

PROJECT LOCATION
ST. LUCIE COUNTY

PROJECT TEAM:

DEVELOPER

BJ'S WHOLESALE CLUB, INC.
PHILIP GREENWALD
350 CAMPUS DRIVE
MARLBOROUGH, MA 01752

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
SARAH ANDERSON, P.E.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
TEL: (772) 794-4092

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
KYLER DURHAM, PLA
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
TEL: (772) 794-4100

SURVEYOR

CAULFIELD & WHEELER, INC.
RONNIE FURNISS
240 NW PEACOCK BLVD, SUITE 201
PORT ST. LUCIE, FL 34986
TEL: (954) 868-1232

TRAFFIC

MACKENZIE ENGINEERING & PLANNING, INC
SHAUN MACKENZIE, P.E.
 1172 SW 30TH STREET, SUITE 500
 PALM CITY, FL 34990
 TEL: (772) 286-8030

ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING/ZONING

CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5212

FIRE CHIEF

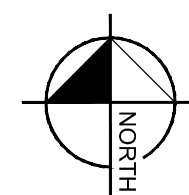
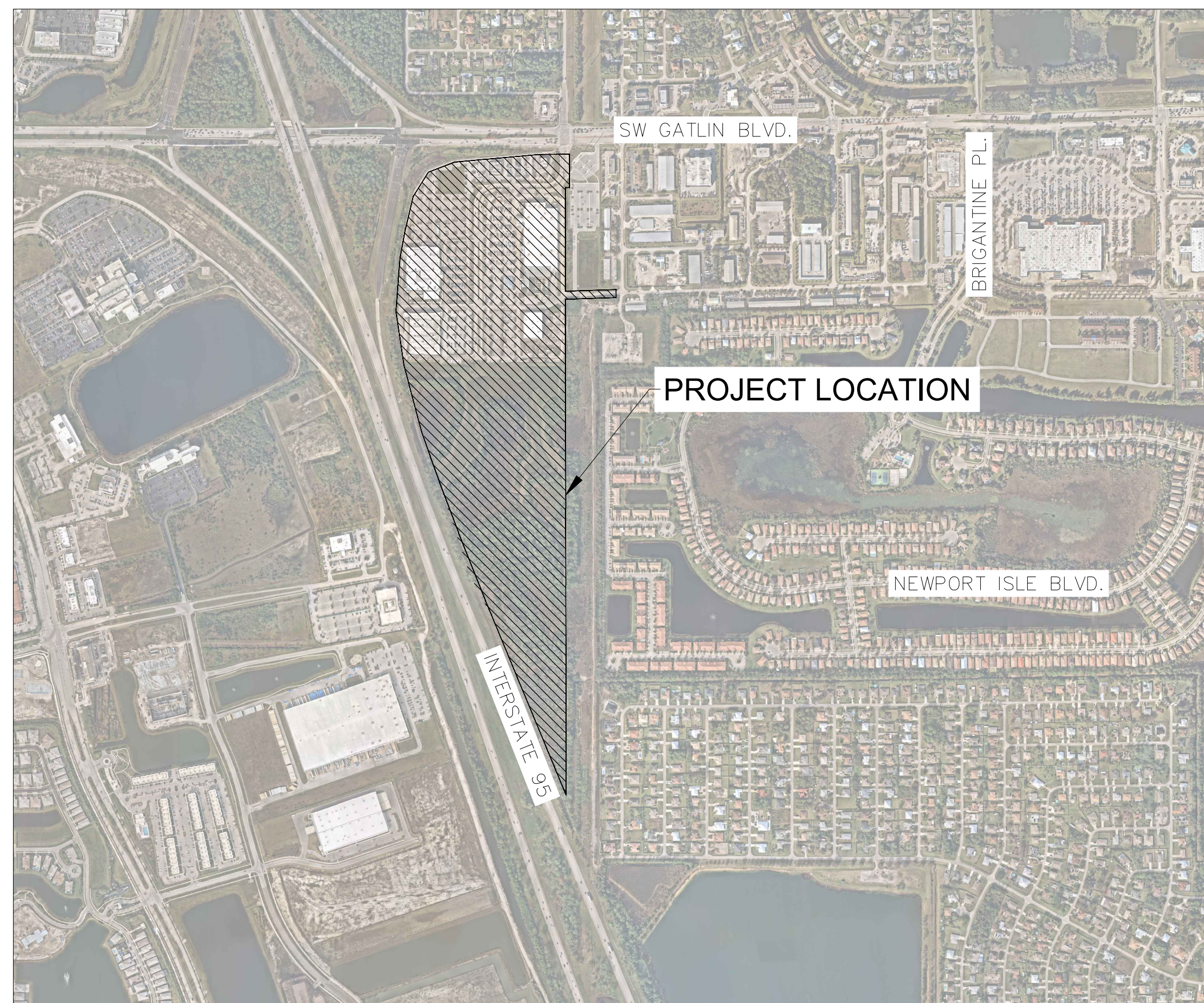
ST. LUCIE COUNTY FIRE DEPT.
5160 N.W. MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3400

STORMWATER

GLEN GAREAU
S. FL. WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
(561) 686-8800

ENGINEERING

COLT SCHWERDT
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5100



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF GATLIN PLAZA.
PLAT BOOK 54, PAGE 18

PREPARED BY:

Kimley»»Horn

THIS PROJECT UTILIZES THE FDOT
STANDARD PLANS AND SPECIFICATIONS
- 2023 THROUGH 2024.

THIS PROJECT UTILIZES THE PSLUSD
2019 STANDARDS AND SPECIFICATIONS
EFFECTIVE DATE OF 01/01/2019 AND
AMENDMENT ONE TO THE STANDARDS
EFFECTIVE 8/1/2024.

THIS PROJECT UTILIZES THE CITY OF
PORT ST. LUCIE ENGINEERING
STANDARDS FOR LAND DEVELOPMENT,
1ST EDITION - DECEMBER 2020.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). SUBTRACT 1.47' FROM NGVD '29 ELEVATION TO GET THE NAVD '88 ELEVATION.

Know what's **below**.
Call before you dig.

CITY OF PORT ST. LUCIE PROJECT
P17-057-A5
PSLUSD PROJECT #
11-863-11

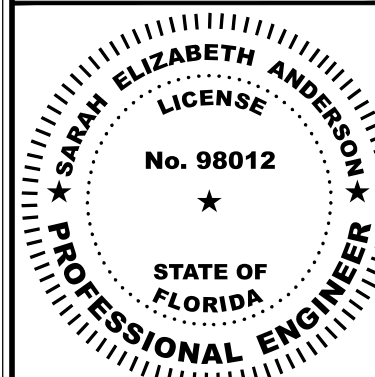
SHEET LIST TABLE	
SHEET NUMBER:	SHEET TITLE
C-000	COVER SHEET
C-100	OVERALL PLAZA SITE PLAN
1A	DAVE AND BUSTERS OVERALL PLAZA SITE PLAN (BY OTHERS)
2 OF 4	HOME DEPOT ENLARGEMENT (BY OTHERS)
3 OF 4	WENDY'S ENLARGEMENT (BY OTHERS)
3 OF 7	FLOOR & DECOR AND BASS PRO ENLARGEMENT (BY OTHERS)
4 OF 7	MILLER'S ALE HOUSE ENLARGEMENT (BY OTHERS)
5 OF 7	GATLIN PLAZA PARKING EXHIBIT (BY OTHERS)
2 OF 3	DAVE & BUSTERS ENLARGEMENT (BY OTHERS)
C-101	BJ'S WHOLESALE CLUB SITE PLAN
C-102	SITE PLAN DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER HOLLEN. P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC

BJ'S WHOLESALE
CLUB
PREPARED FOR
1000 PORT ST. LUCIE, LLC

SHEET NUMBER
C-000

COVER SHEET



Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No	REVIEWS	DATE	RY
3	CITY COMMENTS ISSUED 7/13	7-9-25	
2	CITY COMMENTS ISSUED 5/19 - 7/3	7-9-25	
1	CITY COMMENTS ISSUED 3/7 - 3/11	4-30-25	

Plotted By: Anderson, Sarah Sheet: Set:BJ'S PORT ST. LUCIE FL LAYOUT C-100 — OVERALL PLAZA SITE PLAN July 28, 2025 09:10:28am K:\WEB\DEV\047224149 — BJ's Port St. Lucie FL CAD Plan\Sheets\C-100 OVERALL PLAZA SITE PLAN-047224149.dwg This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND	
	PROPERTY LINE
	PROPOSED GREASE TRAP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED TRANSFORMER PAD WITH BOLLARD
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY LATERAL
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED STORM SEWER PIPE
	PROPOSED ROADWAY CURB INLET - TYPE P-5
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET TYPE P-9
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT

SITE DATA	
PROJECT NAME:	GATLIN PLAZA PUD
LOCATION:	SOUTH SIDE OF GATLIN BOULEVARD AT BRISCIA STREET
PID:	4315-113-0001-000-3
TOTAL SITE AREA:	103.86 ACRES
PARCEL 1:	6.691 ACRES
PARCEL 2:	8.686 ACRES
PARCEL 3:	11.155 ACRES
PARCEL 4:	7.185 ACRES
PARCEL 5:	4.006 ACRES
PARCEL 6:	2.071 ACRES
PARCEL 7:	1.294 ACRES
PARCEL 10:	4.454 ACRES
FUTURE DEVELOPMENT:	4.442 ACRES
FUTURE DEVELOPMENT:	5.057 ACRES
FUTURE DEVELOPMENT:	10.759 ACRES
FUTURE DEVELOPMENT:	13.391 ACRES
STORM DRAINAGE:	7.791 ACRES
WETLAND 7:	4.064 ACRES
TRACT D:	12.810 ACRES
EXISTING ZONING:	GATLIN PLAZA PUD
PROPOSED ZONING:	GATLIN PLAZA PUD

TRAFFIC DATA

ITE CODE	USE	SQ FOOTAGE	TRIP RATE (ITE 11)	TOTAL TRIPS (2025)	DAILY TRIPS		NET NEW TRIPS (2025)	NET TRIPS IN (2025)	NET TRIPS OUT (2025)	TRIP RATE (ITE 11)	TOTAL TRIPS (2025)	PEAK HOUR (SATURDAY)		NET NEW TRIPS (2025)	NET TRIPS IN (2025)	NET TRIPS OUT (2025)
					PASSBY TRIPS (2025) (@2017 RATE)	PASSBY (%) RATE (2025)						PASSBY TRIPS (2025) (@2017 RATE)	PASSBY (%) RATE (2025)			
861	BASS PRO SHOPPES	91,370	23.78	2173	369.37	17.00%	1803	902	902	3.99	365	61.98	17.00%	303	81	75
932	DAVE AND BUSTERS	25,000	107.2	2680	911.20	34.00%	1769	884	884	11.9	298	101.15	34.00%	196	129	97
820	REMAINDER PCL 'C'	13,271	37.01	491	166.99	34.00%	324	162	162	4.4	58	19.85	34.00%	39	14	11
820	FUTURE PCL 'D'	24,800	37.01	918	312.07	34.00%	606	303	303	4.4	109	37.1	34.00%	72	26	21
862	HOME DEPOT	155,669	30.74	4785	2296.93	48.00%	2488	1244	1244	4.37	680	326.53	48.00%	354	112	103
934	WENDY'S	3,408	467.48	1593	669.13	42.00%	924	462	462	55.25	188	79.08	42.00%	109	52	48
932	MILLERS ALE	6,300	107.2	675	290.40	43.00%	385	192	192	11.9	75	32.24	43.00%	43	28	21
862	FLOOR & décor	69,891	30.74	2148	1031.26	48.00%	1117	559	559	4.37	305	146.6	48.00%	159	50	46
857	BJ's Wholesale	106,200	41.8	4439	2929.74	66.00%	1509	1056	453	4.18	444	293.04	66.00%	151	75	76
		495,909		19,902			10,925	5,764	5,161		2,522			1,426	567	498

BUILDING DATA (ALL)			
IMPERVIOUS	SF	ACRES	% OF SITE
GROSS FLOOR AREA	503,556	11.960	11.13%
PARKING & MISC. IMPERV.	1,518,446	34.860	33.58%
SUB-TOTAL:	2,022,002	46.820	44.69%
PERVIOUS	SF	ACRES	% OF SITE
CONSERVATION TRACT:	259,307	5.953	5.73%
TRACT D	558,004	12.810	12.33%
TRACT B (OPEN SPACE)	944,682	21.689	20.89%
TRACT B (DRY RETENTION):	224,334	5.150	4.96%
OPEN SPACE/LANDSCAPE:	515,812	11.841	11.40%
SUB-TOTAL:	2,502,139	44.650	55.31%
TOTAL:	4,524,141	103.86	100%
BUILDING SETBACK DATA			
REQUIRED			
FRONT:	25'		
REAR:	15'		
SIDE:	10'		
MIN. BLDG. SEPARATION:	15'		

LEGAL DESCRIPTION:

PARCELS I AND II BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'28"E, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 94.84 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 23,018.31 FEET; THE CHORD OF WHICH BEARS N88°50'40"E AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 00°04'29"; THENCE S00°02'28"E A DISTANCE OF 250.60 FEET; THENCE S89°57'32"W A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE S00°02'28"E, ALONG SAID EAST LINE OF SECTION 15, A DISTANCE OF 776.58 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF HAYWORTH AVENUE ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION THIRTY-ONE AS RECORDED IN PLAT BOOK 14, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N88°14'58"E, ALONG LASTLY SAID LINE, A DISTANCE OF 378.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF EDGARCE STREET, ACCORDING TO THE SAID PLAT OF PORT ST. LUCIE SECTION THIRTY-ONE; THENCE S00°00'02"E, ALONG THE WEST RIGHT-OF-WAY LINE OF EDGARCE STREET, A DISTANCE OF 60.03 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HAYWORTH AVENUE; THENCE S88°14'58"W, ALONG THE WESTERLY PROLONGATION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF HAYWORTH AVENUE, A DISTANCE OF 378.85 FEET TO THE EAST LINE OF SECTION 15; THENCE S00°02'28"E, ALONG THE SAID EAST LINE OF SECTION 15 A DISTANCE OF 1,431.37 FEET; THENCE S00°04'57"E, CONTINUING ALONG SAID EAST LINE OF SECTION 15, A DISTANCE OF 2,287.02 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 85; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE-85 BY THE FOLLOWING COURSES AND DISTANCES: THENCE N22°31'11"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,493.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 24,381.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,441.58 FEET THROUGH A CENTRAL ANGLE OF 09°23'16"; THENCE N4°48'53"W A DISTANCE OF 518.57 FEET; THENCE N08°24'55"W A DISTANCE OF 404.79 FEET; THENCE N04°23'01"E A DISTANCE OF 404.79 FEET; THENCE N10°48'39"E A DISTANCE OF 220.25 FEET; THENCE N13°31'52"E A DISTANCE OF 248.03 FEET; THENCE N32°05'24"E A DISTANCE OF 213.88 FEET; THENCE N68°12'20"E A DISTANCE OF 213.88 FEET; THENCE N84°57'23"E A DISTANCE OF 628.35 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 23,018.31 FEET, THE CHORD OF WHICH BEARS N88°07'57"E, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 201.51 FEET THROUGH A CENTRAL ANGLE OF 00°30'06" TO THE POINT OF BEGINNING.

CONTAINING 91.067 ACRES, MORE OR LESS.

PARKING DATA

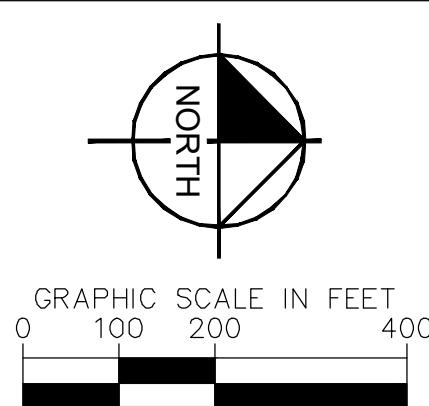
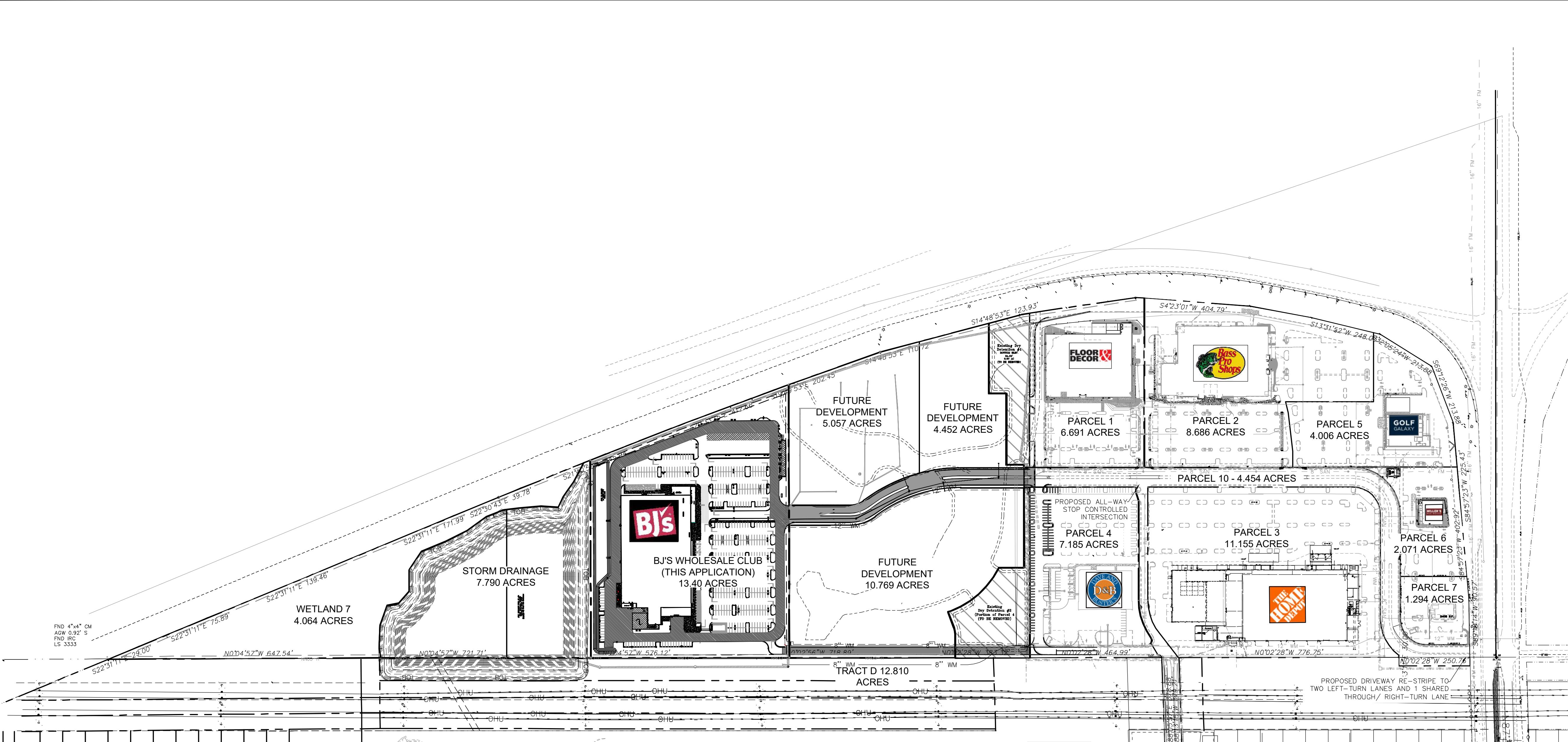
SITE	BLDG AREA	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA REQUIRED
HOME DEPOT	115,669	4/1000	623	476	12
BASS PRO	91,370	4/1000	365	410	10
FLOOR & DECOR	69,981	4/1000	280	153	8
DAVE & BUSTER	25,000	4/1000	125	125	6
RETAIL C	13,271	4/1000	66	152	6
RETAIL D	24,800	4/1000	99	238	4
RESTAURANT	6,300	1/75	84	100	4
WENDY'S	3,408	1/75	45	45	2
BJ'S WHOLESALE	104,000	4/1000	416	478	10
			2,103	2,177	62

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SUBTRACT 1.47' FROM NAVD 79 ELEVATION TO GET THE NAVD 88 ELEVATION.

811
Know what's below.
Call before you dig.

CITY OF PORT ST. LUCIE PROJECT #
P17-057-A5
PSLUSD PROJECT #
11-863-11



Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 98012
SARAH ELIZABETH ANDERSON
LICENSE

KHA PROJECT
047224149

DATE
10/2/24

SCALE AS SHOWN

DESIGNED BY SEA

DRAWN BY MM

CHECKED BY SEA

OVERALL PLAZA SITE
PLAN

BJ'S WHOLESALE CLUB
PREPARED FOR
BDG PORT ST. LUCIE, LLC
FLORIDA

ST. LUCIE COUNTY

3 CITY COMMENTS ISSUED 7/13
7-9-25

2 CITY COMMENTS ISSUED 5/19 - 7/3
7-9-25

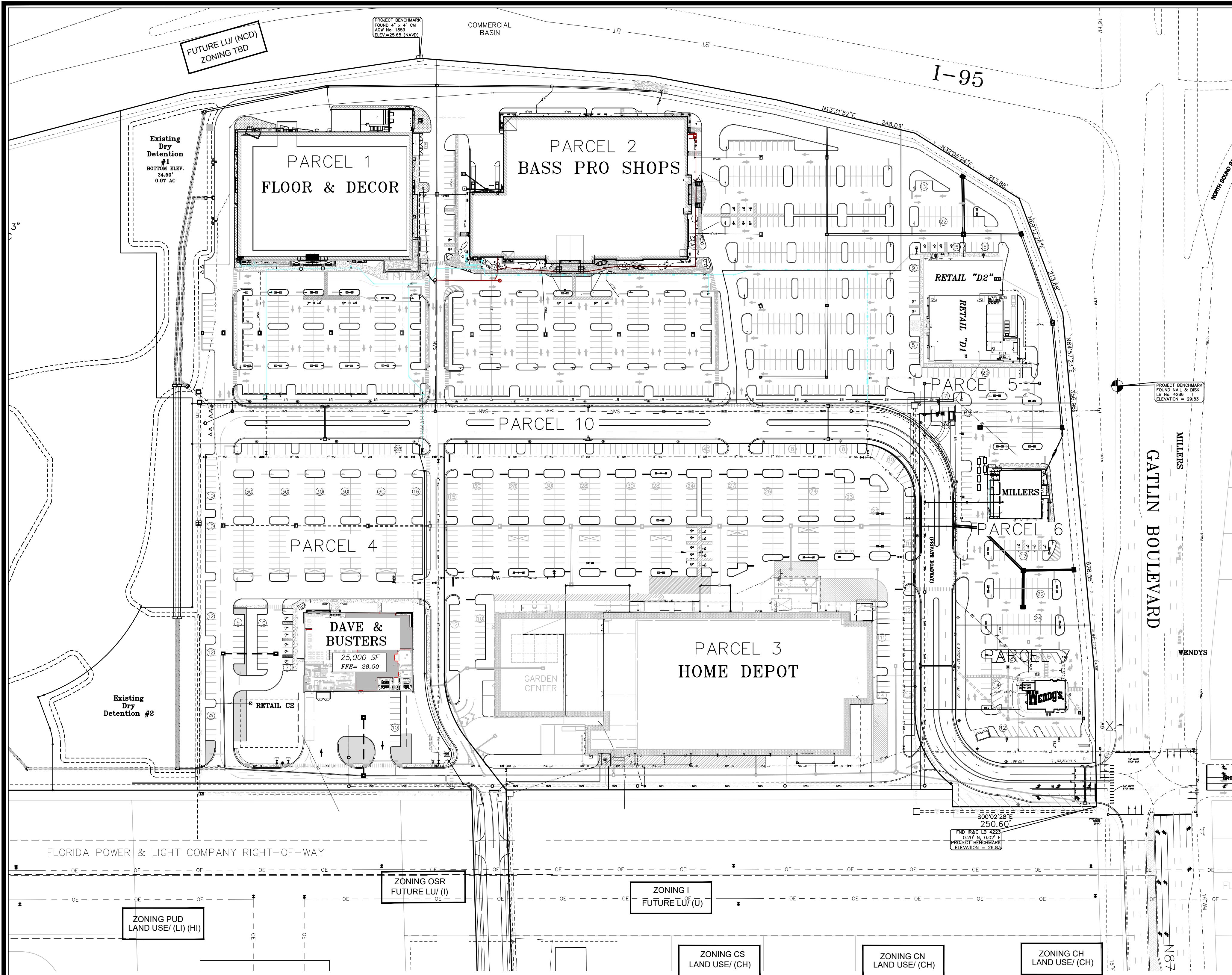
1 CITY COMMENTS ISSUED 3/7 - 3/1
4-30-25

REVISIONS

DATE

BY

SHEET NUMBER
C-100



SITE DATA TABLE

OWNER

BDG Port St. Lucie, Inc.
300 Robbins Ln.
Syosset, NY 11791
PHONE: (561) 921-0800
FAX:
EMAIL:

APPLICANT / DEVELOPER

BDG Port St. Lucie, Inc.
300 Robbins Ln.
Syosset, NY 11791
PHONE: (561) 921-0800
FAX:
EMAIL:

ENGINEER

Culpepper & Terpening, Inc.
2980 South 25th street
Ft. Pierce, FL 34981
PHONE: 772-464-3537
FAX: 772-464-9497
EMAIL: www.ct-eng.com

SURVEYOR

Culpepper & Terpening, Inc.
2980 South 25th street
Ft. Pierce, FL 34981
PHONE: 772-464-3537
FAX: 772-464-9497
EMAIL: www.ct-eng.com

OWNERS REPRESENTATIVES

Culpepper & Terpening, Inc.
2980 South 25th street
Ft. Pierce, FL 34981
PHONE: 772-464-3537
FAX: 772-464-9497
EMAIL: smatthes@ct-eng.com

LANDSCAPE ARCHITECT

PHONE:
FAX:
EMAIL:

ARCHITECT

PHONE:
FAX:
EMAIL:

- PROJECT NAME:** Gatlin Plaza PUD
- LOCATION:** South Side of Gatlin Boulevard at Briscia Street
- PROJECT DESCRIPTION:** 390,000 Sq Ft Commercial Center/Complex
- LEGAL DESCRIPTION**
BEING ALL OF GATLIN PLAZA, AS RECORDED IN PLAT BOOK 54, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 14 AND 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST. CONTAINING 91.067 ACRES, MORE OR LESS
- SECTION/ TOWNSHIP/RANGE:**
Section 34/ Township 37S, Range 40E
- TAX MAP ID:** 43/15N
- PARCEL ID NUMBER:** 4315-113-0001-000-3
- ZONING:** PUD - Gatlin Plaza
- FUTURE LAND USE:** U - Light Industrial
CH - Commercial Highway
CS - Commercial Services
- GROSS SITE AREA:** 91.067 ACRES 3,966,879 SQ FEET
- SITE DENSITY:**
Proposed # Units 0
Maximum Permitted Units (per PUD) n/a
Proposed Net density of Dev. Parcel 0

12 BUILDING SETBACK DATA:

Setback Type	min reqd per pud
Front	25 feet
Rear	15 feet
Side	10 feet
Min. Bldg. Separation	15 feet

13 DEVELOPMENT SCHEDULE:

Start	Fall 2006
Complete	Fall 2007 (Infrastructure only)

14 FLOOD ZONE:

The project site is located in FEMA Flood Zone 'X', according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No.- 1211-c0275-F.

15 SITE COVERAGE (all numbers are rounded. Refer to final const. plans)

IMPERVIOUS	SF	Acres	% of Site
Buildings (all)	399,556	9.173	10.1%
Parking & Misc. Imperv.	1,164,303	26.729	29.4%
sub-total - impervious	1,563,859	35.901	39.4%
PERVIOUS			
Conservation Tract	259,307	5.953	6.5%
Tract B (Open Space)	1,503,088	34.506	37.9%
Tract B (Dry Detention)	224,334	5.150	5.7%
Open Space/ Landscape	416,294	9.557	10.5%
sub-total - impervious	2,403,023	55.166	60.6%
TOTAL	3,966,882	91.067	100%

16 OPEN SPACE:

Common Open Space area within the Gatlin Plaza PUD are as provided for in the Master Site Plan for the overall project.

17 BUILDING HEIGHT:

Maximum Bldg. Height: 50 feet

18 UTILITY SERVICE:

Water	City of Port St. Lucie	Electric	FPL
Sewage	City of Port St. Lucie	Cable	Comcast

19 FIRE SERVICE:

Existing Fire Hydrants are provided in compliance with applicable St. Lucie County Fire District Codes and Standards.

20 SITE LIGHTING:

Site lighting will be maintained by the Gatlin Plaza PUD.

21 REFUSE:

Trash and solid waste collection shall be by approved City of Port St. Lucie commercial service provider.

22 PARKING:

site	bldg. area	ratio/ unit of measure	parking required	parking provided	handicapped req'd
Home Depot	155,669	4/1000	623	476	12
Bass Pro	91,370	4/1000	365	410	10
Floor & Décor	69,981	4/1000	280	153	8
Dave & Buster	25,000	5/1000	125	125	6
Retail C	13,271	4/1000	66	152	6
Retail D	24,800	4/1000	99	238	4
Restaurant	6,300	1/ 75	84	100	4
Wendy's	3,408	1/ 75	45	45	2
			1065	1223	40

see specific site plan detail sheets for final parking counts.

23 SITE DRAINAGE:

Inlets & Culverts transports stormwater south to the interconnected dry detention ponds where it will receive a half inch of dry pretreatment prior to permitted discharge into wetland 7, which will provide the remaining water quality & attenuation. Discharge will be to the Newport Isles Stormwater management system per SFWMD Permit 56-00332-5-45; Application 051020-10.

24 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.

25 WELLFIELD PROTECTION ORDINANCE:

This project is not located in a public water supply wellfield protection zone.

26 GENERAL NOTES:

A.) This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees, and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.

B.) 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).

C.) Development of future buildings may require a site plan amendment if the design affects the approved plans.

D.) Public Art requirement to be addressed under separate submittal.

E.) City of Port Saint Lucie Native Habitat Preservation requirement are provided on the site.

PSL PROJECT NUMBER **P17-057-A2**
PSL UTILITY NUMBER **11-863-08**

DAILY TRIPS

ITE CODE	USE	CONDO PCL	SQ FOOTAGE	TRIP RATE (ITE 11)	TOTAL TRIPS (2023)	PASSBY TRIPS (2023) (@ 2017 RATE)	PASSBY (%) RATE (2023)	NET NEW TRIPS (2023)	NET TRIPS IN (2023)	NET TRIPS OUT (2023)	TRIP RATE (ITE 11)	TOTAL TRIPS (2023)	PASSBY TRIPS (2023) (@ 2017 RATE)	PASSBY (%) RATE (2023)	NET NEW TRIPS (2023)	NET TRIPS IN (2023)	NET TRIPS OUT (2023)
861	BASS PRO SHOPPES	2	91,370	23.78	2173	369.37	17.00%	1803	902	902	3.99	365	61.98	17.00%	303	81	75
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862	HOME DEPOT	3	155,669	30.74	4785	2296.93	48.00%	2488	1244	1244	4.37	680	326.53	48.00%	354	112	103
934	WENDY'S	7	3,408	467.48	1593	669.13	42.00%	924	462	462	55.25	188	79.08	42.00%	109	52	48
932	MILLERS ALE	6	6,300	107.2	675	290.40	43.00%	385	192	192	11.9	75	32.24	43.00%	43	28	21
862	FLOOR & décor	1	69,891	30.74	2148	1031.26	48.00%	1117	559	559	4.37	305	146.60	48.00%	159	50	46
			389,709		15464			9417	4708	4708		2079			1274	491	423

PEAK HOUR (Saturday)

ITE CODE	USE	CONDO PCL	SQ FOOTAGE	TRIP RATE (ITE 11)	TOTAL TRIPS (2023)	PASSBY TRIPS (2023) (@ 2017 RATE)	PASSBY (%) RATE (2023)	NET NEW TRIPS (2023)	NET TRIPS IN (2023)	NET TRIPS OUT (2023)	TRIP RATE (ITE 11)	TOTAL TRIPS (2023)	PASSBY TRIPS (2023) (@ 2017 RATE)	PASSBY (%) RATE (2023)	NET NEW TRIPS (2023)	NET TRIPS IN (2023)	NET TRIPS OUT (2023)
861	BASS PRO SHOPPES	2	91,370	23.78	2173	369.37	17.00%	1803	902	902	3.99	365	61.98	17.00%	303	81	75
932	DAVE AND BUSTERS	4	25,000	107.2	2680	911.20	34.00%	1769	884	884	11.9	298	101.15	34.00%	196	129	97
820	REMAINDER PCL 'C'	4	13,271	37.01	491	166.99	34.00%	324	162	162	4.4	58	19.85	34.00%	39	14	11
820	FUTURE PCL 'D'	5	24,800	37.01	918	312.07	34.00%	606	303	303	4.4	109	37.10	34.00%	72	26	21
862	HOME DEPOT	3	155,669	30.74	4785	2296.93	48.00%	2488	1244	1244	4.37	680	326.53	48.00%	354	112	103
934	WENDY'S	7	3,408	467.48	1593	669.13	42.00%	924	462	462	55.25	188	79.08	42.00%	109	52	48
932	MILLERS ALE	6	6,300	107.2	675	290.40	43.00%	385	192	192	11.9	75	32.24	43.00%	43	28	21
862	FLOOR & décor	1	69,891	30.74	2148	1031.26	48.00%	1117	559	559	4.37	305	146.60	48.00%	159	50	46
			389,709		15464			9417	4708	4708		2079			1274	491	423

APPROVED BY CITY OF PORT ST. LUCIE
CITY COUNCIL
CONDITIONS: YES ☒ NO ☐
DATE: 3/27/2023

- REVISIONS CONT. -

REVISIONS	BY	DATE
REVISED TO REPLACE KOHLS WITH BASS PRO SHOPPES	TNM	2-28-13
REVISED PASS PRO SHOPPES TO ORIGINAL PARKING	TNM	4-1-13
ADJUSTED FOR AS-BUILT CONDITIONS	TNM	1-27-14
ADDED FLOOR DECOR UPDATES	EBR	3-27-17
ADD GALAXY GOLF (BUILDING D)	DJM	02/15/23
REVISED FOOTPRINT FOR TRACT 4 AND SQ FOOTAGE FOR BLDG D.	DJM	01/08/23

COMPUTER FILE REF.

COMPUTER FILE REF.	FIELD BK./PG.
13-018 SITE PLAN.dwg	

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

REVISIONS	BY	DATE
REVISED PER COMMENTS FROM THE CITY OF PSL	DRP	09/14/07
REVISED PER COMMENTS FROM THE CITY OF PSL	RN	09/26/07
REVISED KOHL'S BUILDING FOOTPRINT PER ARHC.	RN	06/15/10
REVISED PHASING LINE PER CITY OF PSL ENGINEERING	RN	07/14/10
ADDED WENDY'S REVISED TRIP AND PARKING DATA	MOB	11/8/11
UPDATED SITE COVERAGE NOTE 13	MOB	3/5/12

DESIGNED

DESIGNED	BY	DATE
CALCS.	SKM	03/28/05
DRAWN	TNM	4/1/13
DETAILED		
CHECKED		
APPROVED		

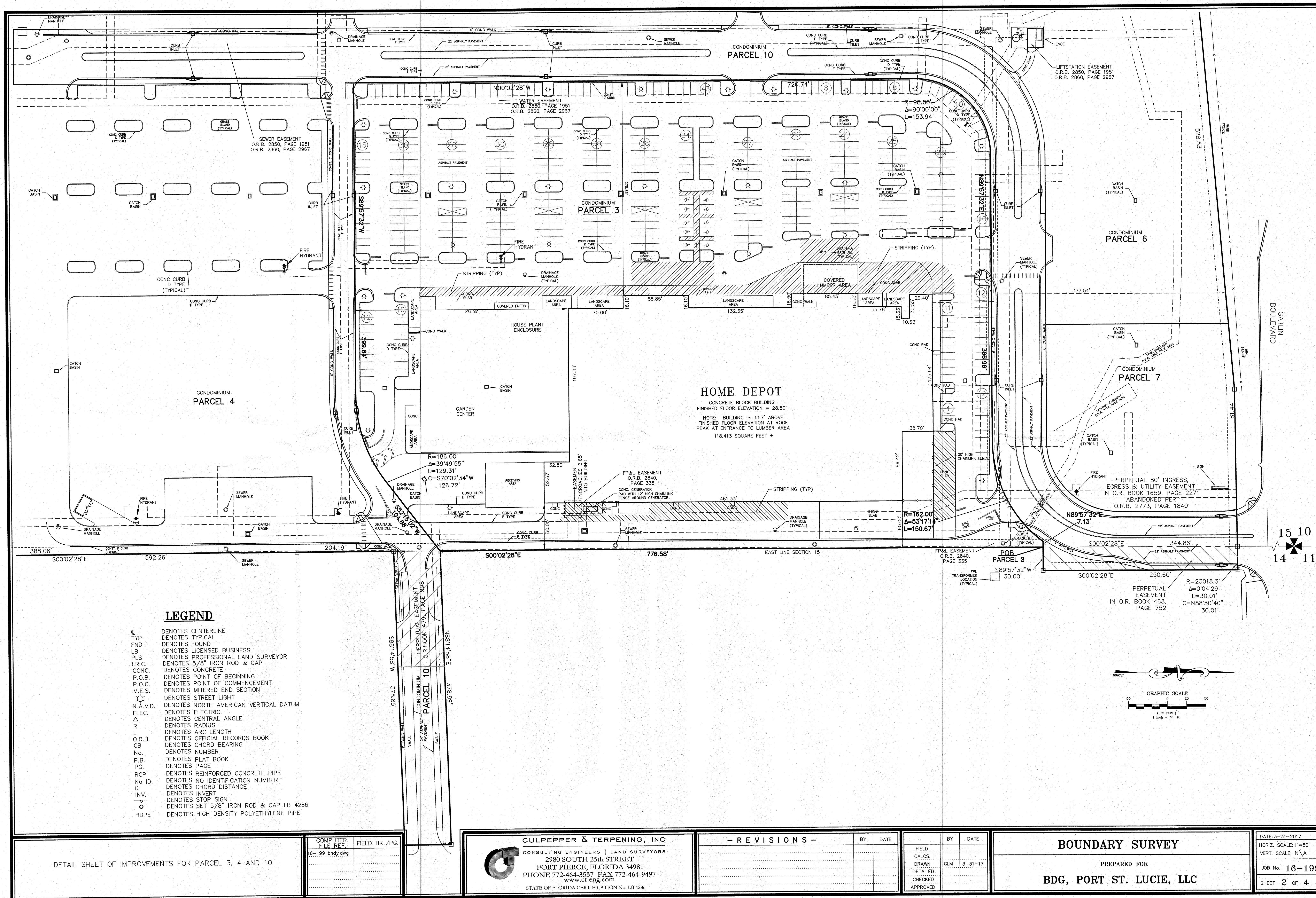
GATLIN PLAZA

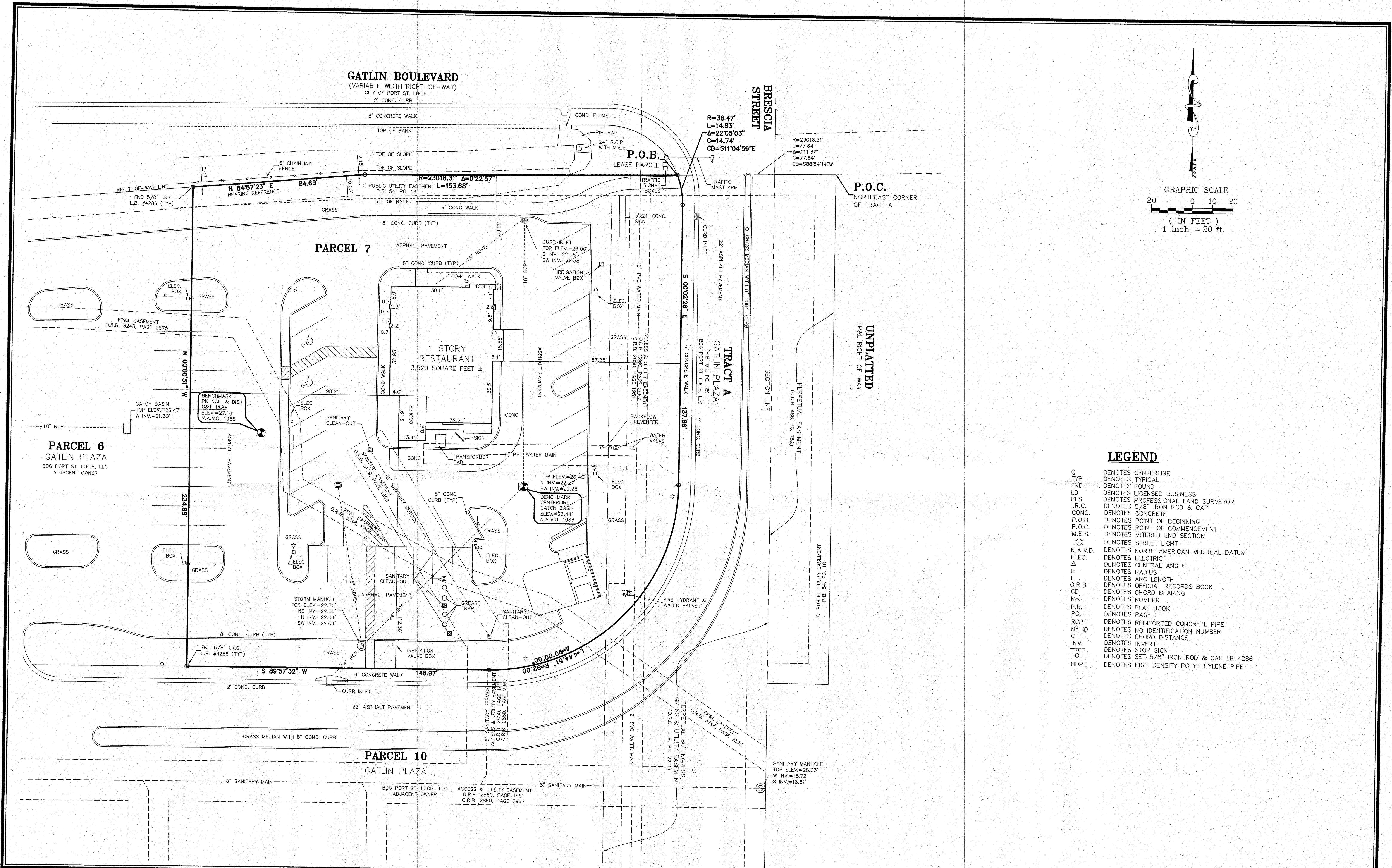
SITE PLAN AMENDMENT

(Dave & Busters)

DATE: 4/4/17

HORIZ. SCALE: 1"=100'
VERT. SCALE: NA
JOB No. 22-045
SHEET 1A OF 3





LEGEND

- C DENOTES CENTERLINE
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- I.R.C. DENOTES 5/8" IRON ROD & CAP
- CONC. DENOTES CONCRETE
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- M.E.S. DENOTES MITERED END SECTION
- ⊙ DENOTES STREET LIGHT
- N.A.V.D. DENOTES NORTH AMERICAN VERTICAL DATUM
- ELEC. DENOTES ELECTRIC
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- CB DENOTES CHORD BEARING
- No. DENOTES NUMBER
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- RCP DENOTES REINFORCED CONCRETE PIPE
- No ID DENOTES NO IDENTIFICATION NUMBER
- C DENOTES CHORD DISTANCE
- INV. DENOTES INVERT
- DENOTES STOP SIGN
- HDPE DENOTES SET 5/8" IRON ROD & CAP LB 4286
- DENOTES HIGH DENSITY POLYETHYLENE PIPE

DETAIL SHEET OF IMPROVEMENTS FOR PARCEL 7

COMPUTER FILE REF.	FIELD BK./PG.
18-199bndy.dwg	

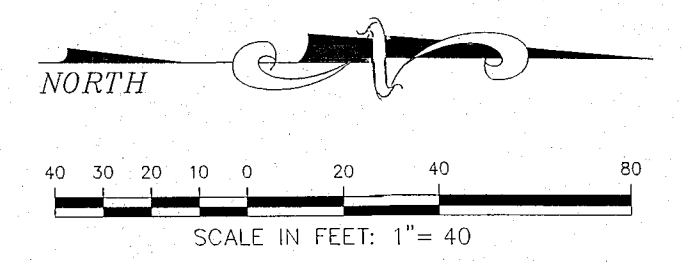
CULPEPPER & TERPENING, INC.
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FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

	BY	DATE
FIELD		
CALCS.		
DRAWN		
DETAILED	GLM	3-31-17
CHECKED		
APPROVED		

BOUNDARY SURVEY
PREPARED FOR
BDG, PORT ST. LUCIE, LLC

DATE: 3-31-2017
HORIZ. SCALE: 1"=20'
VERT. SCALE: N/A
JOB No. 16-199
SHEET 3 OF 4



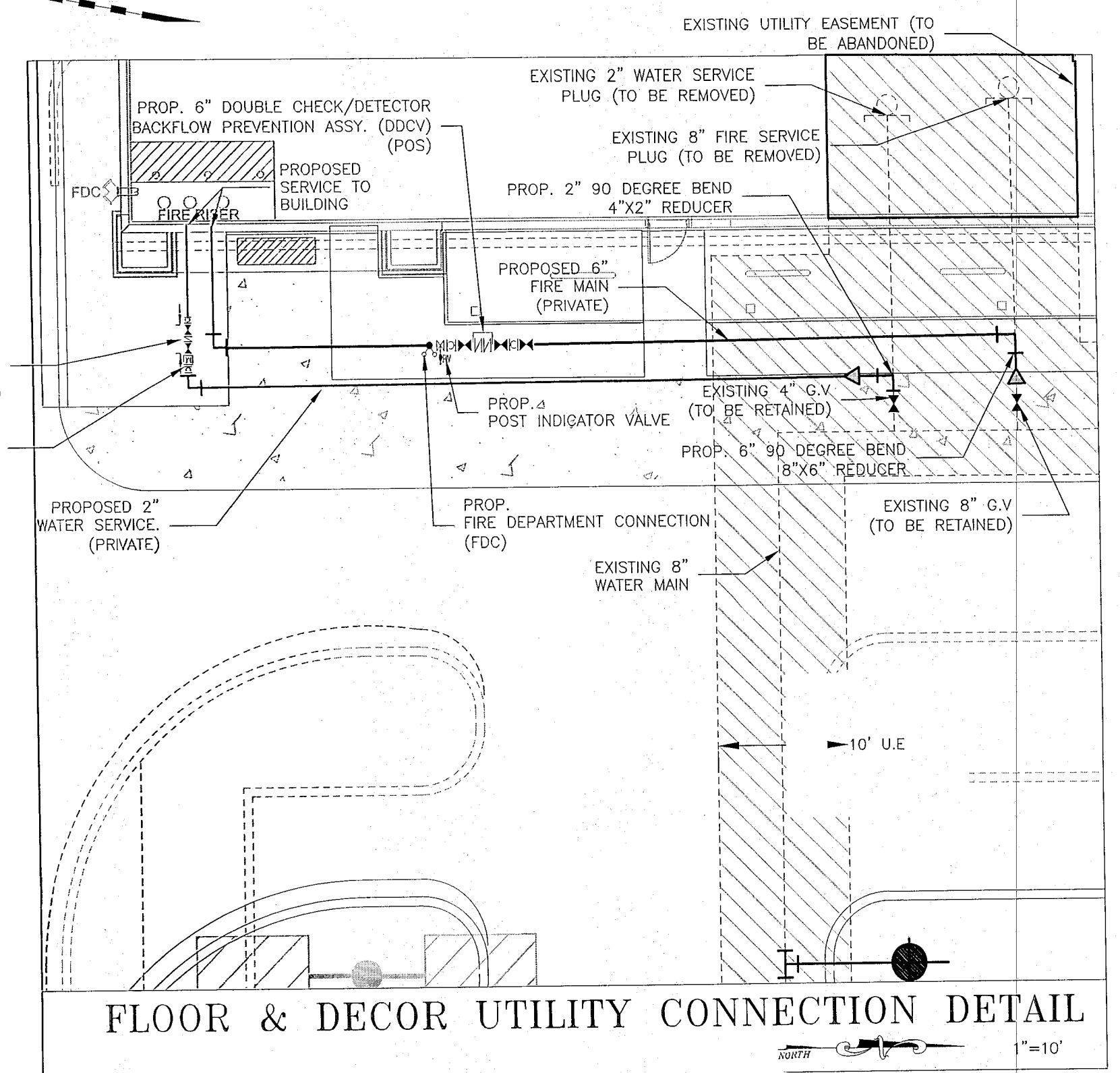
Existing
Dry
Detention
#1
BOTTOM ELEV.
24.50'
0.97 AC

FLOOR & DECOR

69,981 SF
FFE= 28.50
BUILDING HEIGHT: 26'0"
(EXIST. STORAGE TO BE RELOCATED OFFSITE)



91,370 SF
FFE= 28.50



LEGEND

- | | |
|---------------------------------|------------------------------|
| PROPOSED CHANGES | EXIST. D CURB |
| EXIST./PROP. SIDEWALK CONCRETE | EXIST. F CURB |
| PROP. UTILITY/DRAINAGE EASEMENT | ADA CURB RAMP FDOT INDEX 304 |
| EXIST. UTILITIES | EXIST. SITE LIGHTING |
| BOUNDARY | PROP. D CURB |
| PROPOSED LANDSCAPE | PROP. F CURB |
| | EXIST. DRAINAGE |

CITY OF PSL PROJECT No.: P17-057
CITY OF PSL PROJECT No.: P13-049
CITY OF PSL PROJECT No.: P13-015
CITY OF PSL PROJECT No.: P11-160
CITY OF PSL PROJECT No.: P10-067
CITY OF PSL PROJECT No.: P07-295

STEFAN K. MATTHES P.E. FL REG. NO. 38723

- REVISIONS -

BY	DATE	DESCRIPTION
DRP	09/14/07	REVISED PER COMMENTS FROM THE CITY OF PSL
RH	06/15/10	REVISED KOHL'S BUILDING FOOTPRINT PER ARCH.
TM	4/1/13	REVISED FOR BASS PRO SHOPS
TNM	1/27/14	ADJUSTED FOR AS BUILT CONDITIONS
EBR	3/31/17	ADDED FLOOR DECOR UPDATES

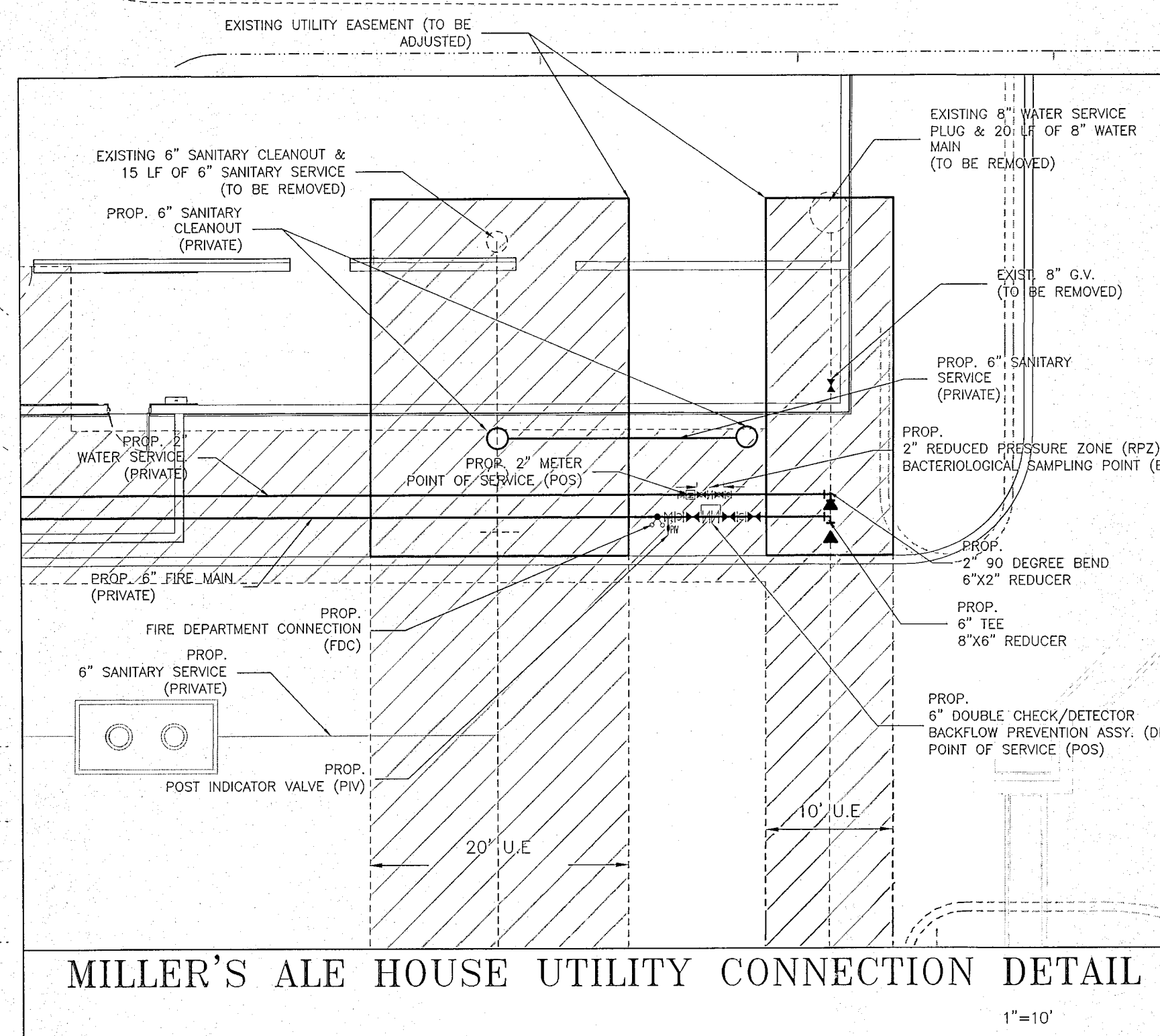
BY	DATE	DESIGNED	SKM	03/28/05
		CALCS.		
		DRAWN	EBR	4/1/17
		DETAILED		
		CHECKED		
		APPROVED		

GATLIN PLAZA

SITE PLAN AMENDMENT NO.6

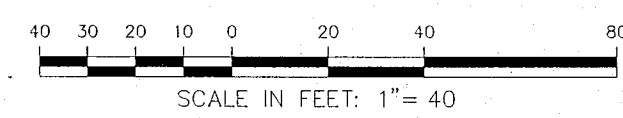
DATE: 8/4/17
HORIZ. SCALE: 1"=40'
VERT. SCALE: NA
JOB No. 16-199
SHEET 3 of 7

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3337 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



LEGEND

- PROPOSED CHANGES
- EXIST./PROP. SIDEWALK CONCRETE
- PROP. UTILITY/DRAINAGE EASEMENT
- EXIST. UTILITIES
- BOUNDARY
- PROPOSED LANDSCAPE
- EXIST. D CURB
- EXIST. F CURB
- ADA CURB RAMP FDOT INDEX 304
- EXIST. SITE LIGHTING
- PROP. D CURB
- PROP. F CURB
- EXIST. DRAINAGE



GATLIN BOULEVARD

BRESCIA STREET

TRACT "H"

**FUTURE
RETAIL "D"**
20,000 SF
FFE= 28.50

**MILLER'S
ALE HOUSE
RESTAURANT**
6,345 SF
FFE= 28.50
BUILDING HEIGHT 23'6"

Wendy's
3,408 S.F.
FFE= 28.50

CITY OF PSL PROJECT No.: P17-057
CITY OF PSL PROJECT No.: P13-049
CITY OF PSL PROJECT No.: P13-015
CITY OF PSL PROJECT No.: P11-160
CITY OF PSL PROJECT No.: P10-067
CITY OF PSL PROJECT No.: P07-295

STEFAN K. MATTHEWS P.E. FL. REG. NO. 38723

COMPUTER FILE REF.	FIELD BK./PG.
13-018 SITE PLAN.dwg	

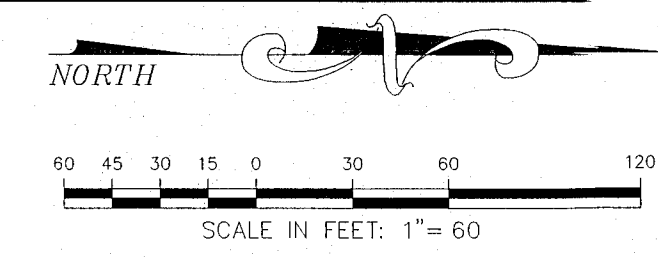
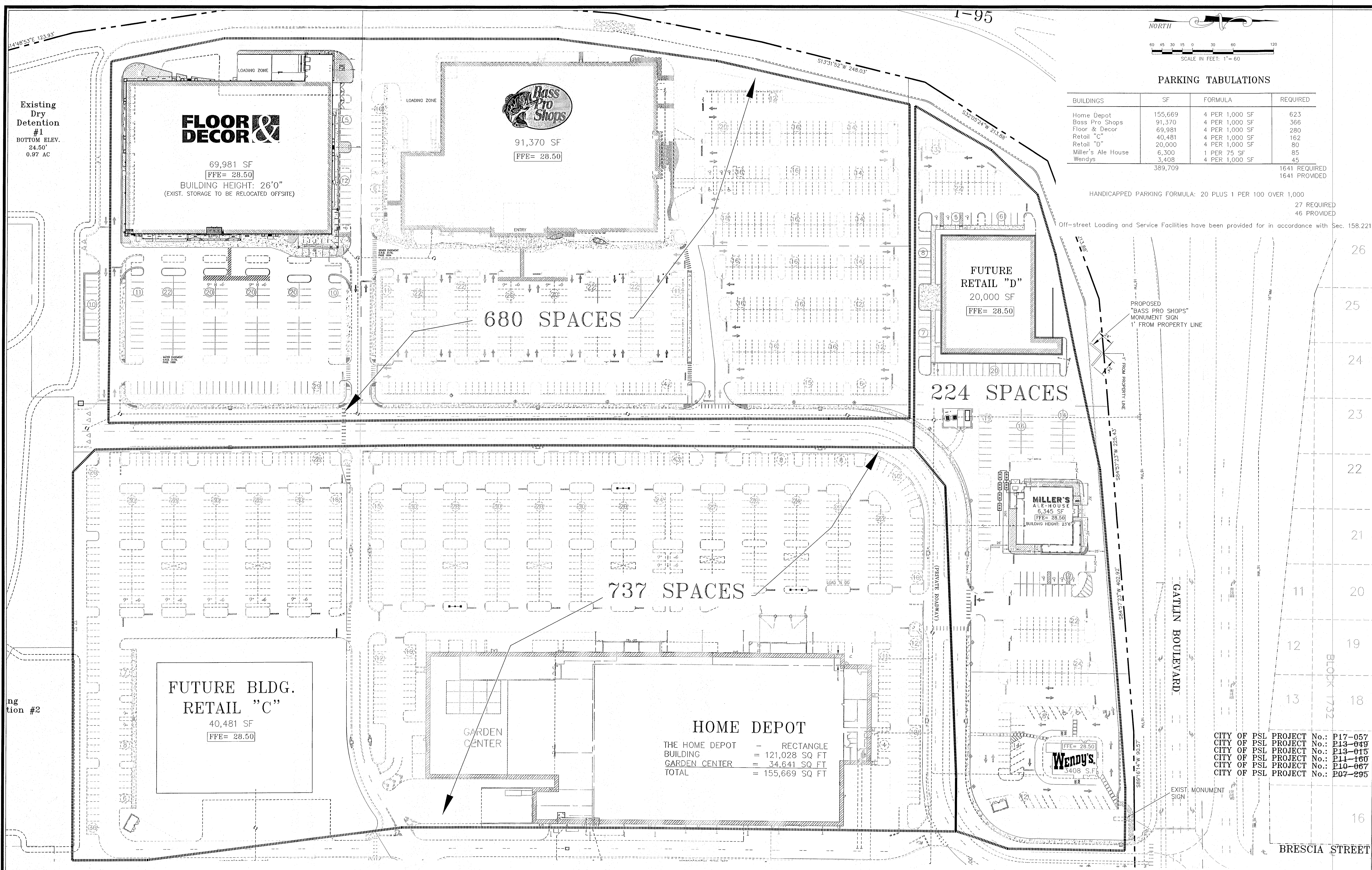
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE
REVISED PER COMMENTS FROM THE CITY OF PSL		DRP	09/14/07
ADDED WENDYS		MDR	11/8/11
REVISED FOR BASS PRO SHOPS		TNM	4/1/13
ADDED FLOOR DECOR UPDATES		EBR	3/31/17

DESIGNED	BY	DATE
SKM	SKM	03/28/05
CALCS.	BY	DATE
RN	RN	7/30/07
DRAWN	BY	DATE
CHECKED	BY	DATE
APPROVED	BY	DATE

GATLIN PLAZA
SITE PLAN AMENDMENT NO.6

DATE: 8/4/17
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB No. 16-199
SHEET 4 OF 7



PARKING TABULATIONS

BUILDINGS	SF	FORMULA	REQUIRED
Home Depot	155,669	4 PER 1,000 SF	623
Bass Pro Shops	91,370	4 PER 1,000 SF	366
Floor & Decor	69,981	4 PER 1,000 SF	280
Retail "C"	40,481	4 PER 1,000 SF	162
Retail "D"	20,000	4 PER 1,000 SF	80
Miller's Ale House	6,300	1 PER 75 SF	85
Wendys	3,408	4 PER 1,000 SF	45
	389,709		1641 REQUIRED
			1641 PROVIDED

HANDICAPPED PARKING FORMULA: 20 PLUS 1 PER 100 OVER 1,000

27 REQUIRED
46 PROVIDED

Off-street Loading and Service Facilities have been provided for in accordance with Sec. 158.221

PROPOSED
"BASS PRO SHOPS"
MONUMENT SIGN
1' FROM PROPERTY LINE

GATLIN BOULEVARD

BRESCIA STREET

CITY OF PSL PROJECT No.: P17-057
CITY OF PSL PROJECT No.: P13-049
CITY OF PSL PROJECT No.: P13-015
CITY OF PSL PROJECT No.: P11-160
CITY OF PSL PROJECT No.: P10-067
CITY OF PSL PROJECT No.: P07-295

Existing
Dry
Detention
#1
BOTTOM ELEV.
24.50'
0.97 AC

ng
tion #2

COMPUTER FILE REF.	FIELD BK./PG.
13-018 SITE PLAN.dwg	



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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4386

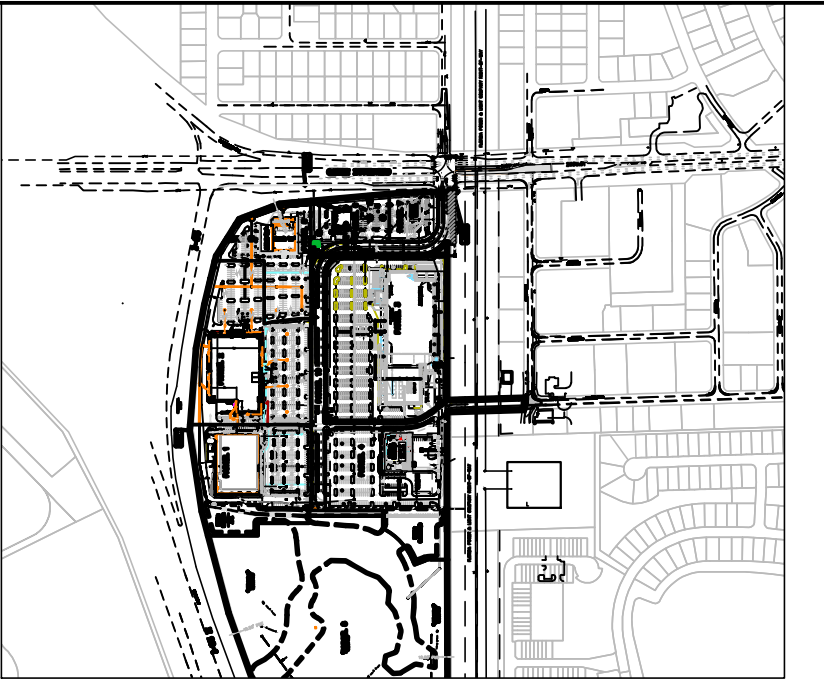
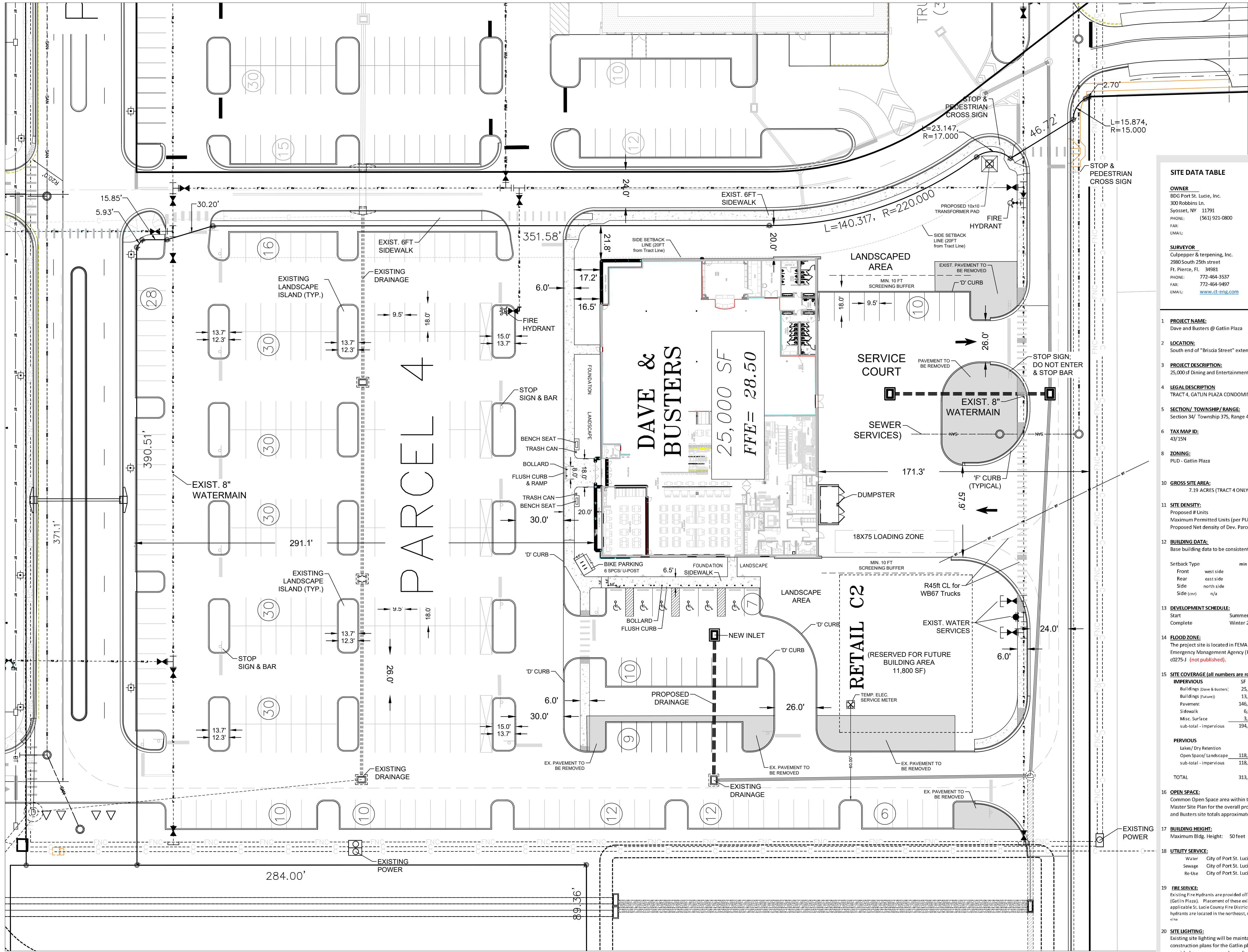
- REVISIONS -		BY	DATE
ADDED WENDYS		MDR	11/8/11
REVISED FOR BASS PRO SHOPS		TNM	4/1/13
ADJUSTED FOR AS-BUILT CONDITIONS		TNM	1/27/14
ADDED FLOOR DECOR UPDATES		EBR	3/31/17

BY	DATE
DESIGNED	SKM 03/28/05
CALCS.	
DRAWN	RN 7/30/07
DETAILED	
CHECKED	
APPROVED	

GATLIN PLAZA
SITE PLAN AMENDMENT NO. 6
PARKING FIELD EXHIBIT

DATE: 8/4/17
HORIZ. SCALE: 1"=60'
VERT. SCALE: NA
JOB No. 16-199
SHEET 5 OF 7

STEFAN K. MATTHEWS P.E. FL. REG. NO. 38723



SITE DATA TABLE

OWNER
BDC Port St. Lucie, Inc.
300 Robbins Ln.
Syosset, NY 11791
PHONE: (561) 921-0800
FAX: 772-464-3537
EMAIL: www.ct-eng.com

APPLICANT / DEVELOPER
Culpepper & Terpening, Inc.
300 Robbins Ln.
Syosset, NY 11791
PHONE: (561) 921-0800
FAX: 772-464-3537
EMAIL: www.ct-eng.com

SURVEYOR
Culpepper & Terpening, Inc.
2980 South 25th street
Ft. Pierce, FL 34981
PHONE: 772-464-3537
FAX: 772-464-9497
EMAIL: www.ct-eng.com

LANDSCAPE ARCHITECT
SBLM
33 WALT WHITMAN ROAD
HUNTINGTON STATION, NY 11746
PHONE: 631-683-5588
FAX: www.SBLM.COM

OWNERS REPRESENTATIVES
Culpepper & Terpening, Inc.
2980 South 25th street
Ft. Pierce, FL 34981
PHONE: 772-464-3537
FAX: 772-464-9497
EMAIL: smathies@ct-eng.com

ENGINEER
Culpepper & Terpening, Inc.
2980 South 25th street
Ft. Pierce, FL 34981
PHONE: 772-464-3537
FAX: 772-464-9497
EMAIL: www.ct-eng.com

ARCHITECT
SBLM
33 WALT WHITMAN ROAD
HUNTINGTON STATION, NY 11746
PHONE: 631-683-5588
FAX: www.SBLM.COM

- PROJECT NAME:**
Dave and Busters @ Gatlin Plaza
- LOCATION:**
South end of "Brisida Street" extension through the Gatlin Plaza PUD.
- PROJECT DESCRIPTION:**
25,000sf Dining and Entertainment Center
- LEGAL DESCRIPTION**
TRACT 4, GATLIN PLAZA CONDOMINIUM (A/K/A Parcel C @ Gatlin Plaza)
- SECTION/ TOWNSHIP/RANGE:**
Section 34/ Township 37S, Range 40E
- TAX MAP ID:**
43/15N
- PARCEL NUMBER:**
4315-503-004-000-1
- ZONING:**
PUD - Gatlin Plaza
- FUTURE LAND USE:**
LI - Light Industrial
CS - Commercial Services
- GROSS SITE AREA:**
7.19 ACRES (TRACT 4 ONLY)
- 313196.4 SQ FEET (TRACT 4 ONLY)**
- SITE DENSITY:**
Proposed # Units
Maximum Permitted Units (per PUD)
Proposed Net density of Dev. Parcel
- 0**
n/a
0
- BUILDING DATA:**
Base building data to be consistent with the Gatlin Plaza PUD
- DEVELOPMENT SCHEDULE:**
Start Summer 2023
Complete Winter 2023
- FLOOD ZONE:**
The project site is located in FEMA Flood Zone "X", according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 1221-c0275-J (not published).
- SITE COVERAGE (all numbers are rounded. Refer to final const. plans)**

IMPERVIOUS	SF	Acres	% of Site
Buildings (Dave & Busters)	25,000	0.574	8.0%
Buildings (Future)	13,271	0.305	4.2%
Pavement	146,900	3.370	46.9%
Sitework	6,050	0.139	1.9%
Misc. Surface	3,500	0.080	1.1%
sub-total - impervious	194,621	4.468	62.1%
PERVIOUS			
Lakes/ Dry Retention	0	0.000	0.0%
Open Space/Landscape	118,575	2.722	37.9%
sub-total - pervious	118,575	2.722	37.9%
TOTAL	313,196	7.190	100%
- OPEN SPACE:**
Common Open Space area within the Gatlin Plaza PUD are as provided for in the Master Site Plan for the overall project. Open space associated with the Dave and Busters site totals approximately 120,046 square feet.
- BUILDING HEIGHT:**
Maximum Bldg. Height: 50 feet (per Gatlin Plaza PUD Deve. Standards)
- UTILITY SERVICE:**

Water	City of Port St. Lucie	Electric	FPL
Sewage <th>City of Port St. Lucie</th> <td>Cable<td>Comcast</td></td>	City of Port St. Lucie	Cable <td>Comcast</td>	Comcast
Re-use <th>City of Port St. Lucie</th> <td></td> <td></td>	City of Port St. Lucie		
- FIRE SERVICE:**
Existing Fire Hydrants are provided off an existing "I" looped fire line through the property (Gatlin Plaza). Placement of these existing hydrants has been done in compliance with applicable St. Lucie County Fire District Codes and Standards. The existing on-site hydrants are located in the northeast, northwest and southeast corners of the development site.
- SITE LIGHTING:**
Existing site lighting will be maintained in accord with the existing approved construction plans for the Gatlin plaza PUD. Supplemental site lighting will be provided as necessary and coordinated with final building designs.

- FIRE SERVICE:**
Existing Fire Hydrants are provided off an existing "I" looped fire line through the property (Gatlin Plaza). Placement of these existing hydrants has been done in compliance with applicable St. Lucie County Fire District Codes and Standards. The existing on-site hydrants are located in the northeast, northwest and southeast corners of the development site.
- SITE LIGHTING:**
Existing site lighting will be maintained in accord with the existing approved construction plans for the Gatlin plaza PUD. Supplemental site lighting will be provided as necessary and coordinated with final building designs.
- REFUSE:**
Trash and solid waste collection shall be by approved City of Port St. Lucie commercial service provider.
- PARKING:**
In accord with the Gatlin Plaza PUD, the required parking for this proposed use is based on Section 158(C)(17), at 1 space / 200 sf and is computed as follows:

bldg. area	total unit of measure	parking required	handicapped provided	req'd
25,000	1 / per 200 sf	125	280	7
13,271	1 / per 200 sf	66	191	
- SITE DRAINAGE:**
The stormwater management system for the overall project area (St. Lucie Lands), is governed by South Florida Water Management District Permit No.: 56-10332-S-45 (as may be amended)
- TRAFFIC STATEMENT:**
Trip generation for the proposed Dave and Busters @ Gatlin Plaza is based on the primary use as a dining establishment (ITE Code 932). Peak Hour Trip generation is based on Saturday, Peak Hour trips. All trip rates are based on ITE Code, 11th Edition.

trip period	trip rate	bldg. sf	trips gross	net new trips enter/exit
Weekday	107.2	25	2680	1769 50/50
Weeknd	11.9	25	297.5	196 51/49

trip distribution (net new trips)	AADT	Wind Peak Hr.
Gatlin - east of proj entry	40%	708
Gatlin - west of proj entry	50%	885
rear of project (Haywood)	10%	177
- 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.
- ENVIRONMENTAL STATEMENT:**
This development site (Dave and Busters @ Gatlin Plaza) was included in the overall environmental assessments conducted for the Gatlin Plaza PUD. Overall environmental items were addressed as part of the PUD approval process for that project's site plan review. According to the environmental assessment that was performed, there are no environmentally sensitive lands or regulated wetlands on the specific project site. Gopher Tortoise surveys of the proposed development site will be conducted prior to commencement of site work. Any existing burrows located on the property will be relocated in accord with State of Florida guidelines.

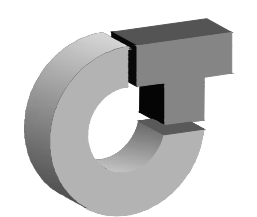
Description	Found (yes/no)	Agency Contact Information	Management Plan (yes/no)	Relocation Plan (yes/no)
Wetlands	n	n/a	n	n
Rare Habitat	n	n/a	n	n
Threatened Species	n	n/a	n	n
Endangered Species	n	n/a	n	n
Species of Special Concern	n	n/a	n	n
Invasive/Exotic Vegetation	n	n/a	n	n
- GENERAL NOTES:**
A.1) 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).

PSL PROJECT NUMBER
PSL UTILITY NUMBER

P17-057-A2
11-863-08

GATLIN PLAZA – MINOR ADJUSTMENT

COMPUTER FILE REF.	FIELD BK./PG.



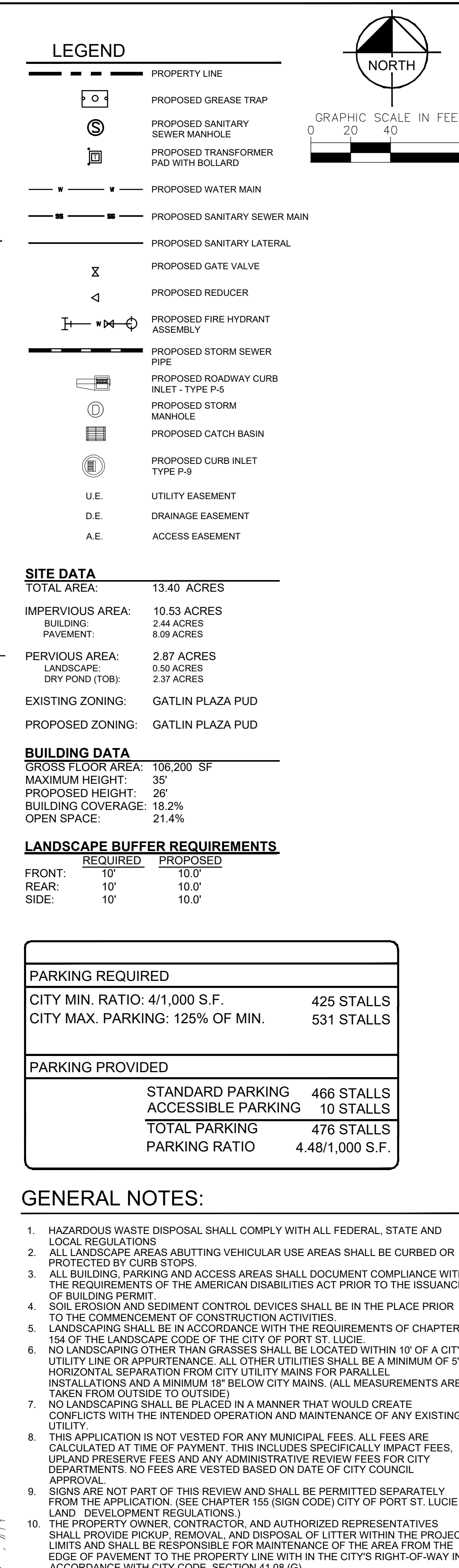
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE
BLDG FOOTPRINT REVISIONS – RETAIL C		DJM	23.01.07
REVISED PER SPRC COMMENTS		DJM	23.02.22
REVISED PER SPRC COMMENTS		DJM	23.02.08

DESIGNED	BY	DATE
CALCS.	DJM	23.01.05
DRAWN	DJM	23.01.05
DETAILED		
CHECKED		
APPROVED		

DAVE & BUSTERS – SITE PLAN

DATE: 23.01.05
HORIZ. SCALE: 1"=30'
VERT. SCALE: NA
JOB No. **22-045**
SHEET **2** OF **3**



Plotted By:Anderson, Sarah Sheet: Set:BJ'S PORT ST. LUCIE FL LAYOUT;C-102 -- SITE PLAN DETAILS July 31, 2025 08:47:20am K:\VRB_LDEV\047224149 -- BJ's Port St. Lucie FL CAD PlanSheets\C-101 SITE PLAN-047224149.dwg
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WASTE
EQUIPMENT
MANUFACTURER


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SPECS SHEET



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PRODUCT
SPECS SHEET

SELF-CONTAINED COMPACTOR

Hydraulic lifting system are available either over the end or side lift.

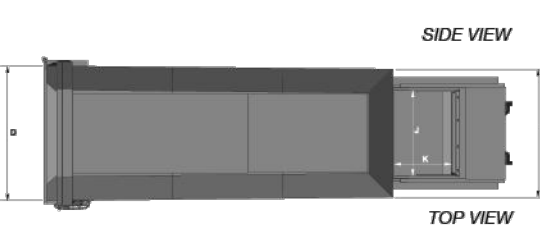
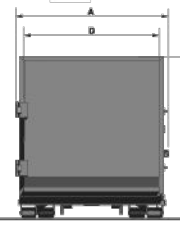
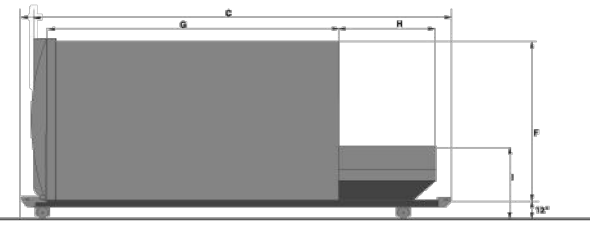
DIMENSIONS											
	A	B	C	D	E	H	I	J	K	G	
MODEL/DESCRIPTION	overall width	overall height	overall length	inside width (container -end)	inside width (container -start)	length (compactor)	height (compactor)	hopper length (clear top opening)	hopper length (clear top opening)	body length	
SELF PACK - 20	101"	102"	220"	88"	85"	72"	51"	56"	44"	126"	
SELF PACK - 30	101"	102"	268"	88"	85"	72"	51"	56"	44"	174"	
SELF PACK - 36	101"	102"	282"	88"	85"	72"	51"	56"	44"	198"	

SPECIFICATIONS										
MODEL/SPECS	Weight	Manufacturer Rating	Volume Displacement per hour	Hopper Depth	Ram face Size	Ram Penetration	Normal Ram Force	Maximum Ram Force	System Pressures	
SELF PACK - 20	7,904 lb	1.55 CY	155CY	28-1/4"	59-1/2" x 23"	10"	42,000 lb	52,000 lb	1800 psi (normal) 2000 psi (max.)	
SELF PACK - 30	8,720 lb	1.55 CY	155CY	28-1/4"	59-1/2" x 23"	10"	42,000 lb	52,000 lb	1800 psi (normal) 2000 psi (max.)	
SELF PACK - 36	10,188 lb	1.58 CY	155CY	28-1/4"	59-1/2" x 23"	10"	42,000 lb	52,000 lb	1800 psi (normal) 2000 psi (max.)	

MODEL/SPECS.	Normal Ram Face Pressure	Maximum Ram Face Pressure	Cycle Time	Cylinder	Compactor Piston	Ram Face	Compactor Sides	Compactor Top Cover	Container Floor	Container Sides & Top	Ramp Guide System
SELF PACK - 20	33 psi	39 psi	33 sec	(2) 4x36	3/8"	3/8"	1/4"	12 ga.	3/16"	3/16"	Aluminum Reinforced Steel
SELF PACK - 30	33 psi	39 psi	33 sec	(2) 4x36	3/8"	3/8"	1/4"	12 ga.	3/16"	3/16"	Aluminum Reinforced Steel
SELF PACK - 36	33 psi	39 psi	33 sec	2 of 4" bore x 36" Stroke 4-2" Chrome Steel	3/8"	3/8"	1/4"	12 ga.	3/16"	3/16"	Aluminum Reinforced Steel

COMPACTORS ARE SUPPLIED WITH A SELF CLEANING CHARGE BOX FLOOR.

POWER PACK UNIT			
Pump	11 GPM @ 1800 RPM	Controls	Push Button
Reservoir	22 Gal	Cycle Control	Timer
Valve	Solenoid	Solenoid	20R, 230, 460 (3 phase) Single Phase, Optional
Pressure Relief Valve	Standard	Meter	High Torque Hyd. 10HP
Oil Sight Gauge	Standard	Power Unit Weight	535 lb Approx.
Remote Power Unit	Key Operated, Standard		
Panel Box	Panel Box		



8505 NW 74th Street,
Miami, FL 33166

Phone: (305) 726-2150
Fax: (305) 400-4822

Email: info@ironcontainer.com
Web: www.ironcontainer.com

TRASH COMPACTOR DETAIL

7/16/25, 12:21 PM Rubbermaid® Ranger® Trash Can - 45 Gallon, 4-Way, Black H-2459BL - Uline

ULINE 1-800-295-5510


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Home > All Products > Facilities Maintenance > Outdoor Trash Cans > Ranger® Trash Cans



More Images

Rubbermaid® Ranger® Trash Can - 45 Gallon, 4-Way, Black

Dependable in the roughest weather conditions.

- Pedestal base for stability and security.
- No excuse not to pitch your trash!
- Use recommended Clear and Black Liners.

MODEL NO. DESCRIPTION CAPACITY SIZE L x W x H WT. (EST.) PRICE EACH 1 4+ COLOR IN STOCK SHIPS TODAY

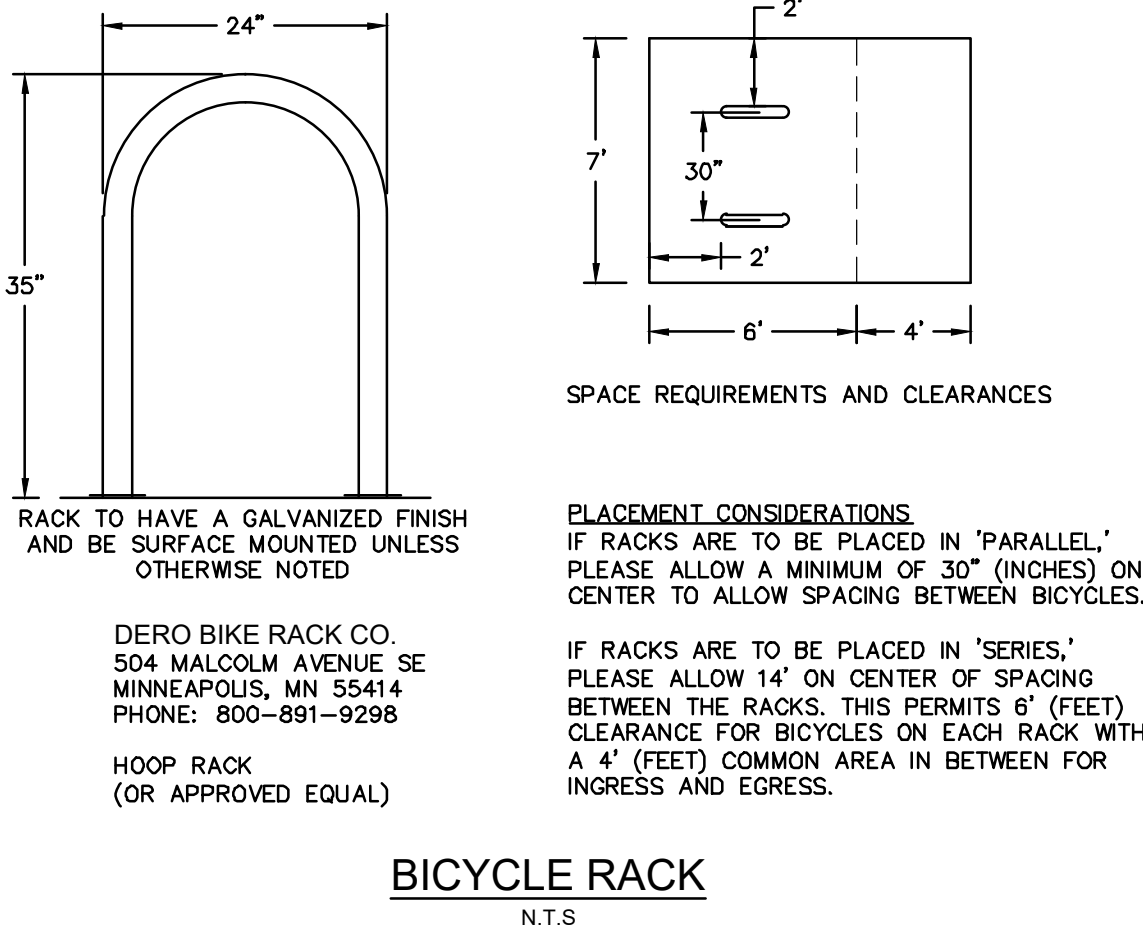
H-2459BL 4-Way 45 Gallon 25 x 25 x 42" 38 \$515 \$505 ☐ Black 1

SHIPS VIA MOTOR FREIGHT

[Additional Info](#) [Accessories](#) [Shopping Lists](#) [Request a Catalog](#)

SAME DAY SHIPPING | HUGE SELECTION IN STOCK | SHIPS FROM 14 LOCATIONS

ULINE TRASH CAN DETAIL



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD 88). SUBTRACT 1.47' FROM NAVD 79 ELEVATION TO GET THE NAVD 88 ELEVATION.

811
Know what's below.
Call before you dig.

CITY OF PORT ST. LUCIE PROJECT #
P17-057-A5
PSLUSD PROJECT #
11-863-11

THIS ITEM WAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER HOLLEN P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

KHA PROJECT
047224149

DATE
10/2/24

SCALE AS SHOWN

DESIGNED BY SEA

DRAWN BY MM

CHECKED BY SEA

Kimley»Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PROFESSIONAL ENGINEER

No. 98012

STATE OF FLORIDA

BJ'S WHOLESALE CLUB

PREPARED FOR
BDG PORT ST. LUCIE, LLC

ST. LUCIE COUNTY FLORIDA

SITE PLAN DETAILS

SHEET NUMBER
C-102

7-9-25

7-9-25

4-30-25

DATE

BY