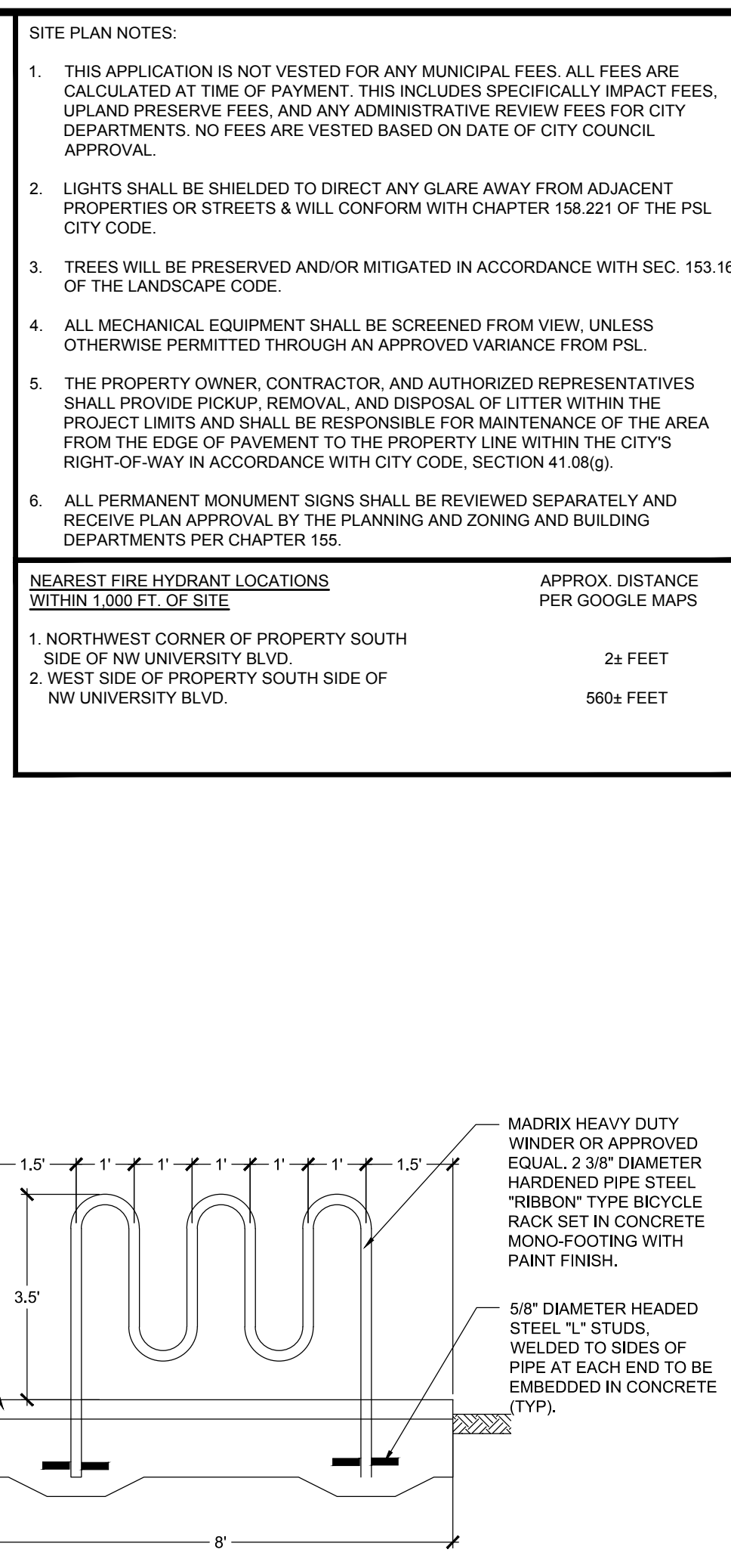
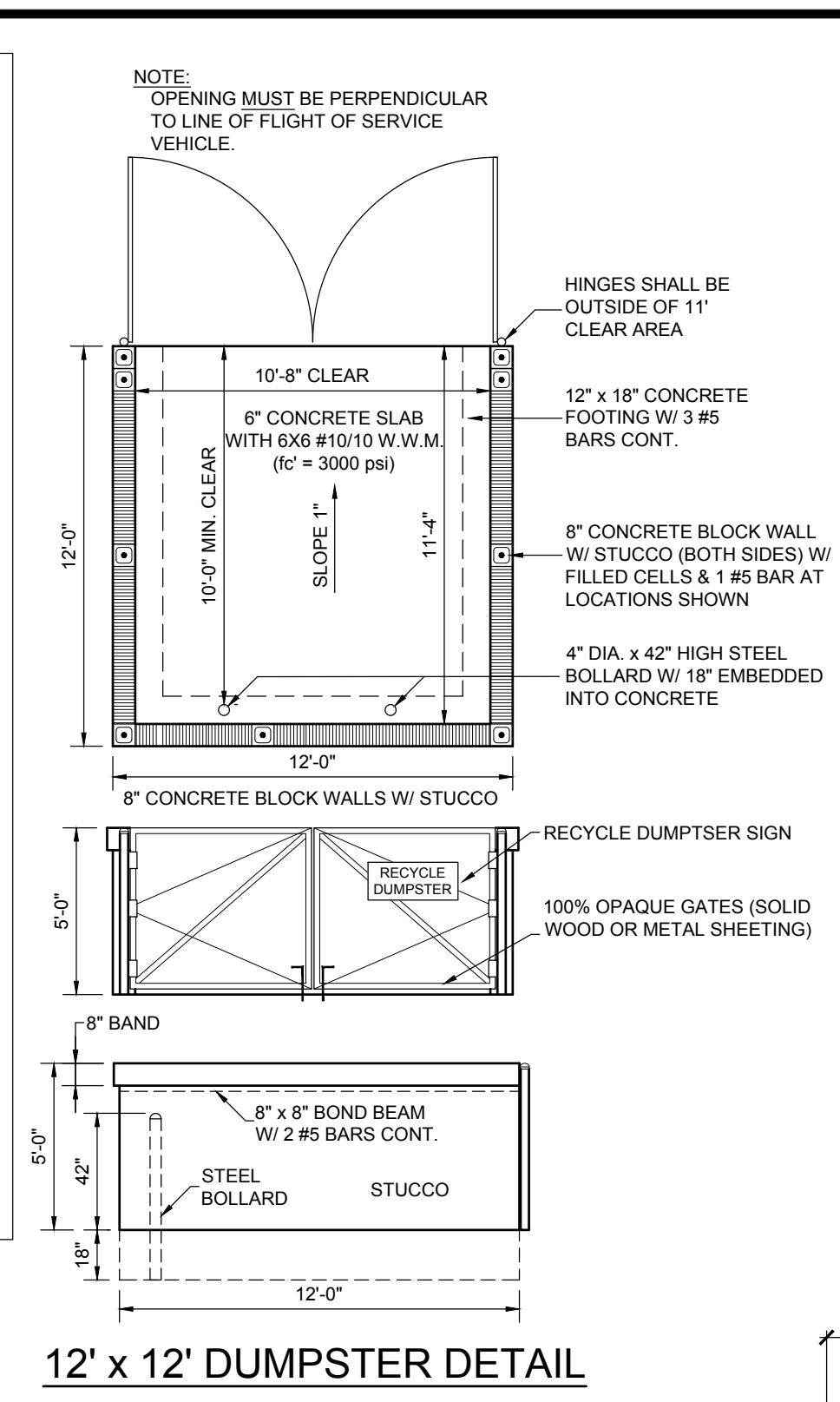
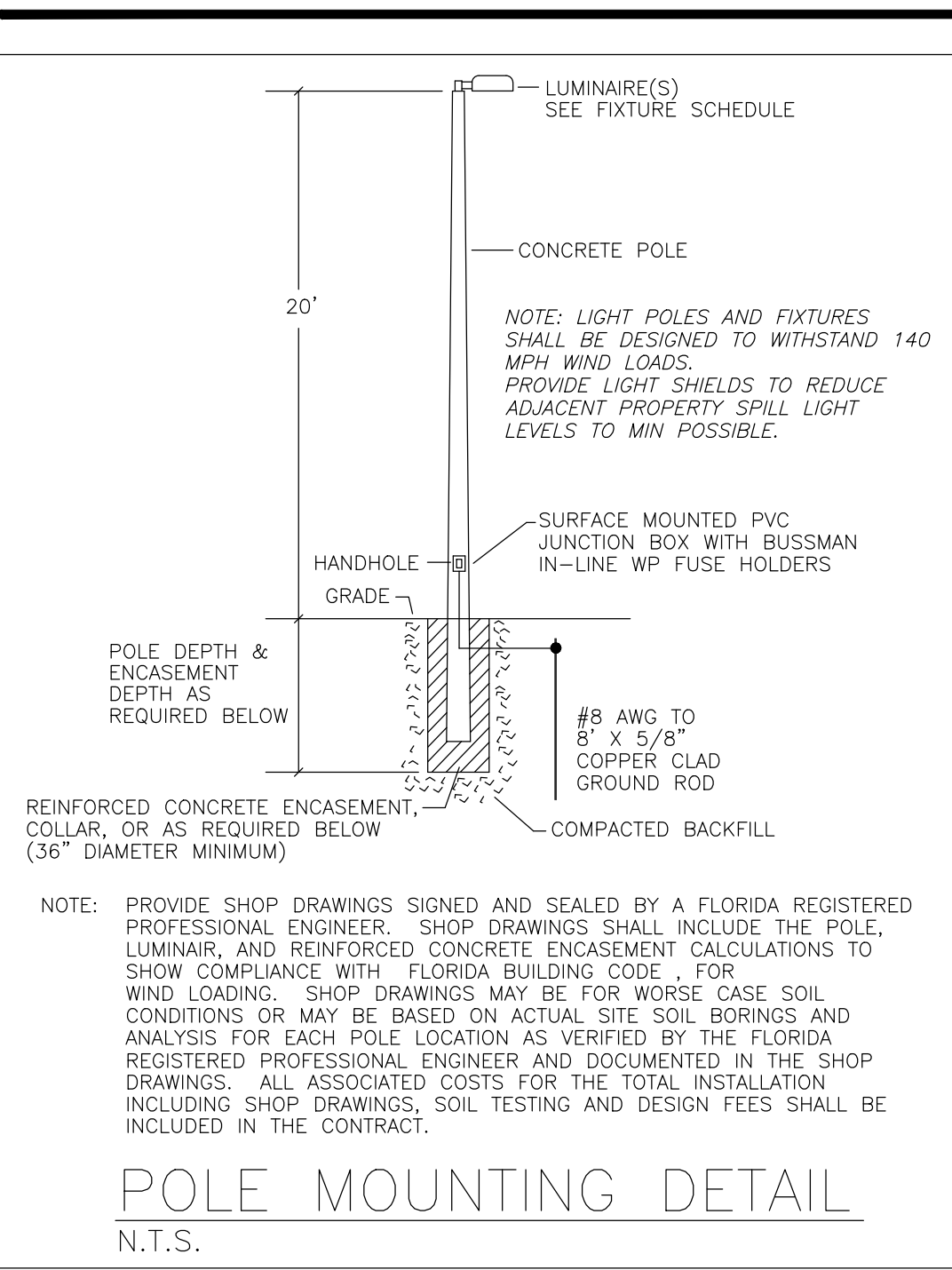






THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

**SITE PLAN NOTES:**

- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- 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.
- TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, UNLESS OTHERWISE PERMITTED THROUGH AN APPROVED VARIANCE FROM PSL.
- 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).
- ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

**NEAREST FIRE HYDRANT LOCATIONS**

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE	APPROX. DISTANCE PER GOOGLE MAPS
1. NORTHWEST CORNER OF PROPERTY SOUTH SIDE OF NW UNIVERSITY BLVD.	24 FEET
2. WEST SIDE OF PROPERTY SOUTH SIDE OF NW UNIVERSITY BLVD.	560± FEET

**LEGAL DESCRIPTION**

LOTS 10 & 11, UNIVERSITY PARK, ST. LUCIE WEST PLAT #143, SECOND REPLAT IN PARCEL 210, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 29 THROUGH 29A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 163,260 SQUARE FEET OR 3.748 ACRES, MORE OR LESS.

SECTION 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #:  
LOT 10: 3325-600-0013-000-3  
LOT 11: 3325-600-0014-000-0

PROJECT NAME: UNIVERSITY BLVD. BUSINESS CENTER

PROPOSED USE: OFFICE/FLEX-SPACE/WAREHOUSING

OWNER: CRJH LLC  
105 COMMERCE RD.  
BOYNTON BEACH, FL 33426

ARCHITECT: CALIFORNIA BLVD. BUSINESS CENTER, LLC  
7805 SW ELLIPSE WAY # 5  
STUART, FL 34997

DEVELOPER: ATLANTIC LAND DESIGNS OF THE TREASURE COAST  
CONTACT: JAMES CESIRO  
754 NE JENSEN BEACH BLVD.  
JENSEN BEACH, FL 34957

SURVEYING: ENGINEERING DESIGN & CONSTRUCTION, INC.  
CONTACT: R.J. KENNEDY, P.E.  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FL 34987  
(772) 462-2455

ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION, INC.  
CONTACT: BRADLEY J. CURRIE, AICP  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FL 34987  
(772) 462-2455

PLANNING: ENGINEERING DESIGN & CONSTRUCTION, INC.  
CONTACT: BRADLEY J. CURRIE, AICP  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FL 34987  
(772) 462-2455

**SITE DATA**

FUTURE LAND USE: CS (SERVICE COMMERCIAL)  
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

GROSS SITE AREA: 163,260 S.F. (3.748 AC) = 100.00%

IMPERVIOUS AREA

PROPOSED BUILDING #1	PROPOSED BUILDING #2	PROPOSED PAVEMENT	PROPOSED CONCRETE
115,519 S.F. (2,652 AC) = 70.76%	13,008 S.F. (0.299 AC) = 7.97%	23,888 S.F. (0.548 AC) = 14.63%	71,792 S.F. (1.647 AC) = 43.95%
			6,871 S.F. (0.158 AC) = 4.21%

PERVIOUS AREA: 47,741 S.F. (1.096 AC) = 29.24%

OPEN SPACE AREA: 47,741 S.F. (1.096 AC) = 29.24%

DRY DETENTION AREA: 0 S.F. (0.000 AC) = 0.00%

UPLAND PRESERVE: 0 S.F. (0.000 AC) = 0.00%

WETLANDS: 0 S.F. (0.000 AC) = 0.00%

WETLAND BUFFERS: 0 S.F. (0.000 AC) = 0.00%

**BUILDING SETBACKS:**

PER PUD	(25' MIN.)	(81.38' ACTUAL)
FRONT BUILDING SETBACK	(10' MIN.)	(52.33' ACTUAL)
SIDE CORNER BUILDING SETBACK	(25' MIN.)	(52.33' ACTUAL)
REAR BUILDING SETBACK	(25' MIN.)	(52.33' ACTUAL)

**BUILDING DATA:**

BUILDING #1:	WAREHOUSE AREA @ 70%	9,106 S.F.	13,008 S.F.
	OFFICE AREA @ 30%	3,902 S.F.	
BUILDING #2:	WAREHOUSE AREA @ 70%	16,722 S.F.	23,888 S.F.
	OFFICE AREA @ 30%	7,166 S.F.	
GROSS FLOOR AREA			36,896 S.F.
TOTAL WAREHOUSE AREA		25,828 S.F.	
TOTAL OFFICE AREA		11,068 S.F.	

**BUILDING HEIGHT:**

PROPOSED BUILDING #1 = 22'-1 1/8"	(35' MAX.)
PROPOSED BUILDING #2 = 21'-6 3/4"	(35' MAX.)

**PROVIDER OF UTILITIES:**

OWNER: SLWSD  
WASTEWATER: SLWSD  
IRRIGATION: SLWSD

**PARKING CALCULATIONS:**

**PARKING REQUIRED:**

36,896 WAREHOUSE AREA	1 SPACE / 375 WAREHOUSE AREA	99 SPACES
PARKING REQUIRED	= 99 SPACES (4 HC)	
PARKING PROVIDED	= 113 SPACES (5 HC)	

WAREHOUSING, PROVIDED THAT NO MORE THAN THIRTY (30) PERCENT OF EACH BUILDING BE DEVOTED TO OFFICE OR RETAIL SPACE ASSOCIATED WITH THE WAREHOUSE USE AND NOT AS A SEPARATE UNRELATED BUSINESS.

**TRAFFIC STATEMENT**  
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

**WAREHOUSING (150)**  
GENERAL OFFICE (710)  
RETAIL (820)  
(AVERAGE RATES UTILIZED)

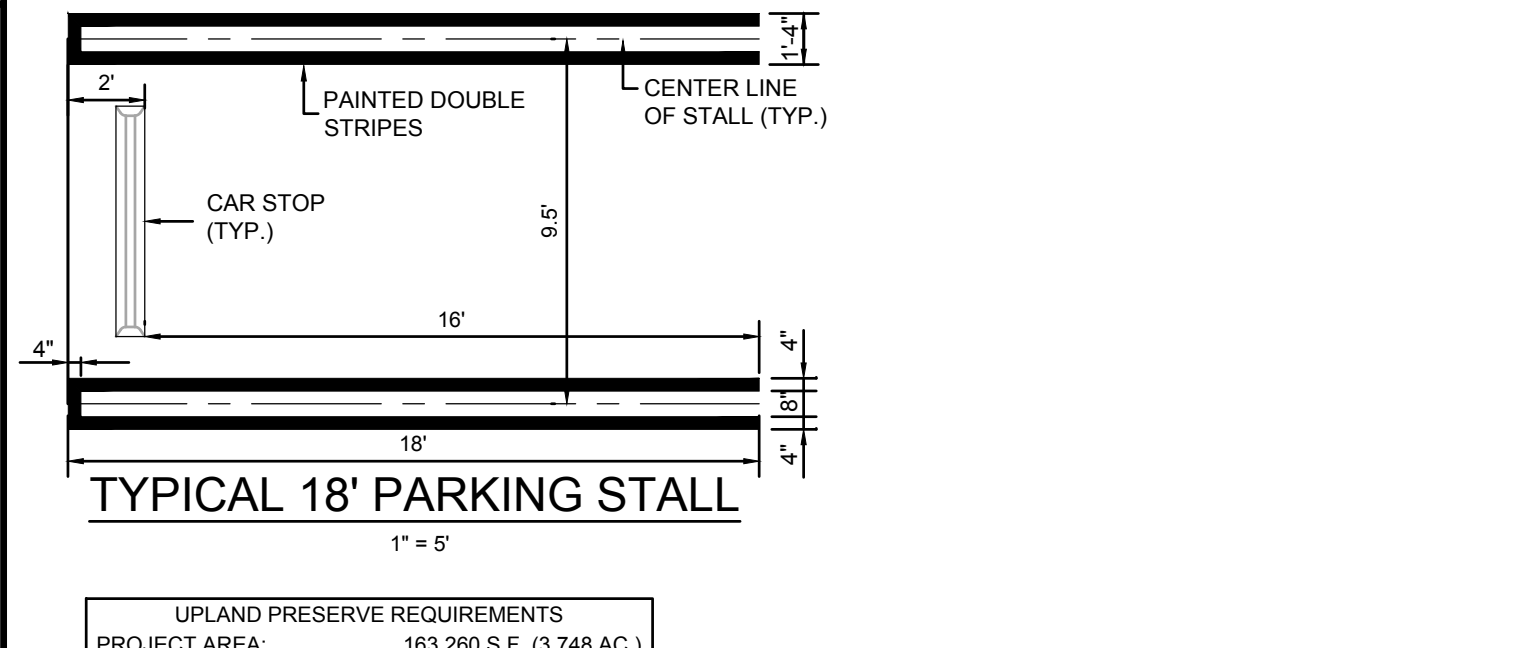
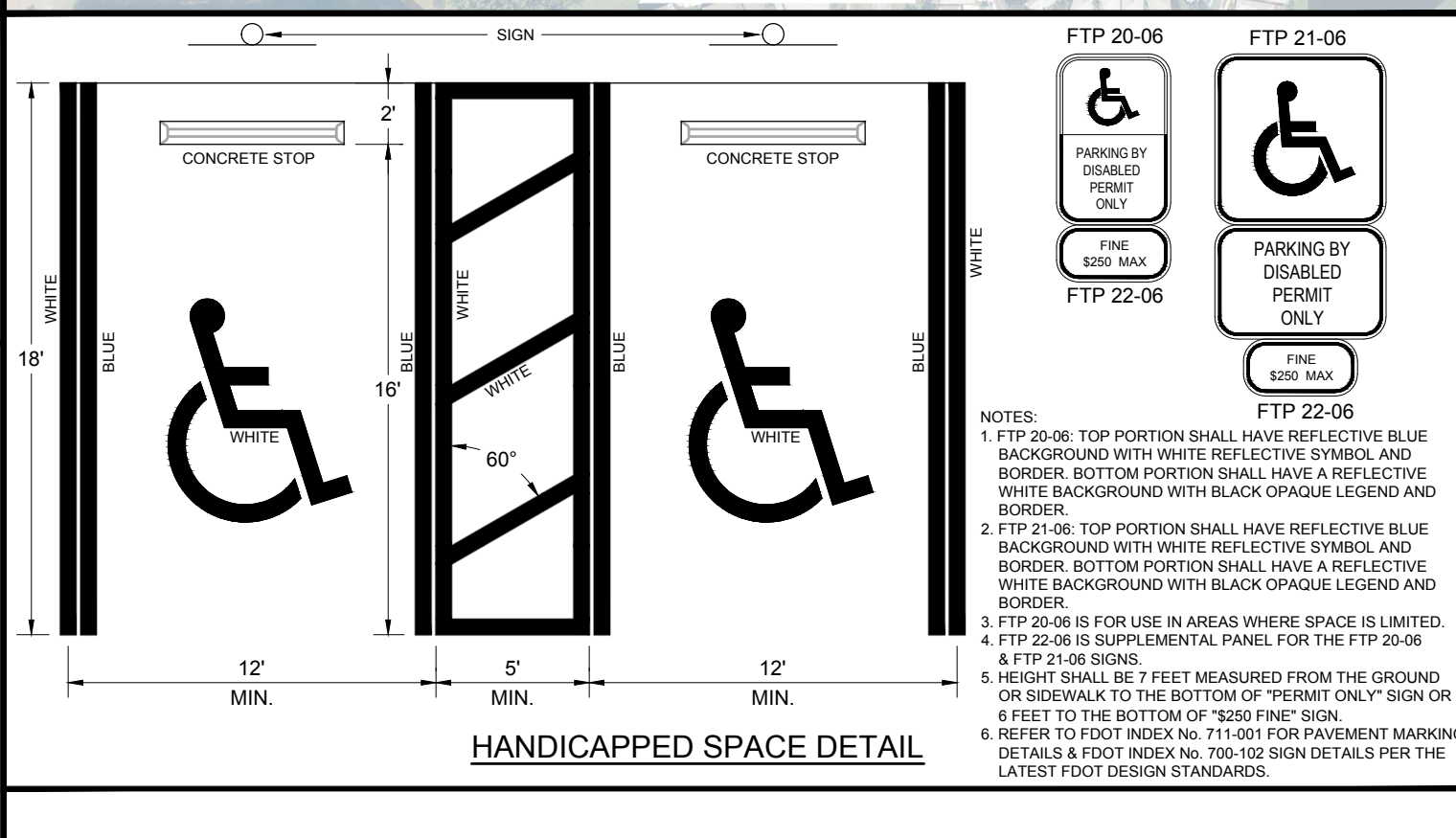
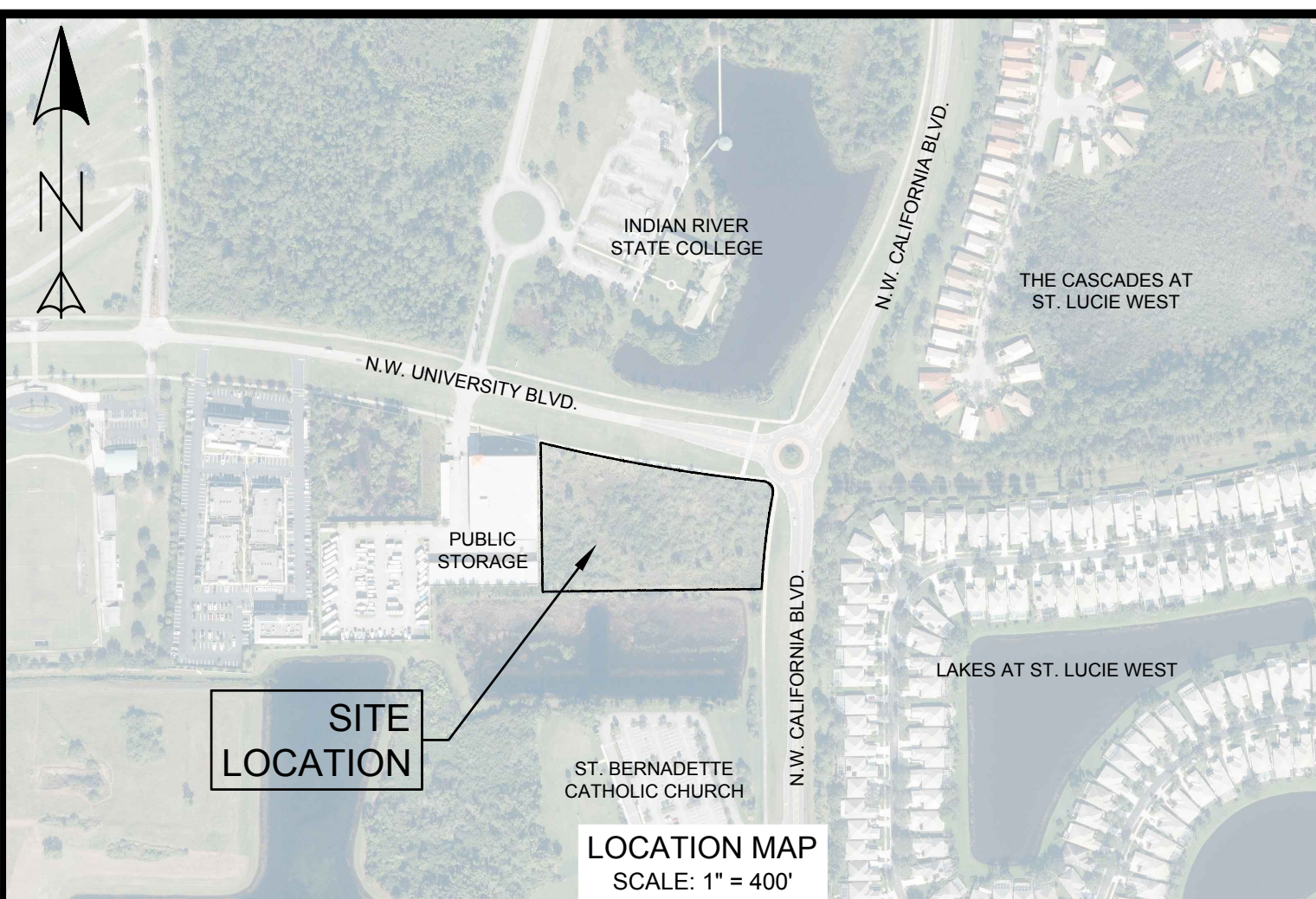
	AVERAGE RATE	PROJECT S.F.	TRIPS
WAREHOUSING (150)	1.74/1,000 S.F.	25,826 S.F.	= 45
GENERAL OFFICE (710)	11.03/1,000 S.F.	5,535 S.F.	= 61
RETAIL (820)	37.75/1,000 S.F.	5,535 S.F.	= 209
<b>TOTAL TRIPS</b>			<b>= 315</b>

**A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:**

WAREHOUSING (150)	0.17/1,000 S.F.	25,826 S.F.	= 4
GENERAL OFFICE (710)	1.56/1,000 S.F.	5,535 S.F.	= 9
RETAIL (820)	3.00/1,000 S.F.	5,535 S.F.	= 17
<b>TOTAL TRIPS</b>			<b>= 30</b>

**P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:**

WAREHOUSING (150)	0.19/1,000 S.F.	25,826 S.F.	= 5
GENERAL OFFICE (710)	1.49/1,000 S.F.	5,535 S.F.	= 8
RETAIL (820)	4.21/1,000 S.F.	5,535 S.F.	= 23
<b>TOTAL TRIPS</b>			<b>= 36</b>



**ENVIRONMENTAL SITE ASSESSMENT STATEMENT**  
(PER REPORT BY EDC, INC., JUNE 30, 2020)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	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

**PSL PROJECT NO. P21-117**

**HAZARDOUS WASTE:** ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**WELLFIELD PROTECTION ORDINANCE:** THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

**811** It's fast. It's free. It's the law. Know what's below. Call before you dig. www.callsunshine.com

**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**

10250 SW VILLAGE PARKWAY SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9635  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: RWT  
DRAWN BY: RWT  
FILE NAME: 20-252 (07-07-2021).dwg  
SITE PLAN: 2  
LAYOUT  
AS SHOWN  
SCALE: AS SHOWN  
DATE: 27 JULY 2021

REVISION COMMENTS

NO.	DATE	REVISION COMMENTS
08-11-2021		REVISED SITE PLAN PER SPCC COMMENTS: (07-12-2021)
08-17-2021		REVISED SITE PLAN PER SPCC COMMENTS: (08-09-2021)

**UNIVERSITY BLVD. BUSINESS CENTER**

**FLORIDA**

**PORT ST. LUCIE**

**SITE DETAILS**

J.R. HARRISON, P.E. (DATE) #82270

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

**20-252**

**2 OF 2**