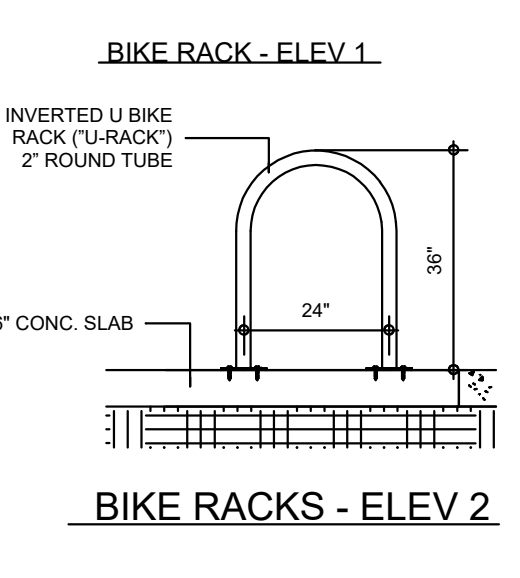
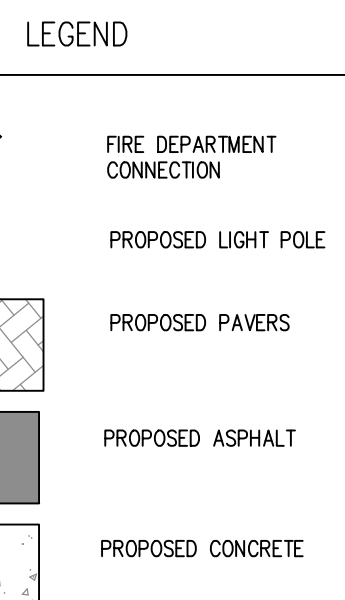
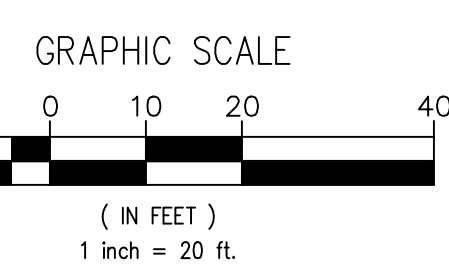
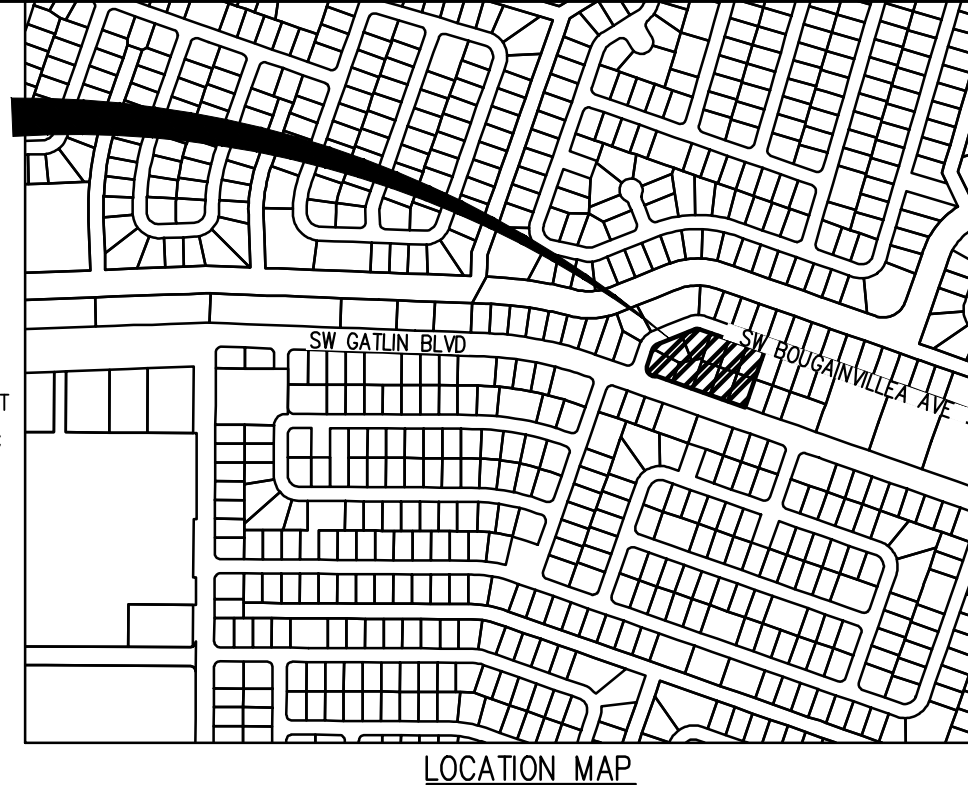
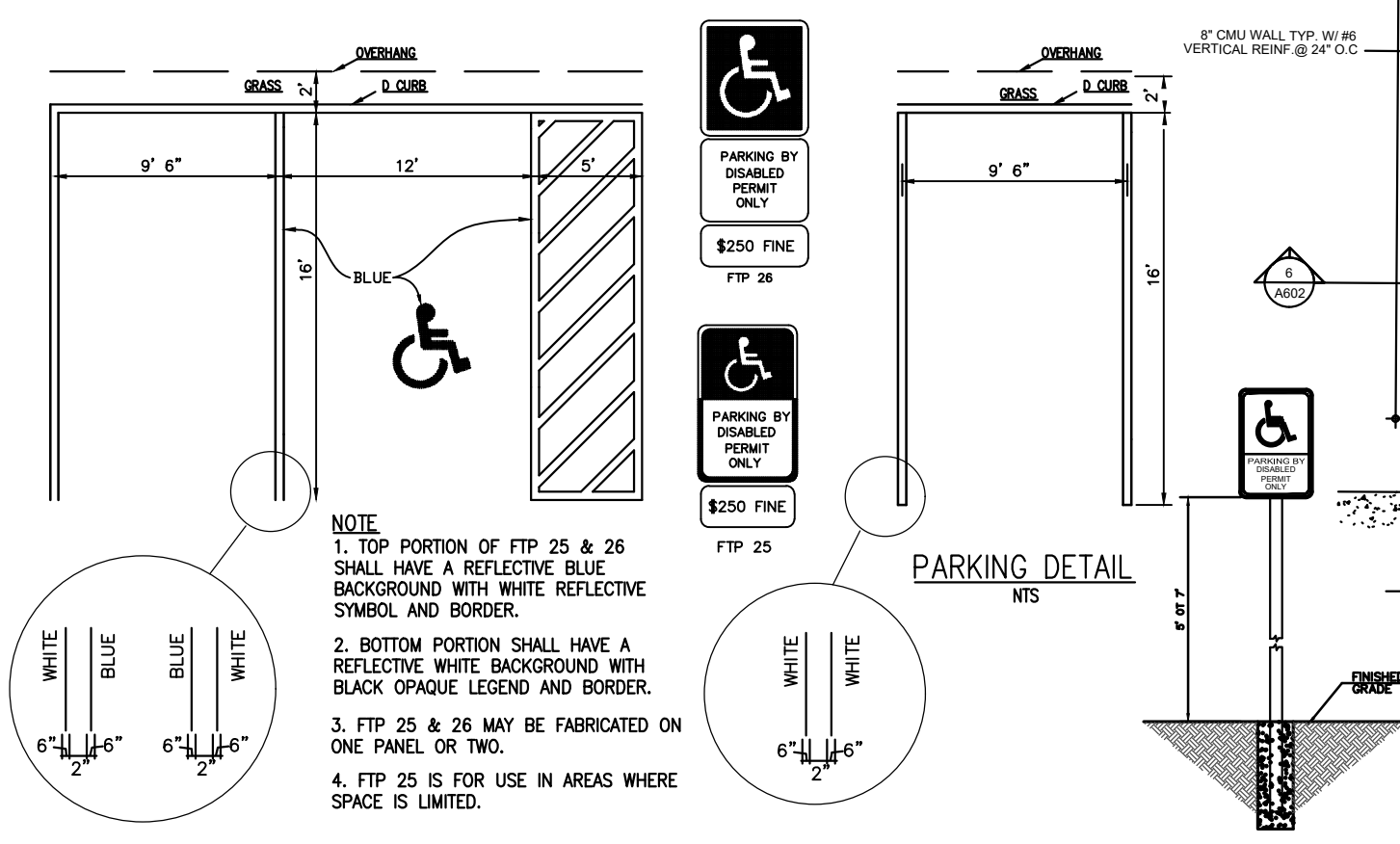
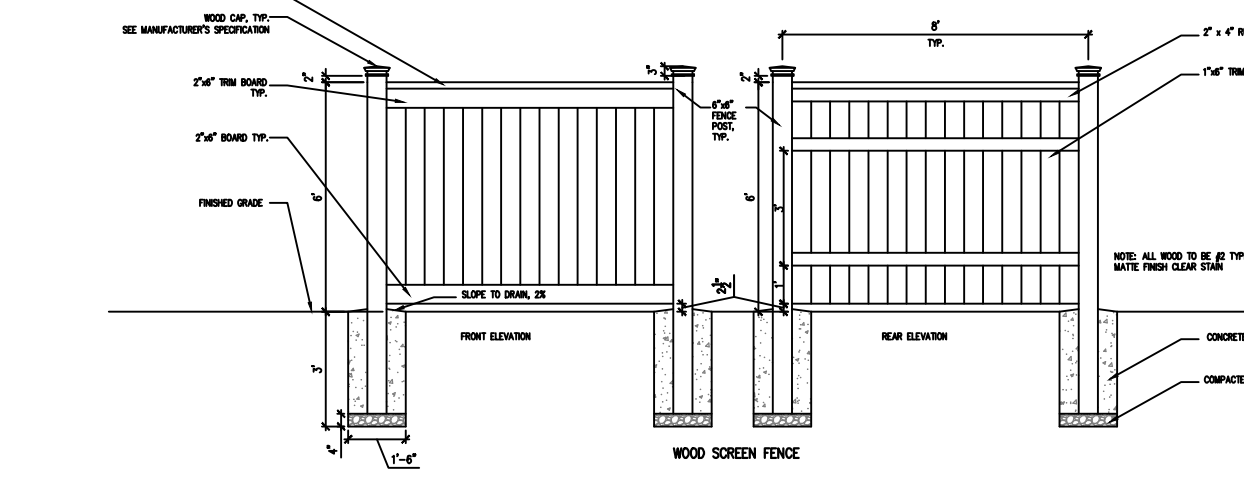


CURVE DATA
 C-1
 R=50.00'
 Δ=48°59'55"
 L=42.76'
 C-2
 R=50.00'
 Δ=47°00'05"
 L=35.78'



ENVIRONMENTAL SITE ASSESSMENT

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	NO	N/A	N/A
RARE HABITAT	NO	NO	N/A	N/A
THREATENED SPECIES	NO	NO	N/A	N/A
ENDANGERED SPECIES	NO	NO	N/A	N/A
SPECIES OF SPECIAL CONCERN	NO	NO	N/A	N/A
INVASIVE/EXOTIC VEGETATION	MODERATE/DENSE	N/A	N/A	N/A



SITE DATA
 OWNER - CDNK LLC
 OWNER ADDRESS - 3116 N FLAGLER DR WEST PALM BEACH, FL 33407
 SITE ADDRESS - 1485 SW GATLIN BLVD COUNTY - ST LUCIE COUNTY
 LEGAL DESCRIPTION-LOTS 1, 2, 3, 4, 42, 43, 44 AND 45, BLOCK 1615, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 29, PAGES 29A TO 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.
 PARCEL NO. LOT 42: 3420-610-0706-000-1
 LOT 43: 3420-610-0707-000-8
 LOT 44: 3420-610-0708-000-5
 LOT 45: 3420-610-0709-000-2
 LOT 01: 3420-610-0665-000-1
 LOT 02: 3420-610-0666-000-8
 LOT 03: 3420-610-0667-000-5
 LOT 04: 3420-610-0668-000-2
 SEC./TOWN/RANGE - 13/375/39E
 EXISTING ZONING - CG
 FUTURE LAND USE - COMMERCIAL GENERAL
PROPOSED BUILDING
 SQUARE FOOTAGE: 17,802
 BUILDING STORES: 1
 BUILDING HEIGHT: 25.25 FT
BUILDING SETBACKS
 FRONT REQUIRED = 25'
 PROPOSED = 79.17'
 SIDE REQUIRED = 10'
 PROPOSED WEST = 24.83'
 PROPOSED EAST = 62.95'
 REAR REQUIRED = 10'
 PROPOSED = 84.62'
 MAX BUILDING HEIGHT = 35'
 PROPOSED = 25.25'
PARKING CALCULATION
 1 SPACE PER 200 SF OFFICE SPACE
 17,802 SF BUILDING = 90 SPACES
 1 13.5X25 LOADING SPACE
 TOTAL PARKING REQUIRED = 90 SPACES
 TOTAL PARKING PROVIDED = 90 SPACES
 REQUIRED HANDICAPPED = 4 SPACES
 PROVIDED HANDICAPPED = 4 SPACES
 REQUIRED LOADING = 1 (12X55)
 PROVIDED LOADING = 1 (12X55)
TOTAL SITE DATA
 TOTAL SITE AREA = 83,690 S.F. = 1.92 ACRES (100%)
 IMPERVIOUS AREA BREAK DOWN:
 PROPOSED BUILDING = 17,802 S.F. = 0.41 ACRES (21.3%)
 PROPOSED ASPHALT = 33,213 S.F. = 0.76 ACRES (40%)
 PROPOSED PAVERS = 922 S.F. = 0.02 ACRES (1%)
 PROPOSED CONCRETE = 6,616 S.F. = 0.15 ACRES (8%)
 TOTAL IMPERVIOUS AREA = 58,553 S.F. = 1.34 ACRES (68%)
 PROPOSED DETENTION = 9,944 S.F. = 0.23 ACRES (12%)
 TOTAL PERVIOUS AREA = 25,136 S.F. = 0.58 ACRES (30%)
USEABLE OPEN SPACE
 REQUIRED: SITE AREA 83,690 S.F. - 0.5% = 418
 PROP. PEDESTRIAN COURTYARD W/ PERGOLA = 300 S.F.
 PROP. EMPLOYEE BREAK AREA W/ BENCH = 126 S.F.
 PROVIDED USEABLE OPEN SPACE = 426 S.F.

WATER STATEMENT
 POTABLE WATER TO BE PROVIDED BY PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT VIA A PROPOSED 2" COMMERCIAL METER/BACKFLOW. THE PROPOSED WATER SERVICE WILL BE CONNECTED TO THE EXISTING (PSLUSD) EXISTING 16" LOCATED WITHIN THE GATLIN BLVD ROW IN THE FRONT OF THE DEVELOPMENT AS SHOWN.

FIRE PROTECTION STATEMENT
 FIRE PROTECTION IS PROPOSED USING THE EXISTING FIRE HYDRANTS LOCATED AROUND THE FACILITY AND A PROPOSED 6" FIRE SPRINKLER SYSTEM TO BE CONNECTED AS SHOWN ON THE PLAN. A PROPOSED FIRE DEPARTMENT CONNECTION (FDC) SHALL BE CONSTRUCTED, AS SHOWN WITHIN 100' OF THE EXISTING FIRE HYDRANT.

WASTEWATER STATEMENT
 WASTEWATER DISPOSAL TO BE PROVIDED BY A PROPOSED COMMERCIAL GRINDER LIFT STATION PER PSLUSD SPECIFICATION. THE PROPOSED GRINDER STATION SHALL CONNECT TO THE EXISTING LOW-PRESSURE FORCE MAIN (LFM) AS SHOWN ON THE PLANS.

DRAINAGE STATEMENT
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A DRY DETENTION AREA. THE PROPOSED DETENTION WILL INCLUDE AN OUTFALL TO THE ADJACENT ROADSIDE SWALE SYSTEM AS SHOWN ON THE ATTACHED PLANS.

TRAFFIC STATEMENT
 PER THE INSTITUTE OF TRAFFIC ENGINEERS (ITE), 10TH EDITION, BASED ON GENERAL OFFICE USE, THE PROPOSED 17,802 SF FACILITY HAS THE FOLLOWING ANTICIPATED AVERAGE DAILY TRIPS AND PM PEAK TRIPS:
 ITE CODE ADT (TRIPS) PM PEAK (TRIPS) AM PEAK (TRIPS)
 710 (GO) 173 23 (4 IN/21 OUT) 26 (23 IN/3 OUT)
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).
 ANY HAZARDOUS WASTE STORED ON-SITE SHALL BE IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS.

ENVIRONMENTAL STATEMENT
 BASED ON CITY REQUIREMENTS, ARE, INC. CONDUCTED A SITE INVESTIGATION THROUGHOUT THE PROPERTY TO SURVEY FOR THE PRESENCE OF ANY LISTED PLANT OR ANIMAL SPECIES. NO GOPHER TORTOISE BURROWS WERE OBSERVED ON-SITE, NOR WERE ANY OTHER STATE OR FEDERALLY LISTED SPECIES OBSERVED ON THE PROPERTY DURING THE SITE VISIT. A 100% GOPHER TORTOISE SURVEY OF THE PROPERTY WAS CONDUCTED AND COMPLETED BY AN FWC LICENSED GOPHER TORTOISE AGENT DURING THE SITE INVESTIGATION. NATIVE HABITAT WAS NOT DETERMINED TO BE ON-SITE DUE TO THE PREVIOUS CLEARING AND EXOTIC CONTENT. IT IS THE PROFESSIONAL OPINION OF ARE, INC. THAT THERE ARE NO STATE OR FEDERALLY JURISDICTIONAL WETLANDS ON THE SITE AS THE SITE'S CHARACTERISTICS DID NOT MEET THE MINIMUM THRESHOLDS REQUIRED FOR WETLAND CLASSIFICATION.

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
 - CONSULTING ENGINEER -
 CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
 7450 SOUTH FEDERAL HIGHWAY
 PORT ST. LUCIE, FLORIDA 34952
 TEL: 888-236-9333
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00088658

SCOPE

FINAL SITE PLAN

GATLIN OFFICE/RETAIL BUILDING

DATE: FEB 2020
 DRAWN BY: CCL
 DESIGNED BY: SC
 CHECKED BY: SC
 HORZ. SCALE: 1"=20'
 VERT. SCALE: NA
 DRAWING NO. C-1
 JOB NO. 2019-121