

The site will contain two full access driveways. The volumes are so low that turn lanes are not required. The placement if the driveways is in compliance with Section 158.222 of the City of Port St. Lucie Land Development Regulations. ITE Trip Generation, 10th Edition rates were used. There will be an estimated 169 daily trips, 37 AM peak hour trips and 13 PM peak hour trips.

Wellfield Statement

This project is not located in a public water supply wellfield protection zone and is not required to comply with chapter 53, wellfield protection of the City Code.

Environmental Site Assessment Statement

The Parcel Lot 8 (SLW 550) Site consists of a xeric slash pine flatwoods community with exotic dominated perimeter vegetation and two small areas that contain wetland characteristics. There is no critical habitat within the subject site, and there is no suitable habitat for wading birds including the wood stork. Upland mitigation fees were paid for the property in 2007 so payment of the currently calculated fee of \$29,505.90 will not be required. In addition, the ephemeral wetlands on the site may not be claimed as jurisdictional wetlands, but if they are claimed as jurisdictional wetlands by the wetland resource agencies, the onsite mitigation costs would be \$26,284.69. The information contained in this report is time sensitive and may change as site conditions or features change due to physical site characteristic alterations, weather and seasonal changes.

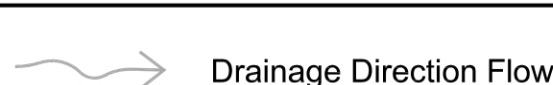
Hazardous Waste Statement

To be disposed of in accordance with all Local, State and Federal Regulations.

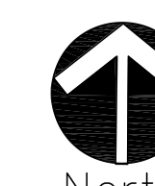
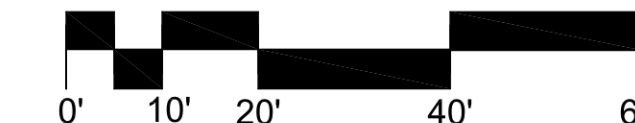
Development Team

Developer 660 PSL, LLC Alejandro Zurita, Authorized Rep. 101 Pugnaises Way Delray Beach, FL 33444 (561) 454-1625	Planning Consultant HJA Design Studio, LLC Michael Houston, President 50 SE Ocean Blvd. Suite 101 Stuart, FL 34994 (772) 678-7200	Environmental Consultant J. J. Goldasich & Associates, Inc. Jim Goldasich, SPWS 7050 W. Palmetto Park Rd., Suite 15-507 Boca Raton, FL 33433 (561) 883-9555
Civil Engineer Bowman Consulting Lisa Leonard, PE 301 SE Ocean Blvd. Suite 301 Stuart, FL 34994 (772) 283-1413	Surveyor Bowman Consulting Richard E. Barnes, PSM 301 SE Ocean Blvd. Suite 301 Stuart, FL 34994 (772) -283-1413	Traffic Engineer O'Rourke Engineering & Planning Susan E. O'Rourke, P.E. 22 SE Seminole Street Stuart, FL 34994 (772) 781-7918

Legend



Scale: 1" = 20'



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Zoning: General Use
FLU: Conservation/ Open Space

Saint Lucie West - Lot 8
 City of Port St. Lucie
 Site Plan

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Job No.	2020-11
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	5-20-20
	8-14-20
Revision Dates	8-14-20