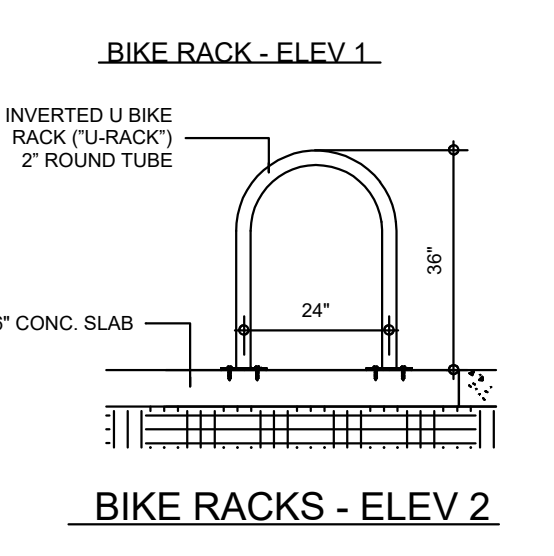
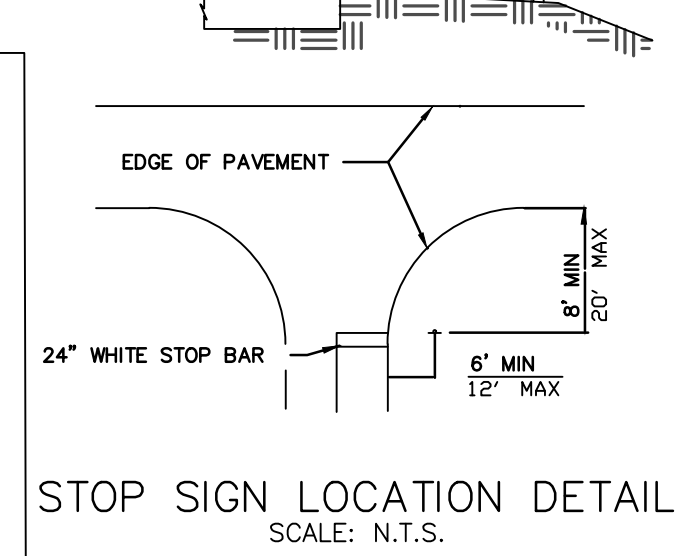
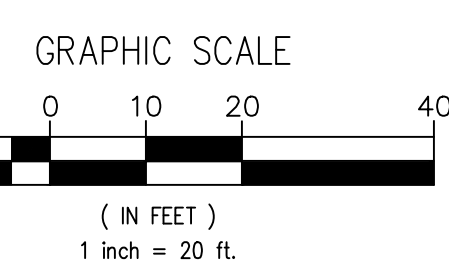
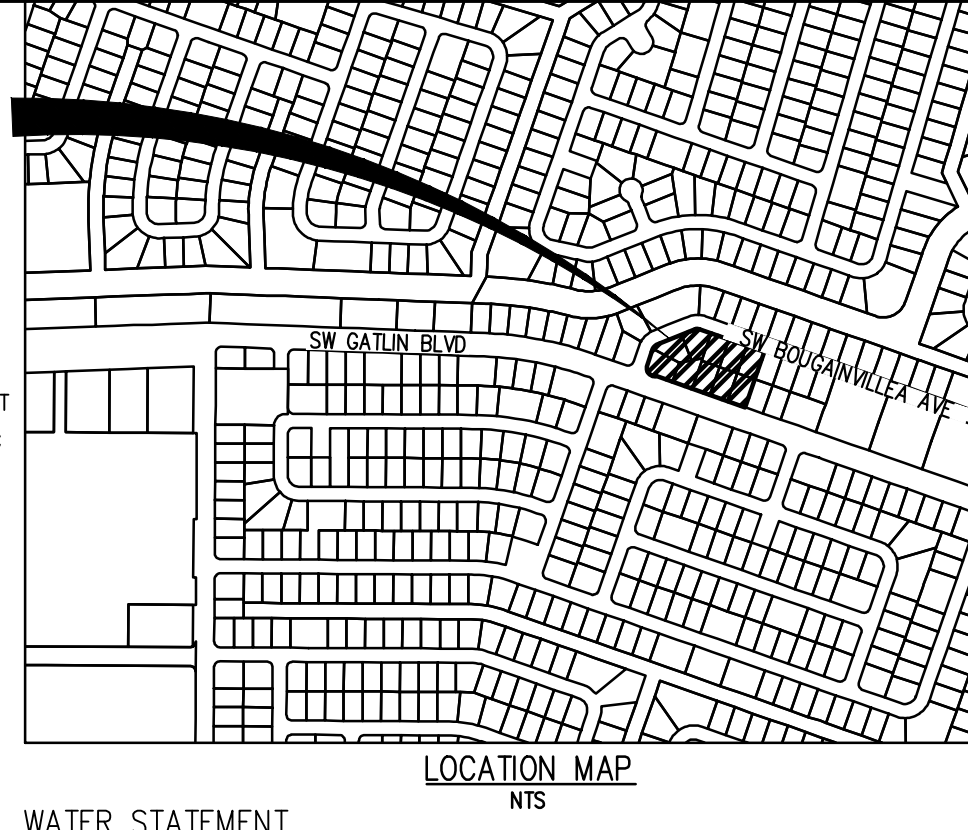
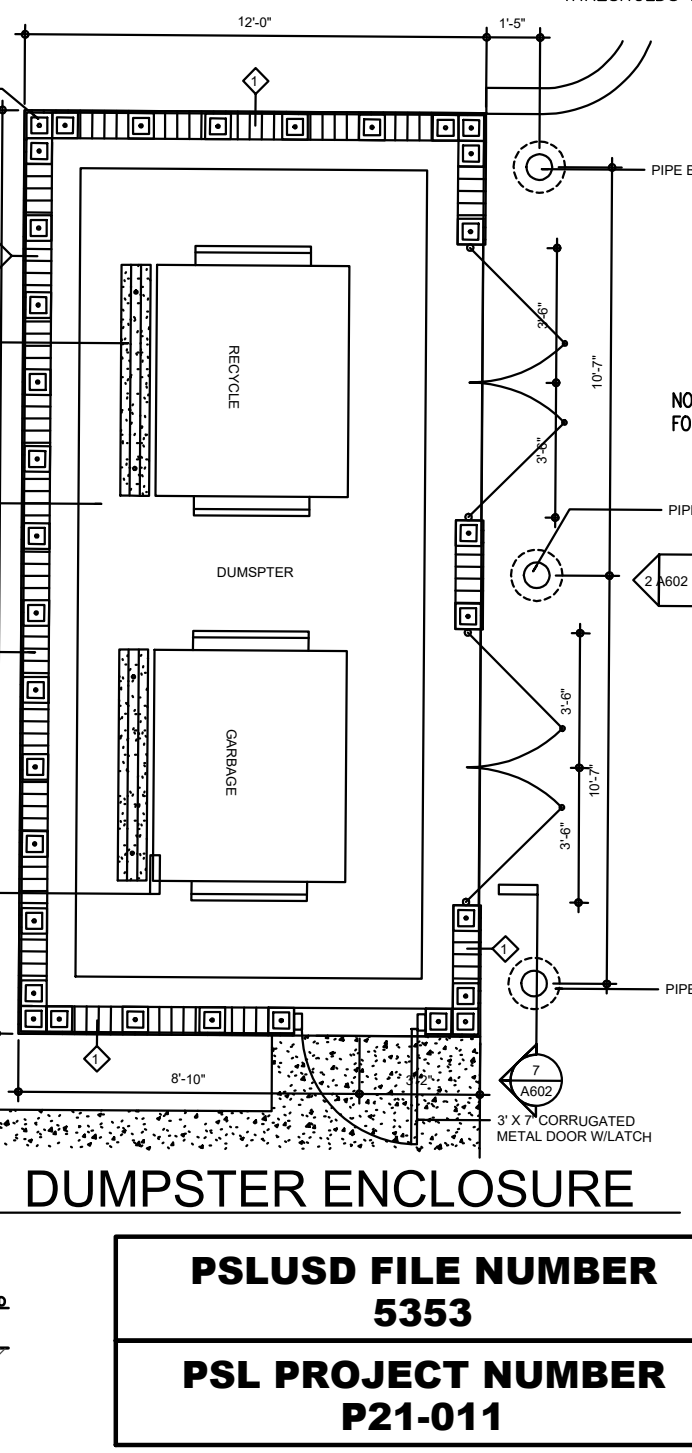
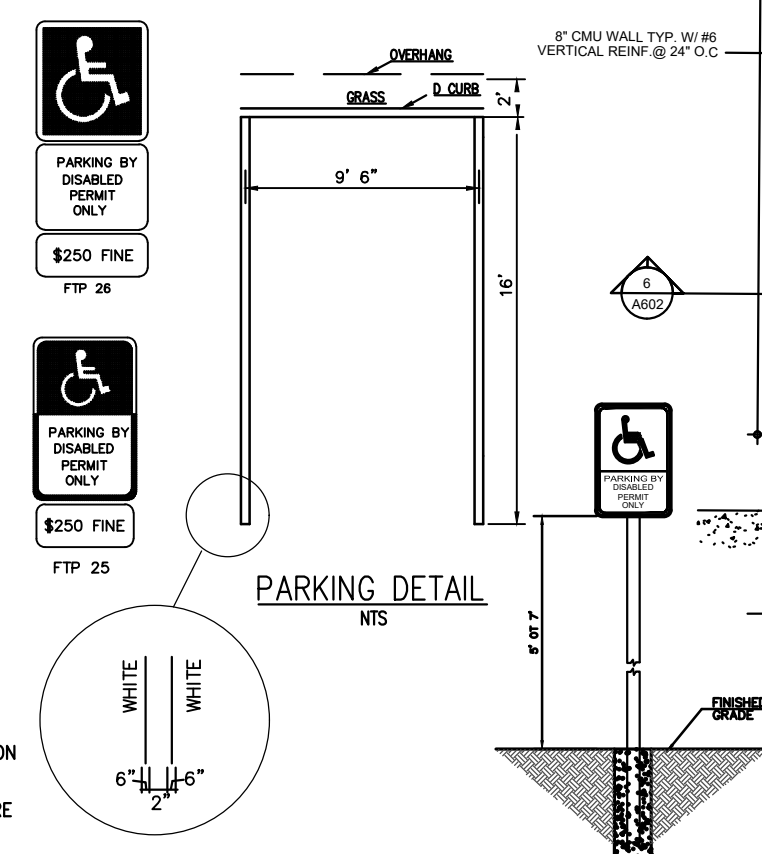
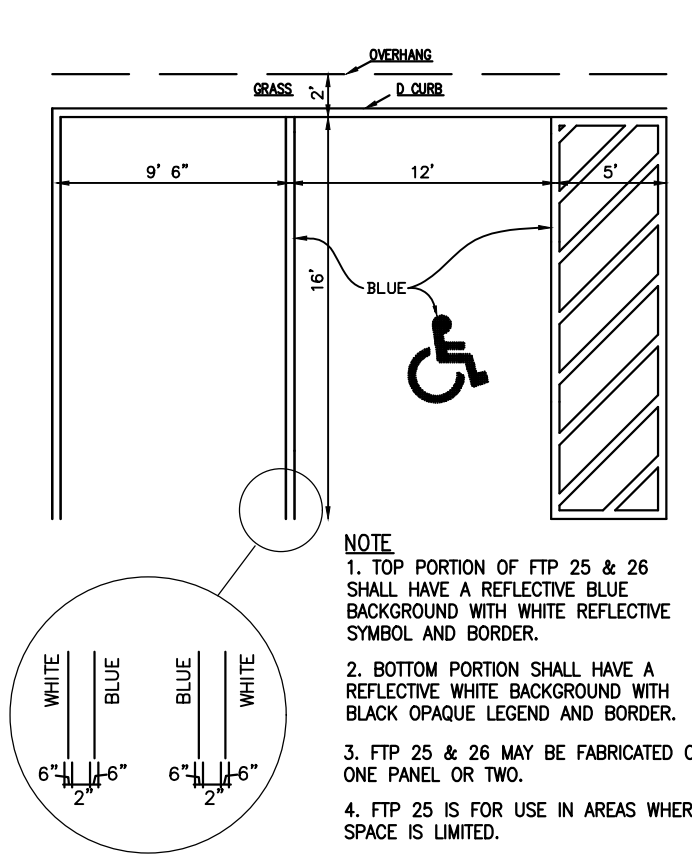


**CURVE DATA**  
 C-1  
 R=50.00'  
 Δ=48°59'55"  
 L=42.76'  
 C-2  
 R=50.00'  
 Δ=47°00'05"  
 L=35.78'



**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 X 25 LOADING SPACE  
 TOTAL PARKING PROVIDED = 90 SPACES  
 TOTAL PARKING REQUIRED = 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%)  
 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 WATER/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 NEW 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.

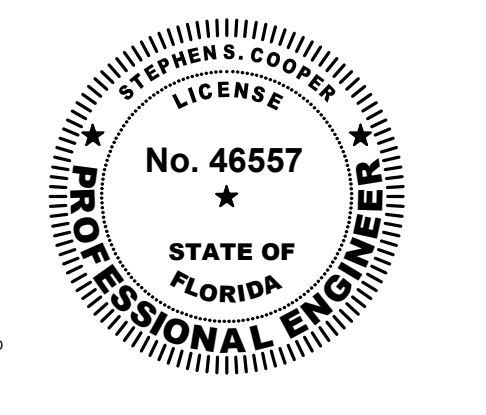
**DRAINAGE STATEMENT**  
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A DRY DETENTION AREA. THE PROPOSED DETENTION WILL INCLUDE AN OUTFALL TO THE ADJACENT ROADSIDE SWALE SYSTEM AS SHOWN ON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

**TRAFFIC STATEMENT**  
 PER THE INSTITUTE OF TRAFFIC ENGINEERS (ITE), 10<sup>TH</sup> 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 CONTEXT. 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.

**Site Plan Approved**  
 Date: May 24, 2021  
 By: City Council  
 Conditions: Yes  No



**PSLUSD FILE NUMBER 5353**  
**PSL PROJECT NUMBER P21-011**



**STEPHEN COOPER, P.E. & ASSOCIATES, INC.**  
 - CONSULTING ENGINEER -  
 CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING  
 7450 SOUTH FEDERAL HIGHWAY  
 PORT ST. LUCIE, FLORIDA 34952  
 Tel: 1-772-336-9933  
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 00088658

**FINAL SITE PLAN**

**SCOPE**

**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

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS 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 ADOPTION BY STEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS