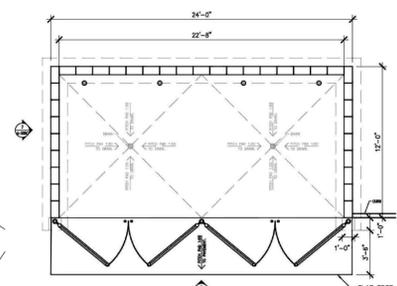


# Exhibit A



**LEGEND**

EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
PROP. PARKING COUNT	⊙
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	▨
PROP. HEAVY DUTY CONCRETE	▩

**SITE DATA TABLE**

JURISDICTION	CITY OF PORT ST. LUCIE	
CURRENT ZONING	GENERAL COMMERCIAL	
PROPOSED USE	GENERAL AUTOMOTIVE REPAIR	
FUTURE LAND USE	GENERAL COMMERCIAL	
FEMA FLOOD DESIGNATION	FLOOD ZONE X	
GROSS SITE AREA (LOTS C,D,E)	17.55 AC (764,304)	
TOTAL PROPOSED BUILDING AREA	6,136 SF	
MAX. ALLOWED BUILDING HEIGHT	35'	
PROPOSED BUILDING HEIGHT	24.3'	
OPEN SPACE	MINIMUM	PROVIDED
	15.00% (3,686 SF) (0.8 AC)	32.22%(7,918 SF)(1.8 AC)
BUILDING COVERAGE	MAXIMUM	PROVIDED
	40%(9,828 SF)(0.22 AC)	25%(6,136 SF)(0.14 AC)
SITE AREA BREAKDOWN		
IMPERVIOUS AREA:	EXISTING	PROPOSED
	0 SF (0.00 AC)	+16,652 (0.38 AC)
PERVIOUS AREA:	EXISTING	PROPOSED
	+24,570 (0.56 AC)	+7,918 SF (0.18 AC)
	SETBACKS	
BUILDING SETBACKS	REQUIRED PER CODE	PROVIDED
FRONT (SOUTHEAST) SETBACK	10'	50.8'
SIDE 1 (DARWIN BLVD) SETBACK	10'	25.0'
SIDE 2 (SOUTHWEST) SETBACK	10'	10.0'
REAR SETBACK	10'	37.4'
LANDSCAPE BUFFER	REQUIRED PER CODE	PROVIDED
FRONT (SOUTHEAST) BUFFER	N/A	N/A
SIDE 1 (DARWIN BLVD) BUFFER	10'	10.3'
SIDE 2 (SOUTHWEST) BUFFER	N/A	N/A
REAR BUFFER	10'	11'
	PARKING	
PARKING REQUIRED: 3 SPACES PER BAY + 1 SPACE CREDIT PER SERVICE BAY	NUMBER OF PARKING SPACES	PARKING RATIO (SPACES PER SERVICE BAY)
REQUIRED PARKING	7 BAYS X 3 SPACES = 21 SPACES	3.00
PROVIDED PARKING	29 SPACES (INCLUDES 7 SPACES IN SERVICE BAYS)	4.14
ADA SPACES	REQUIRED: 1 SPACES	PROVIDED: 1 SPACES

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/06/2024	CITY SEU REVS	AO	ML
2	03/25/2024	PSLUSD REVS #1	AO	ML

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB220118
DRAWN BY:	AO
CHECKED BY:	ML
DATE:	12/29/2023
CAD ID:	SITE

**PROPOSED DEVELOPMENT**  
3209 SW DARWIN BOULEVARD  
ST. LUCIE COUNTY  
PORT ST. LUCIE, FL 34953

**PROP. SITE PLAN DOCUMENTS**

**MAVIS TIRES, BRAKES**  
DISCOUNT PRICES

**BOHLER**  
1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 574-0280  
Fax: (561) 574-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

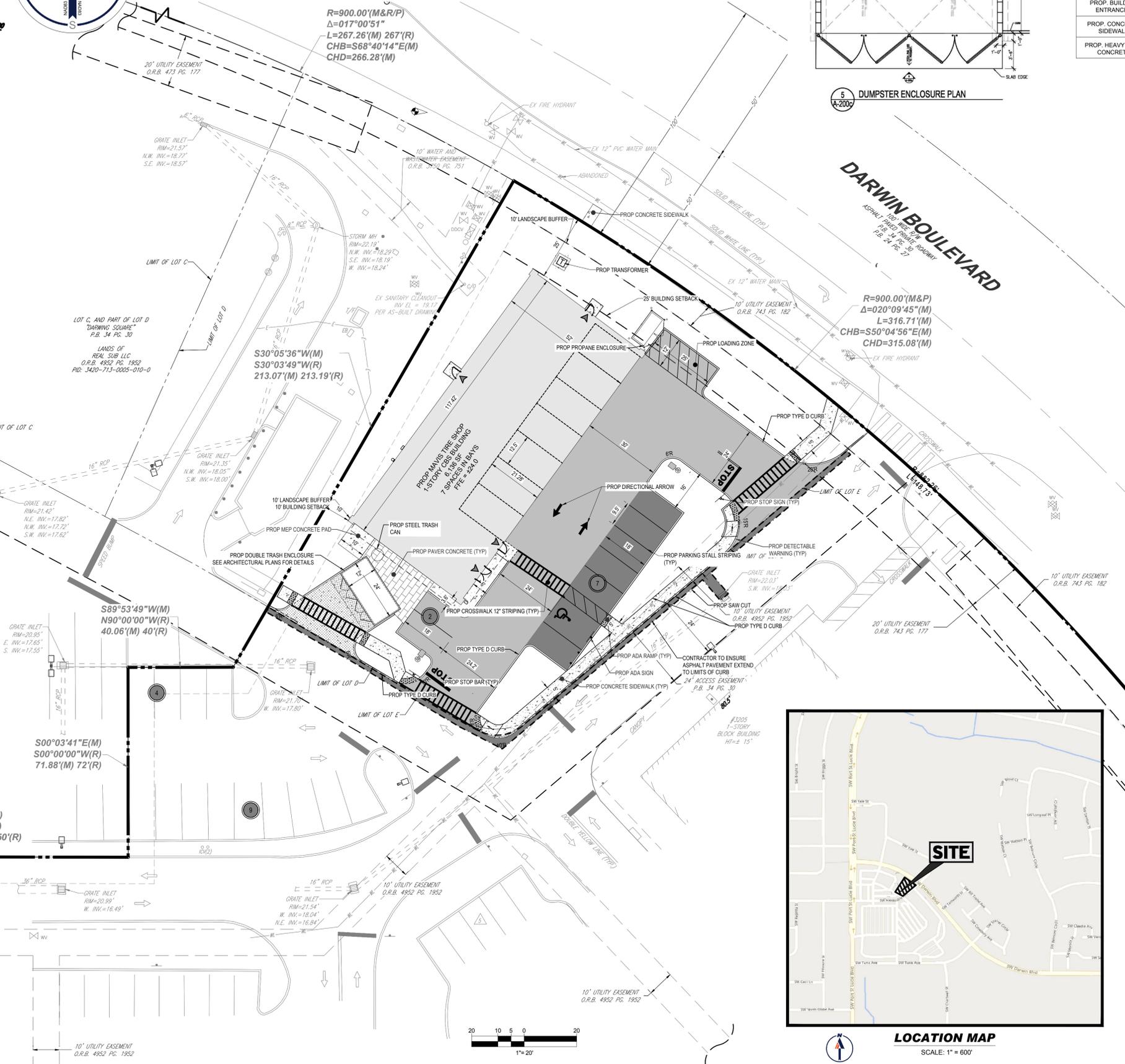
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW HORNIGAN 5/16/2024 10:58 AM. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**SHEET TITLE:**  
**SITE LAYOUT PLAN**

**SHEET NUMBER:**  
**C-301**

REVISION 2 - 03/25/2024

MAY 09, 2024 10:58 AM C:\DRAWINGS\PROJECTS\18220118\ENGINEERING\CADD\DRAWINGS\EXHIBITS\18220118 SITE EXHIBIT A LAYOUT SITE LAYOUT PLAN



**SITE NOTES:**

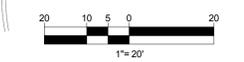
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF PORT ST. LUCIE DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B.C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- STANDARD INDICES REFER TO THE LATEST VERSION OF F.O.D.O.T. "STANDARD PLANS FOR ROADWAY AND BRIDGE CONSTRUCTION".
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- A FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF PORT ST. LUCIE STANDARD DETAILS.

**RIGHT-OF-WAY NOTES:**

- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

**ADA ACCESSIBILITY NOTES:**

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.



**LOCATION MAP**  
SCALE: 1" = 600'

**PSLUSD # 11-205-00**  
**PSL PN # P23-238**