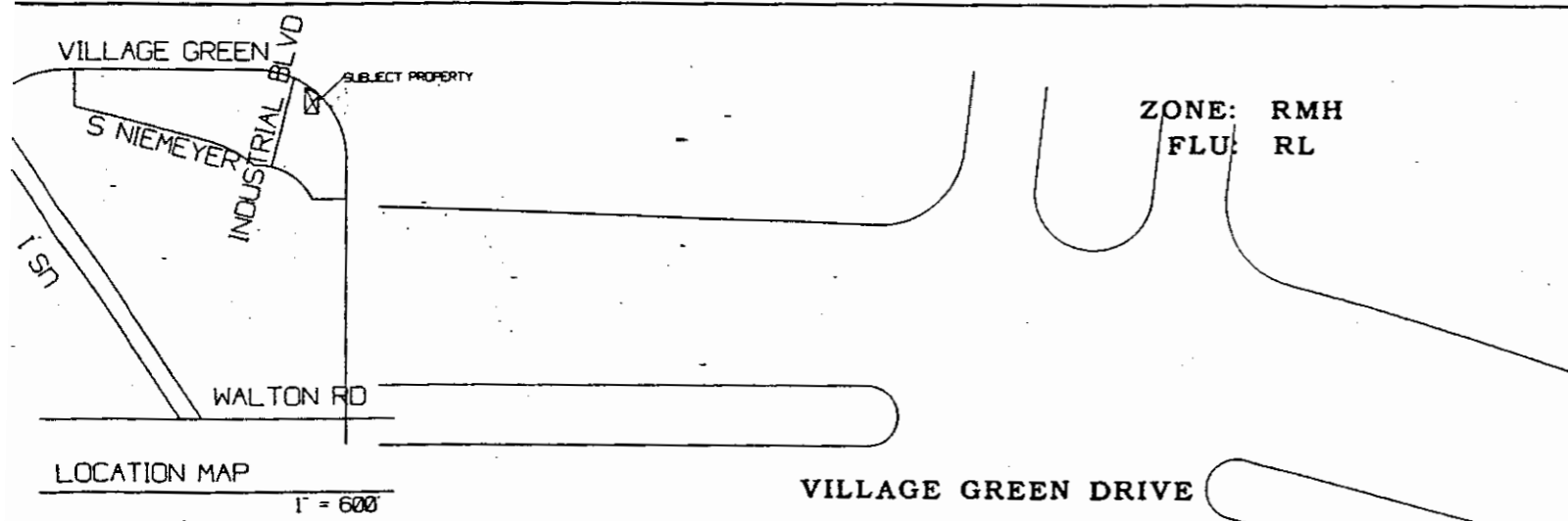
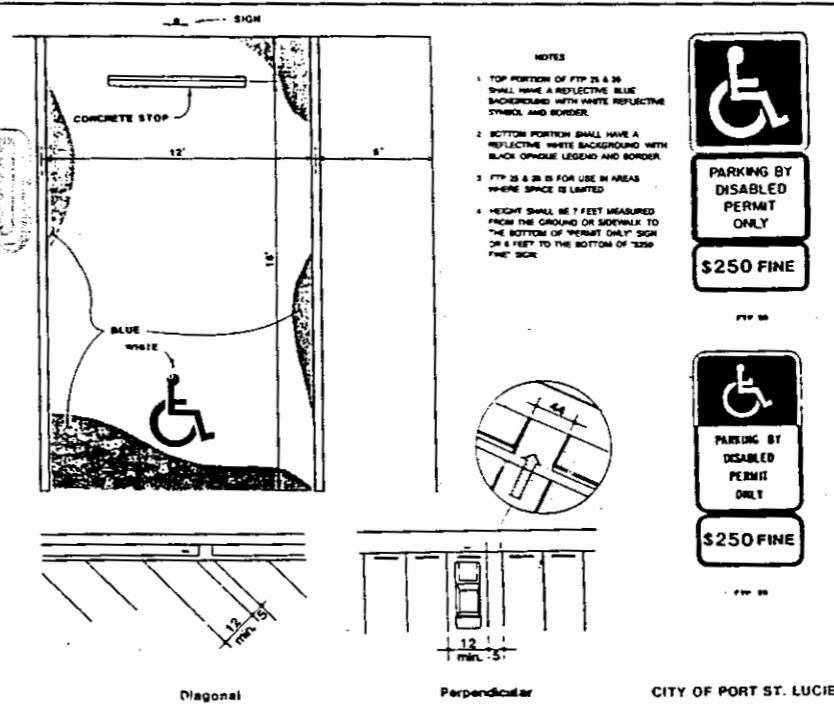


Exhibit A Conceptual Site Plan

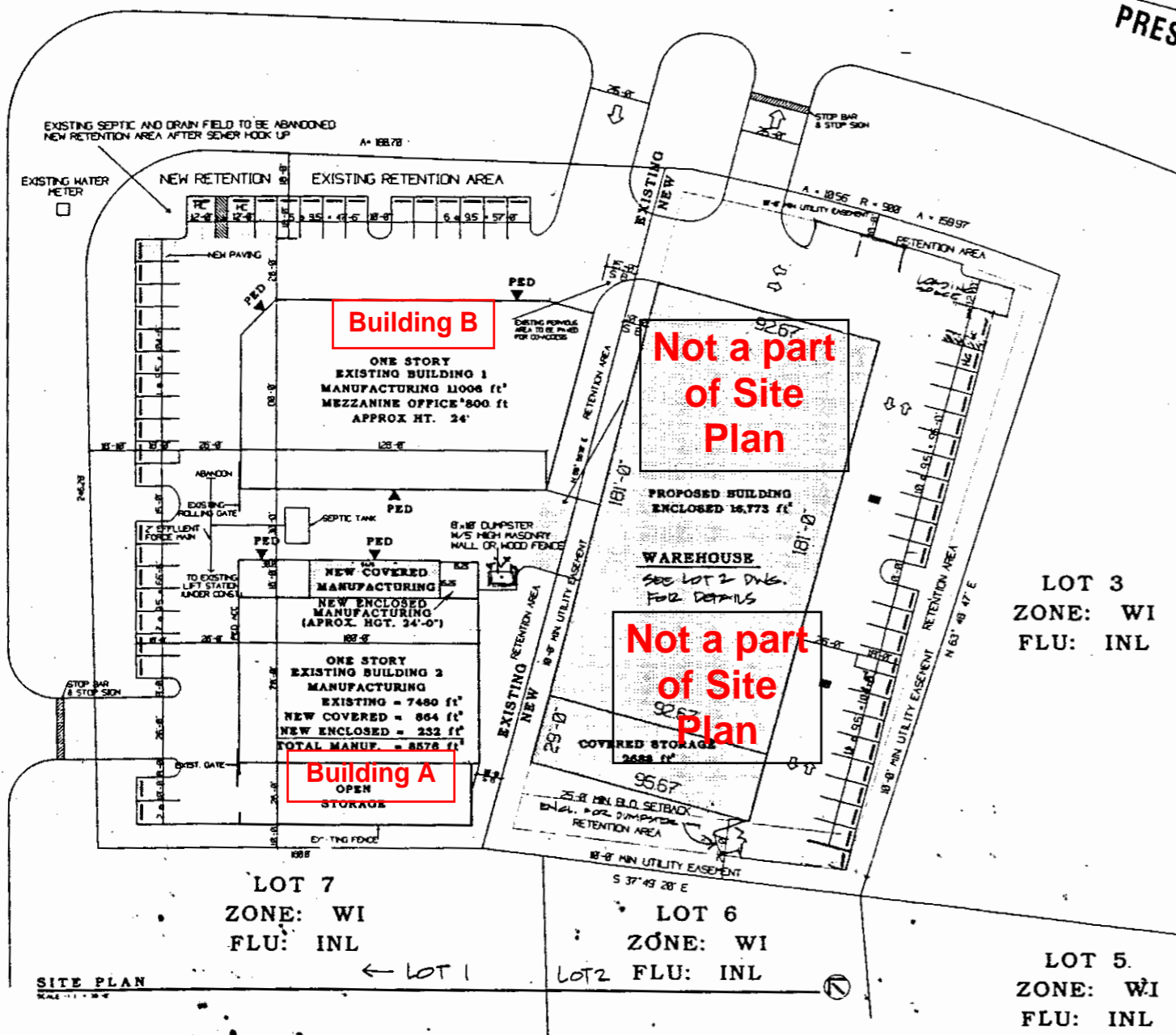


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City of Fort St. Lucie, FL



REVISIONS BY

T & M DESIGN ARCHITECTURE & PLANNING
800 VIRGINIA AVE SUITE 37A FORT PIERCE FLORIDA 34902
(Tel) 561-468-6011 (Fax) 561-468-6025



PROJECT DATA

PROJECT NAME: C & L TOOL & DIE
LEGAL DESCRIPTION: LOT 1, BLOCK 19, FIRST REPLAT OF PORT ST. LUCIE INDUSTRIAL PARK UNIT ONE, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 23 PAGE 6 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
PROPERTY SIZE: 58,002 SF = 1.033 ACRES
DATE: 13 AUG 1997
ZONING: W1
FUTURE LAND USE DESIGNATION: INL & CS
BUILDING AREA: BUILDING 1 = MANUFACTURING 11006 SF LIMITED TO OFFICE 800 SF
MANUF./WHSE. BUILDING 2 = MANUFACTURING 8576 SF ONLY (NO RET) TOTAL BUILDING = 20382 SF
PARKING REQUIRED: 32 (95' PARKING W/DBL STRIPING BASED ON 20382 SF)
MANUF. TOTAL: 19582 SF @ 700 SF/SP = 28 SPACES
OFFICE TOTAL: 800 SF @ 200 SF/SP = 4 SPACES
TOTAL REQUIRED PARKING: 32 SPACES
PARKING PROVIDED: 33 SPACES
HANDICAPPED SPACE REQ. & PROVIDED: 2
SITE DATA (SPECIFIC)
GROSS SITE AREA: 58002 SF = 100%
IMPERVIOUS AREA: 45491 SF = 78.4%
BUILDING AREA: 19582 SF = 33.7%
PAVEMENT/SIDEWALK COVERAGE: 25909 SF = 44.6%
PERVIOUS AREA: 12528 SF = 21.6%
TYPE OF CONSTRUCTION: TYPE I
DRAINAGE TO UTILIZE ACCESSORY DRY RETENTION W/EXFILTRATION SYSTEM AS WELL AS SHARED RETENTION AREA OF PROPERTY TO EAST
CURBING TO BE PROVIDED PER CODE ALONG ALL LANDSCAPE AREAS
TRASH COLLECTION VIA DUMPSTER

LOT 1
FLORIDA
C & L TOOL & DIE
PORT SAINT LUCIE

DATE: _____
SCALE: _____
DRAWN BY: _____
JOB: _____
SHEET 1
OF 1
SHEETS