

LEGEND	
	RUNOFF FLOW DIRECTION
	EXIST. WATER MAIN
	EXIST. GRAVITY SEWER
	BACKFLOW PREVENTER
	WATER METER BOX
	FIRE HYDRANT
	FDOT MITERED END SECTION
	CATCH BASIN
	UTILITY POLE
	PROPOSED PAVEMENT

**MAINTENANCE AND CLEANING STATEMENT:**  
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, 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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(g)

REPORT PREPARED BY  
 PATRICK ZULOAGA  
 Permit# GTA-13-00002D  
 Found no Endangered  
 Species on Site

**GENERAL NOTES**  
 PROJECT NAME : INTERNATIONAL PLAZA II  
 OWNER : INTERNATIONAL PLAZA INC  
 747 SW S. MACEDO BLVD  
 PORT ST LUCIE, FL 34983  
 815 SW S. MACEDO BLVD

LOCATION :  
 LAND USE : CS  
 LAND ZONING : CS  
 LEGAL DESCRIPTION : LOTS 6,7 AND 8, BLOCK 74 PORT ST. LUCIE SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 7, 7A THRU 7C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 29,976 SF, 0.69 ACRES, MORE OR LESS.  
 PIN : 3420-635-0006-000-1

UTILITIES:  
 ELECTRICAL : FPL  
 WATER & SEWER : CITY OF PSL  
 TELEPHONE : ATT  
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

**AREA TABULATION:**

SITE COVERAGE	ACREAGE	SF	%OF SITE
OFFICE AREAS	0.0241	1,050	3.50
WAREHOUSE AREAS	0.1537	6,694	22.33
BUILDING TOTAL	0.1778	7,744	25.83
PROP. PAVED AREA	0.2504	10,910	36.39
PROP. SIDEWALKS/PADS	0.0249	1,085	3.62
PAVEMENT IMPERVIOUS	0.2753	11,995	40.01
TOTAL IMPERVIOUS	0.4531	19,739	65.84
GREEN AREA/OPEN SPACE	0.2350	10,237	34.16
TOTAL	0.6881	29,976	100.00

**PARKING CALCULATIONS :**  
 PARKING SPACES REQUIRED :  
 OFFICE AREAS : 1050SFx1 PKG SPACE/200 SF = 5.0 PKG SPACES  
 WAREHOUSE AREAS : 6690SFx1 PKG SPACE/500 SF = 13.0 PKG SPACES  
 TOTAL REQUIRED = 18.0 PKG SPACES

PARKING PROVIDED : 17 REGULAR PKG & 1 H.C. = 18.0 PKG SPACES

**BUILDING HEIGHT AND Nb. OF STORIES:**  
 BUILDING HEIGHT : 20.20 FEET , ALLOWED 35 FEET  
 NUMBER OF STORIES : ONE

**BUILDING SETBACKS:**

	PROVIDED	REQUIRED
FRONT	59.75 FT	25.00 FT
REAR	21.00 FT	10.00 FT
LEFT SIDE	10.00 FT	10.00 FT
RIGHT SIDE	52.96 FT	10.00 FT

**FLOOD ZONE MAP:**  
 PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C0260J (2-16-2012)

**DRAINAGE STATEMENT:**  
 PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SFWMD & CITY OF PORT ST. LUCIE REQUIREMENTS. STORMWATER QUALITY WILL BE PROVIDED VIA DETENTION AND EXPILTRATION SYSTEM.

**ENVIRONMENTAL STATEMENT:**  
 PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.

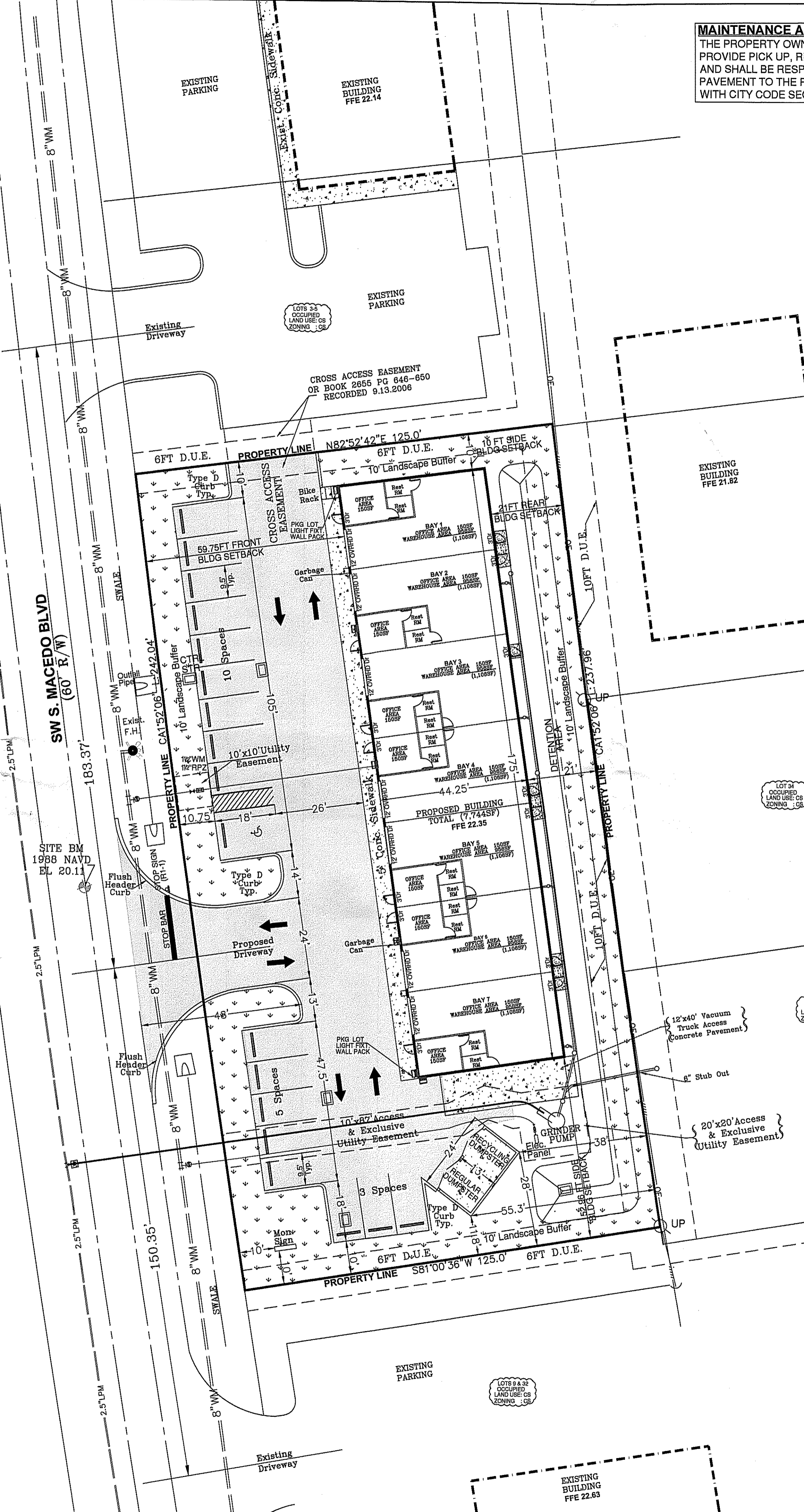
**APPLICATION FEE STATEMENT:**  
 THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

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

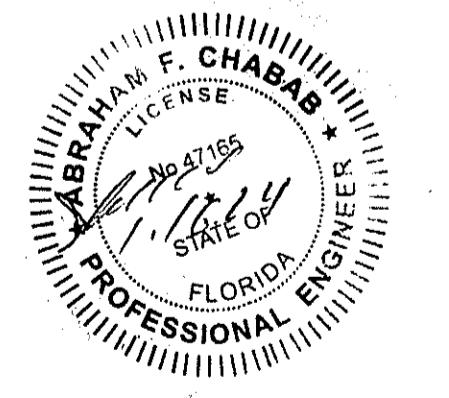
**PARKING LOT LIGHTING DESIGN STATEMENT:**  
 THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND.

**TRAFFIC STATEMENT:**  
 AVERAGE TRIPS PER DAY : 50 TRIPS/DAY  
 AM PEAK HOUR TRIPS : 29 TRIPS/HR  
 PM PEAK HOUR TRIPS : 22 TRIPS/HR  
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)  
 LAND USE WAREHOUSING CODE 150 , ITE MANUAL 11<sup>th</sup> Edition

**CONSTRUCTION SCHEDULE:**  
 Expected Completion Date Dec. 2024



48 HOURS BEFORE DIGGING  
 CALL TOLL-FREE  
 1-800-432-4770  
 SUNSHINE STATE ONE CALL  
 OF FLORIDA, INC  
 UNDERGROUND UTILITIES NOTIFICATION CENTER



CITY OF PORT ST. LUCIE  
 PROJECT NO. P23-079  
 PSLUSD NO. 11-276-00

 <b>ABRAHAM CHABAB, Inc.</b> FL. BOARD OF PROF. ENG. AUTH.#26790 5019 NW RUGBY DRIVE PORT ST. LUCIE FL. 34983 Email agchabab1@msn.com Ph:(772)475-8630	<b>INTERNATIONAL PLAZA II</b>  <b>SITE PLAN</b>	DESIGNED BY AC	REVISIONS	DATE
		DRAWN BY AC		
		DATE Feb. 12/2023		
		SHEET 4 OF 11		