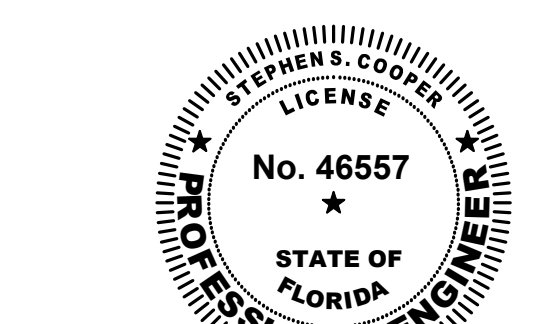
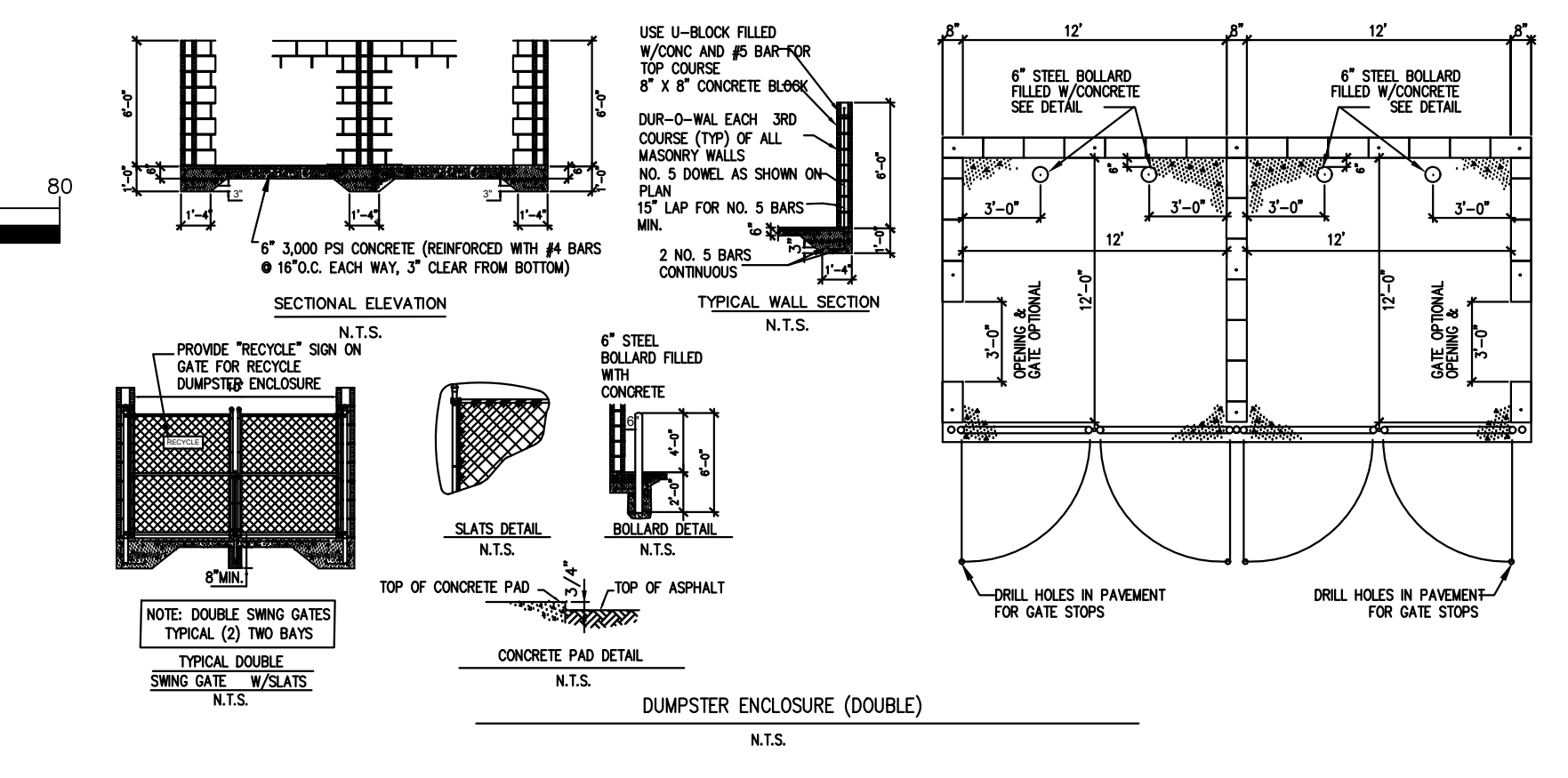
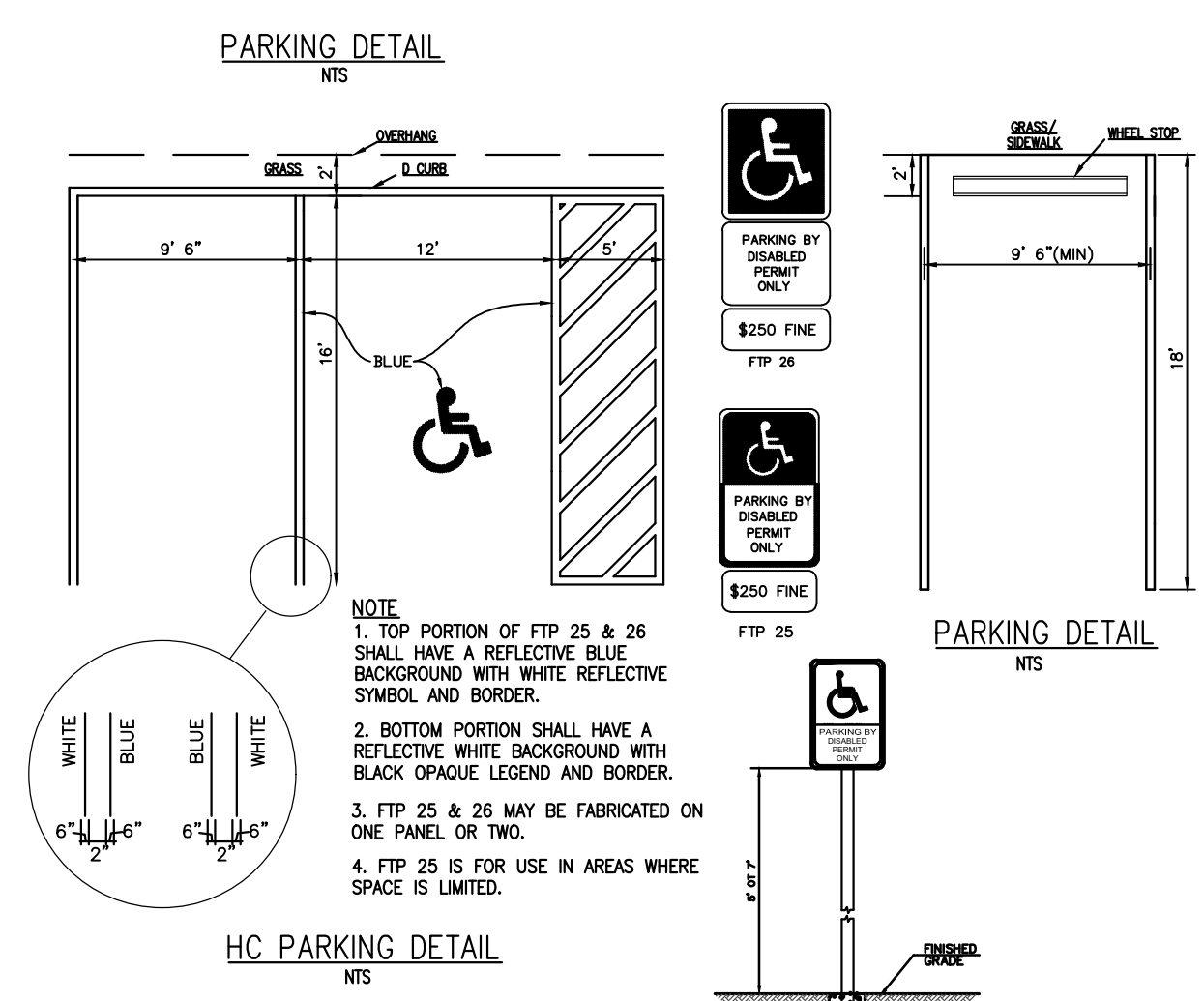


**SITE DATA**  
 OWNER: ENTERPRISE BUSINESS CENTER CONDOMINIUM ASSOCIATION INC  
 OWNER ADDRESS: 500 NORTHPOINT PKWY STE 300, WEST PALM BEACH, FL 33407  
 PROPERTY ADDRESS: 679 NW ENTERPRISE DR  
 COUNTY: ST. LUCIE  
 LEGAL DESCRIPTION: ENTERPRISE BUSINESS CENTER - A CONDOMINIUM COMPRISING A REPLAT OF LOT 3 OF ST. LUCIE WEST PLAT NO. 133 ST. LUCIE WEST INDUSTRIAL PARK (PB 39-40) ALL MPD AND SHOWN IN DECLARATION OF CONDOMINIUM OR 2378-113 - (4.93 AC - 214,577 SF)  
 FLOOD ZONE: X, PANEL NO. 12111C0260J  
 PARCEL ID: 3323-682-0000-000-7  
 SECTION: 23  
 TOWNSHIP: 36S  
 RANGE: 39E  
 ZONING DISTRICT: PORT SAINT LUCIE  
 CURRENT ZONING: INDUSTRIAL  
 FUTURE LAND USE: U/OSR/A  
 LOT SIZE: 4.93 AC.  
**PARKING CALCULATION**  
 1 SPACE PER 200 SF OFFICE SPACE  
 9,200 SF OFFICE = 46 SPACES  
 1 SPACE PER 500 SF WAREHOUSE SPACE  
 43,000 SF WAREHOUSE = 86 SPACES  
 1 SPACES PER 500 SF MICRO-BREWERY AREA  
 1,200 SF MICRO-BREWERY = 2 SPACES  
**BUILDING SETBACKS**  
 FRONT REQUIRED = 25'  
 PROPOSED = 177.2'  
 SIDE REQUIRED = 10'  
 PROPOSED WEST = 10'  
 PROPOSED EAST = 334.74'  
 REAR REQUIRED = 10'  
 PROPOSED = 177.2'  
 MAX BLDG HEIGHT = 35'  
 PROPOSED = 20'

**DRAINAGE STATEMENT**  
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THIS PROJECT WILL BE SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A DRY DETENTION SYSTEM. THE DRY DETENTION SYSTEM WILL PROVIDE DRY PRETREATMENT OF THE FIRST HALF INCH OF RUNOFF BEFORE OVERFLOWING TO THE MASTER STORM WATER MANAGEMENT FOR ST. LUCIE WEST (56-00573-S).  
 BASED ON THE PERMIT, THE PROJECT IS LOCATED IN BASIN 7B-2. THE FOLLOWING DATA WAS EXTRACTED FROM THE PERMIT FILE:  
 CONTROL ELEVATION = 22.00 FT-NGVD (20.52 FT-NAVD)  
 MINIMUM ROAD CROWN = 25.00 FT-NGVD (23.52 FT-NAVD)  
 MINIMUM FF = 27.50 FT-NGVD (26.02 FT-NAVD)  
 MINIMUM BASIN PERIMETER = 25.50 FT-NGVD (24.02 FT-NAVD)  
 MAXIMUM BUILDING FOOTPRINT = 25%  
 MAXIMUM PAVEMENT = 54%  
 SITE STORAGE FROM 26.0-29.0 FT-NGVD (24.52-27.52 FT-NAVD)  
 THE PROPOSED PAVING, GRADING AND DRAINAGE PLAN ADHERES TO THE ASSUMPTIONS AND WILL BE PERMITTING BY SPWMD AS A MODIFICATION PRIOR TO CONSTRUCTION.

**AREAS**  
 TOTAL SITE AREA = 214,688 FT<sup>2</sup> = 4.93 ACRES (100%)  
 IMPERVIOUS AREA:  
 EXISTING BUILDING = 42,000 FT<sup>2</sup> = 0.96 ACRES (19.56%)  
 EXISTING PATIO COVER = 1,200 FT<sup>2</sup> = 0.03 ACRES (0.56%)  
 PROPOSED BUILDING = 10,200 FT<sup>2</sup> = 0.23 ACRES (4.75%)  
 TOTAL BUILDING = 53,400 FT<sup>2</sup> = 1.23 ACRES (24.87%)  
 EXISTING PAVEMENT = 86,625 FT<sup>2</sup> = 1.99 ACRES (40.35%)  
 PROPOSED PAVEMENT = 19,619 FT<sup>2</sup> = 0.45 ACRES (9.14%)  
 TOTAL PAVEMENT = 106,244 FT<sup>2</sup> = 2.44 ACRES (49.49%)  
 TOTAL IMPERVIOUS AREA = 159,644 FT<sup>2</sup> = 3.66 ACRES (74.36%)  
 TOTAL PERVIOUS AREA = 55,044 FT<sup>2</sup> = 1.26 ACRES (25.64%)

**WATER/WASTEWATER STATEMENT**  
 THE PROPOSED 10,200 SF WAREHOUSE FACILITY WILL CONNECT TO THE EXISTING SLW SERVICE DISTRICT (SLW) WATER AND SEWER SYSTEM. BASED ON INFORMATION PROVIDED BY SLW, A PROPOSED 2" POTABLE LINE WILL RUN FROM THE EXISTING STUB-OUT TO THE PROPOSED BUILDING. SEWER WILL CONNECT TO AN EXISTING GRAVITY SEWER STUB OUT TO THE BUILDING.  
**TRAFFIC STATEMENT**  
 USING ITS TRIPGEN SOFTWARE (10TH ED), THE PROPOSED PROJECT FITS A GENERAL LAND USE OF LIGHT INDUSTRIAL (CODE 110). THE PROPOSED 10,200 SF FACILITY WOULD GENERATE 51 ADT. AM PEAK HOUR PREDICTS 7 TRIPS (6 IN/1 OUT) AND THE PM PEAK HOUR PREDICTS 6 TRIPS (0 IN/6 OUT). THE PROPOSED PROJECT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ADJACENT ROAD SYSTEM.  
**WELLFIELD PROTECTION STATEMENT**  
 THIS PROJECT IS NOT LOCATED WITHIN THE INFLUENCE OF ANY PUBLIC WATER SUPPLY WELLFIELDS.  
**UPLAND PRESERVE MITIGATION**  
 BASED ON THE PARCEL PROPOSED FOR DEVELOPMENT, THERE IS 30,753 SF OF NATIVE UPLAND VEGETATION PROPOSED FOR MITIGATION PER PSL ORDINANCE. REQUIRED UPLAND PRESERVE MITIGATION: 30,753 X 25X X 1.5 = 11,532 FT<sup>2</sup> = 0.265 ACRES  
**ENVIRONMENTAL STATEMENT**  
 AN ENVIRONMENTAL SITE ASSESSMENT SHALL BE CONDUCTED PRIOR TO PUBLIC WORKS PERMIT ISSUANCE PER CITY OF PORT ST. LUCIE CRITERIA.



PSL PROJECT NUMBER  
**P06-391-A1**

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 CONSULTING ENGINEER  
 CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

**SCPE**

**PACIFIC STAR WAREHOUSE**

**FINAL SITE PLAN**

DATE: MAR 2020  
 DRAWN BY: CCL  
 DESIGNED BY: SC  
 CHECKED BY: SC  
 HORZ. SCALE: 1"=40'  
 VERT. SCALE: N/A  
 DRAWING NO. **C1.0**  
 JOB NO. 2020-102

STATE OF FLORIDA  
 CITY OF PORT SAINT LUCIE