

**LEGAL DESCRIPTION:**  
 PARCEL 2, LTC RANCH PUD #1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA.  
 CONTAINS 265,716 SQ. FEET, MORE OR LESS  
 SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST  
 PARCEL ID# 3301-700-0021-000-5  
 PROJECT NAME: TOTAL TRUCK PARTS  
 OWNER: WHITE ALUMINUM FABRICATION INC.  
 3195 SE LIONEL TERRACE  
 STUART, FL 34997-8816

**SITE DATA:**  
 FUTURE LAND USE: H/L/RO/U  
 ZONING: PUD  
 GROSS SITE AREA: 265,716 SQ. FEET (6.10 AC) = 100%  
 IMPERVIOUS AREA  
 BUILDING 46,800 S.F. (1.07 AC) = 17.6%  
 PAVEMENT 83,941 S.F. (1.93 AC) = 31.6%  
 TOTAL = 49.2%  
 MAX IMPERVIOUS = 80%  
 PERVIOUS AREA  
 OPEN SPACE 79,183 S.F. (1.82 AC) = 29.8%  
 DRY DETENTION 14,303 S.F. (0.33 AC) = 5.4%  
 EXISTING LAKE 41,512 S.F. (0.95 AC) = 15.6%  
 TOTAL = 50.8%  
 BUILDING DATA:  
 WAREHOUSE AREA = 26,815 S.F. = 51.7%  
 OFFICE AREA = 5,225 S.F. = 10.1%  
 REPAIR SHOP = 14,400 S.F. = 27.9%  
 MEZZANINE = 4,960 S.F. = 9.6%  
 FRONT PORCH = 360 S.F. = 0.69%  
 TOTAL = 51,760 S.F. = 100%  
 PROPOSED BUILDING HEIGHT = 26'(2 STORIES)  
 MAXIMUM BUILDING HEIGHT = 75'(7 STORIES)  
 MIN. F.F.E. = 22.30'  
 BUILDING SET BACKS  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 25'

**PROVIDER OF UTILITIES:**  
 WATER: PSLUSD  
 WASTEWATER: PSLUSD  
 IRRIGATION: WELL

**PARKING CALCULATIONS:**  
 PARKING REQUIREMENT:  
 WAREHOUSE AREA: 1 SPACE/500 S.F.  
 (ST 10,000 S.F. / 1 SPACES/2,000 S.F. ADDITIONAL)  
 OFFICE AREA: 1 SPACE/200 S.F.  
 REPAIR SHOP: 3 SPACES/BAY  
 WAREHOUSE  
 10,000 / 500 = 20 SPACES  
 16,815 / 2,000 = 8 SPACES  
 OFFICE  
 5,225 / 200 = 26 SPACES  
 REPAIR SHOP  
 16 BAYS X 3 = 48 SPACES  
 PARKING REQUIRED = 102 SPACES (5 HC)  
 PARKING PROPOSED = 108 SPACES (5 HC)

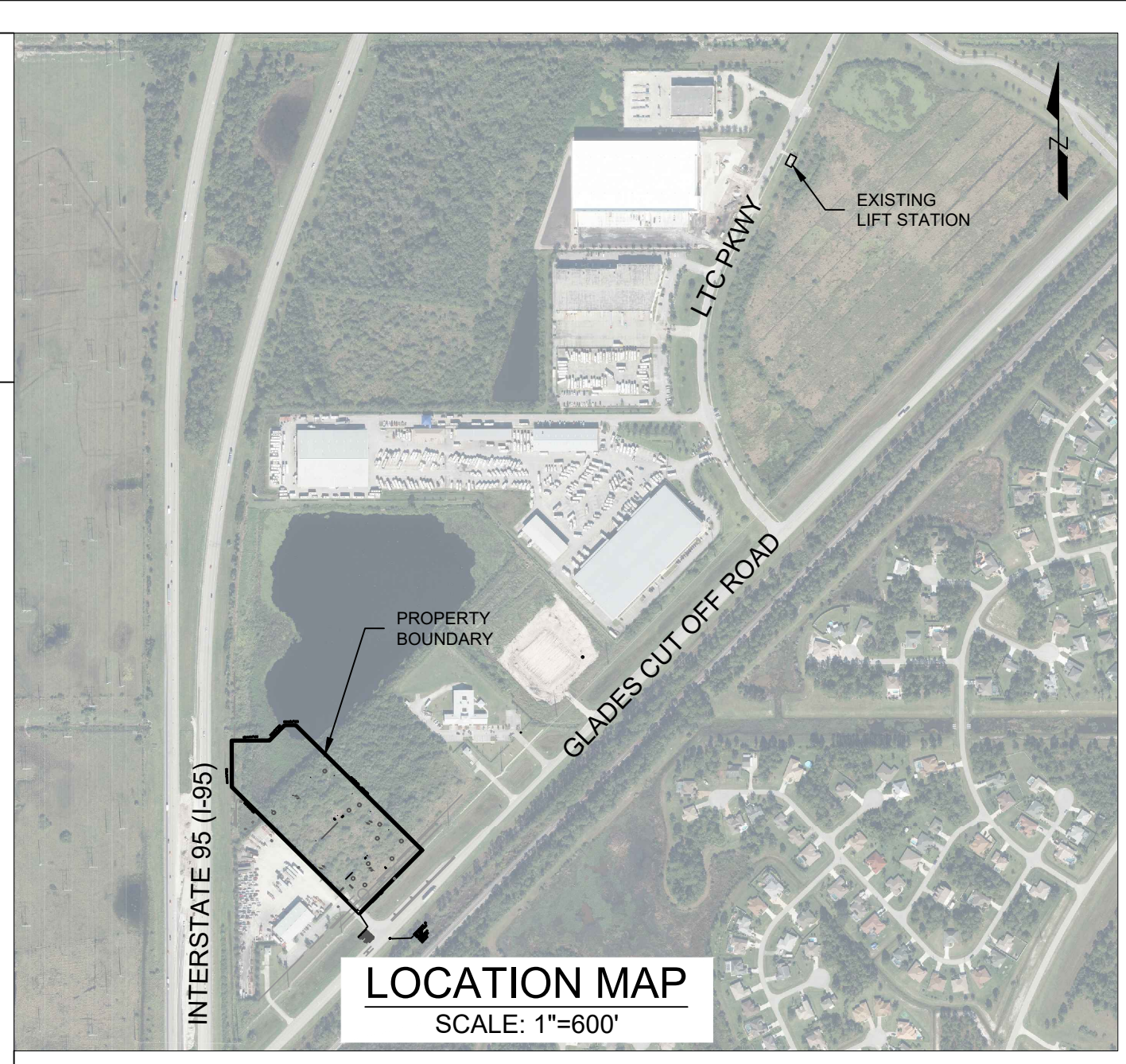
**DRAINAGE STATEMENT:**  
 DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH AT LEAST 3' ACRE-FT VOLUME WITH DISCHARGE TO THE EXISTING LAKE TO THE NORTHEAST OF THE PROPERTY. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT 56-01480-P WILL BE OBTAINED.

**HAZARDOUS WASTE:**  
 PRE-EXISTING CONTRACT WITH SAFETY KLEEN WILL BE USED TO REMOVE ANY HAZARDOUS MATERIAL FROM THE PROPOSED LOCATION. SAFETY KLEEN PROVIDES CONTAINERS TO THE PROPOSED SITE TO STORE ANY MATERIAL AND REMOVES BY APPROVED METHODS TWO TIMES A MONTH.

**WELLFIELD PROTECTION ORDINANCE:**  
 THIS PROJECT IS LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE. THE SITE IS WITH IN 1,000 FT. OF A PUBLIC SUPPLY WELL.

**TRAFFIC STATEMENT:**  
 INSTITUTE OF TRANSPORTATION ENGINEERS  
 TRIP GENERATION, 10TH EDITION  
 WAREHOUSING (150)  
 GENERAL OFFICE (710)  
 AUTOMOTIVE PARTS & SERVICE CENTER (943)  
 (AVERAGE RATES UTILIZED)  
 WEEKLY DAILY TRIPS: AVERAGE RATE PROJECT S.F. TRIPS  
 WAREHOUSE(150) 1.74/1,000 S.F. 26,815 S.F. = 47  
 GENERAL OFFICE(710) 9.74/1,000 S.F. 5,225 S.F. = 51  
 AUTOMOTIVE(943) 16.28/1,000 S.F. 14,400 S.F. = 234  
 TOTAL TRIPS = 332  
 A.M. PEAK HOUR TRIPS:  
 WAREHOUSE (150) 0.22/1,000 S.F. 26,815 S.F. = 6  
 GENERAL OFFICE(710) 1.47/1,000 S.F. 5,225 S.F. = 8  
 AUTOMOTIVE(943) 2.75/1,000 S.F. 14,400 S.F. = 40  
 TOTAL TRIPS = 54  
 P.M. PEAK HOURS:  
 WAREHOUSE(150) 0.24/1,000 S.F. 26,815 S.F. = 6  
 GENERAL OFFICE(710) 1.42/1,000 S.F. 5,225 S.F. = 7  
 AUTOMOTIVE(943) 2.62/1,000 S.F. 14,400 S.F. = 38  
 TOTAL TRIPS = 51

**NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE**  
 APPROX. DISTANCE PER GOOGLE MAP:  
 1. WEST SIDE OF GLADES CUT-OFF ROAD IN FRONT OF KAUFF'S TOWING AND TRANSPORTATION 450 FT  
 2. WEST SIDE OF GLADES CUT-OFF ROAD IN FRONT OF HUMANE SOCIETY OF SLC 4607 FT  
 3. WEST SIDE OF GLADES CUT-OFF ROAD IN FRONT OF A&G CONCRETE POOLS 4989 FT  
 4. EAST SIDE OF GLADES CUT-OFF ROAD ADJACENT TO THE 95 OVERPASS 1915 FT



**ENVIRONMENTAL SITE ASSESSMENT STATEMENT**

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLAND	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

**ENVIRONMENTAL STATEMENT**  
 PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED ON AUGUST 7, 2020, THERE IS NO NATIVE UPLAND HABITAT ON SITE. IN ADDITION, NO WETLANDS WERE FOUND ON SITE. A WETLAND DELINEATION FOR STATE APPROVAL WILL NOT BE NEEDED AS THE WATER ON THE PARCEL IS DEFINED ON SFWMD PERMIT 56-01480-P AS AN EXISTING LAKE, NOT AS A WETLAND. LASTLY NO GOPHER TORTOISES OR ANY OTHER STATE OR FEDERALLY LISTED PLANT/ANIMAL SPECIES WERE FOUND ON SITE.

**NOTES:**  
 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)  
 2. LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.  
 3. ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW

**LEGEND**

- HANDICAP STALL
- PROPOSED TRUCK BASE
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED CATCH BASIN
- MITERED END SECTION
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EXISTING CATCH BASIN

**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**  
 10250 VILLAGE PARKWAY SUITE 201  
 PORT ST. LUCIE, FL 34987  
 772-462-2455  
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	CONCEPTUAL SITE PLAN FILENAME	CONCEPTUAL SITE PLAN LAYOUT	AS SHOWN SCALE	DATE
					OCTOBER 2020

REVISION COMMENTS	DATE	#
	9/18/2020	1

**TOTAL TRUCK PARTS**  
**SEU CONCEPT PLAN**  
 PORT ST. LUCIE  
 FLORIDA

**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**  
 10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455

**20-244**  
**1 OF 1**

PSL PROJECT NO. P20-169  
 PSLUSD FILE NO. 5377