



SITE DATA TABLE

<p>Applicant:</p> <p>Phone: _____ Fax: _____ Email: _____</p> <p>Engineer / Surveyor: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 Email: www.ct-eng.com</p> <p>Traffic Engineering:</p> <p>Phone: _____ Fax: _____ Email: _____</p>	<p>Owner:</p> <p>Phone: _____ Fax: _____ Email: _____</p> <p>Landscape Architect:</p> <p>Phone: _____ Fax: _____ Email: _____</p> <p>Environmental:</p> <p>Phone: _____ Fax: _____ Email: _____</p>	<p>1.) Project Name: Lots 7, 8 and 9, St. Lucie Business Park</p> <p>2.) Location: South end of Business Park Drive (St. Lucie Business Park)</p> <p>3.) Project Description: A 43,200 sq. ft. industrial/commercial office use (multiple tennant space opportunity)</p> <p>4.) Legal Description: ST LUCIE BUSINESS PARK LOT 7 (1.37 AC) (OR 3840-2457) ST LUCIE BUSINESS PARK LOT 8 (1.64 AC) (OR 3840-2459) ST LUCIE BUSINESS PARK LOT 9 (1.15 AC) (OR 3840-2461)</p> <p>5.) Sec/Town/Range: Sections 26 / Range 36S / Township 40E</p> <p>6.) Map ID: 3426S 7.) Parcel ID Numbers: 3426-702-0008-000-8 3426-702-0009-000-5 3426-702-0010-000-5</p> <p>8.) Zoning: PNRD (Planned Non-Residential Development) 9.) Future land Use: IND (Industrial)</p> <p>10.) Gross Site Area: 4.16 acres (proposed development tract) 181,210 sq feet (approximate)</p> <p>11.) Site Density: Proposed # of Units: 0 Max. Units (per xx Zoning Class.): Residents: - units Maximum Density (Units/0): - units Proposed Density (Units/0): - units</p>	<p>12.) Building Data:</p> <p>Minimum Required lot data (all dimensions are the minimum required.) width: 100 feet Min Area: 20,000 square feet</p> <p>lot setbacks: front: 25 feet side: 10 feet rear: 20 feet side cn: 20 feet</p> <p>Provided lot data (per site plan) width: 337.26 feet Area: 181,210 square feet (north/south axis)</p> <p>lot setbacks (Bldg 1 (east)) front: 25.0 feet side (nc): 46.00 feet rear: 73.5 feet side (sc): 52.20 feet</p> <p>lot setbacks (Bldg 2 (west)) front: 85.4 feet side (nc): 35.20 feet rear: 53.7 feet side (sc): 51.70 feet</p> <p>13.) Building Hgt.: Maximum Bldg. Hgt.: 50 feet</p> <p>14.) Development Schedule: Start: Spring 2023 Complete: Summer 2024</p> <p>15.) Flood Zone: The project site is located in Flood Zone X, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0279 K. (2/19/20).</p>	<p>16.) Site Coverage:</p> <table border="1"> <thead> <tr> <th>Impervious</th> <th>SF</th> <th>ACRE</th> <th>% Site</th> </tr> </thead> <tbody> <tr> <td>Buildings</td> <td>43,200</td> <td>0.99</td> <td>24%</td> </tr> <tr> <td>Pavement</td> <td>67,205</td> <td>1.54</td> <td>37%</td> </tr> <tr> <td>Sidewalk</td> <td>3,056</td> <td>0.07</td> <td>2%</td> </tr> <tr> <td>Misc. Area</td> <td>3,446</td> <td>0.08</td> <td>2%</td> </tr> <tr> <td>Sub Total Impervious</td> <td>116,907</td> <td>2.68</td> <td>65%</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Pervious / Open Space</th> <th>SF</th> <th>ACRE</th> <th>% Site</th> </tr> </thead> <tbody> <tr> <td>Provided</td> <td>64,303</td> <td>1.48</td> <td>35%</td> </tr> <tr> <td></td> <td>0</td> <td>0.00</td> <td>0%</td> </tr> <tr> <td>Sub-Total Pervious</td> <td>64,303</td> <td>1.48</td> <td>35%</td> </tr> </tbody> </table> <p>Total 181,210 4.16 100%</p> <p>17.) Open Space: TBD</p> <p>18.) Utility Service:</p> <table border="1"> <thead> <tr> <th>Service</th> <th>PSL Utility on-site</th> <th>Electric Service Cable Service</th> <th>FPL</th> <th>Comcast</th> </tr> </thead> <tbody> <tr> <td>Water Service</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sewage Service</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Re-Use Water</td> <td>n/a</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>19.) Fire Services: Fire Hydrants are provided as indicated on the project site plan, and have been placed in accord with St. Lucie County Fire District</p> <p>20.) Site Lighting: Site lighting shall be provided in accord with County Codes and Standards. No lighting shall be directed off-site. Site lighting to</p> <p>21.) Refuse Collection: Trash and solid waste is collected by the authorized County Commercial hauler.</p>	Impervious	SF	ACRE	% Site	Buildings	43,200	0.99	24%	Pavement	67,205	1.54	37%	Sidewalk	3,056	0.07	2%	Misc. 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RESERVED FOR SITE DETAILS

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COMPUTER FILE REF.	FIELD BK./PG.

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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -			BY	DATE

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

Lots 7, 8 & 9
 ST LUCIE BUSINESS PARK
 CONCEPT SITE PLAN