



**LINE CHART**

L1	N 00°02'00" E 36.45' (P&M)		
L2	N 00°02'00" E 36.45' (P&M)		
L3	S 89°57'54" E 300.00' (P&M)		

**CURVE CHART**

C1	A: 25°53'43" (P&M)	R: 60.00'	L: 264.83'
C2	A: 17°53'40" (P&M)	R: 25.00'	L: 31.81'
C3	A: 35°28'50" (P)	R: 60.00'	L: 37.36'
C4	A: 12°24'53" (P)	R: 60.00'	L: 133.43'
C5	A: 50°00'00" (P)	R: 60.00'	L: 94.25'

SITE DATA TABLE																									
<b>Applicant:</b> 798 PSL HOLDINGS, LLC 3825 INVESTMENT I, STE. 8 WEST PALM BEACH, FLA 33404	<b>Owner:</b> 798 PSL HOLDINGS, LLC 3825 INVESTMENT I, STE. 8 WEST PALM BEACH, FLA 33404																								
<b>Phone:</b> 772-464-3537 <b>Fax:</b> 772-464-9497 <b>Email:</b> www.ct-eng.com	<b>Engineer / Surveyor:</b> CULPEPPER & TERPENING, INC. 2990 SOUTH 25TH STREET FT. PIERCE, FLA, 34981 <b>Phone:</b> (772) 464-3537 <b>Fax:</b> (772) 464-9497 <b>Email:</b> www.ct-eng.com																								
<b>Landscape Architect:</b> CONCEPTUAL DESIGN GROUP, INC. 900 E. OCEAN BLVD., STE 1300 STUART, FLA., 34994	<b>Architect:</b> DAVID LAWRENCE ARCHITECTURE, INC. 1655 PALM BEACH LAKES BLVD. WEST PALM BEACH, FLA., 33401																								
<b>Environmental:</b> HOBE SOUND ENV. CONSULTANTS 9512 SE DUNCAN STREET HOBE SOUND, FLA. 33485	<b>Traffic Engineering:</b> > > >																								
<b>Phone:</b> 772-344-2340 <b>Fax:</b> 772-588-5070 <b>Email:</b>	<b>Phone:</b> 772-545-3676 <b>Fax:</b> <b>Email:</b>																								
<b>1) PROJECT NAME:</b> A-Z STORAGE FACILITY	<b>15) SITE COVERAGE</b>																								
<b>2) LOCATION:</b> SOUTH END OF BUSINESS PARK DRIVE (ST. LUCIE BUSINESS PARK)	<b>IMPERVIOUS</b>																								
<b>3) PROJECT DESCRIPTION:</b> A 116,000 SQUARE FOOT MINI-STORAGE FACILITY WITH 17,640 UNENCLOSED SURFACE PARKING. (Total Use Area of 133,640)	<table border="1"> <tr><th>BUILDINGS</th><th>SF</th><th>ACRE</th><th>% SITE</th></tr> <tr><td>BUILDINGS</td><td>36,000</td><td>0.83</td><td>20%</td></tr> <tr><td>PAVEMENT</td><td>65,000</td><td>1.49</td><td>36%</td></tr> <tr><td>SIDEWALK</td><td>2,500</td><td>0.05</td><td>1%</td></tr> <tr><td>MISC AREA</td><td>17,640</td><td>0.40</td><td>10%</td></tr> <tr><td><b>TOTAL</b></td><td><b>121,140</b></td><td><b>2.78</b></td><td><b>67%</b></td></tr> </table>	BUILDINGS	SF	ACRE	% SITE	BUILDINGS	36,000	0.83	20%	PAVEMENT	65,000	1.49	36%	SIDEWALK	2,500	0.05	1%	MISC AREA	17,640	0.40	10%	<b>TOTAL</b>	<b>121,140</b>	<b>2.78</b>	<b>67%</b>
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<b>4) LEGAL DESCRIPTION:</b> LOTS 7, 8, AND 9 OF THE ST. LUCIE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 9, AND 9A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA	<b>PERVIOUS</b>																								
<b>5) SEC. TWP. / RING:</b> SECTION 28/ RANGE 38S/ TOWNSHIP 40E	<table border="1"> <tr><th>LAKES/RETENTION</th><th>SF</th><th>ACRE</th><th>% SITE</th></tr> <tr><td>LAKES/RETENTION</td><td>0</td><td>0</td><td>0%</td></tr> <tr><td>PERVIOUS</td><td>60,070</td><td>1.38</td><td>33%</td></tr> <tr><td><b>TOTAL</b></td><td><b>60,070</b></td><td><b>1.38</b></td><td><b>33%</b></td></tr> </table>	LAKES/RETENTION	SF	ACRE	% SITE	LAKES/RETENTION	0	0	0%	PERVIOUS	60,070	1.38	33%	<b>TOTAL</b>	<b>60,070</b>	<b>1.38</b>	<b>33%</b>								
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<b>6) MAP ID:</b> 3426S	<b>16) FLOOD ZONE:</b> THE PROJECT IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111-02278-K AND 12111-02287-K (2/19/20)																								
<b>7) PARCEL ID NUMBERS:</b> 3426-702-0008-000-8 3426-702-0010-000-5 3426-702-0009-000-5	<b>17) UTILITY SERVICE:</b>																								
<b>8) ZONING:</b> PNRD (Planned Non-Residential Development)	<table border="1"> <tr><td>WATER SERVICE</td><td>ON-SITE</td><td>ELECTRICAL SERVICE</td><td>FPL</td></tr> <tr><td>SEWAGE SERVICE</td><td>ON-SITE</td><td>CABLE SERVICE</td><td>T/BD</td></tr> <tr><td>REUSE WATER</td><td>N/A</td><td></td><td></td></tr> </table>	WATER SERVICE	ON-SITE	ELECTRICAL SERVICE	FPL	SEWAGE SERVICE	ON-SITE	CABLE SERVICE	T/BD	REUSE WATER	N/A														
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<b>9) FUTURE LAND USE:</b> IND (Industrial)	<b>18) FIRE SERVICES:</b> EXISTING FIRE HYDRANTS ARE PROVIDED IN THE RIGHT-OF-WAY FOR BUSINESS PARK DRIVE. FDC SERVICE CONNECTIONS ARE AS SHOWN ON THE PROJECT SITE PLAN.																								
<b>10) GROSS SITE AREA:</b> 4.16 ACRES 181,210 SQ FEET	<b>19) SITE LIGHTING:</b> SITE LIGHTING SHALL BE PROVIDED IN ACCORD WITH COUNTY CODES AND STANDARDS. NO LIGHTING SHALL BE DIRECTED OFF-SITE. SITE LIGHTING TO BE LED FIXTURES.																								
<b>11) SITE DENSITY:</b> Max. Units/Acre (per Zoning Class.) Site Area Prop. Units	<b>20) REFUSE:</b> TRASH AND SOLID WASTE IS TO BE COLLECTED BY AN APPROVED ST. LUCIE COUNTY WASTE HAULER.																								
<b>12) BUILDING REQUIREMENTS</b> Lot area, lot dimensions and minimum required per the St. Lucie Business Park PNRD with:	<b>21) PARKING REQUIRED</b> PARKING IS BASED ON ITE CODE 551, MINI-WAREHOUSE AT 1 SPACES PER 1000 SQ FT. BLDG SQ FT. (000) 13 REQUIRED 13 PROVIDED 14 RATE/1000 SF: 0.1 INCLUDES ALL REQUIRED HANDICAPPED (1 SPA/CE)																								
<b>LOT SETBACKS</b>	<b>22) SITE DRAINAGE:</b> SITE WILL MAKE USE OF A PERIMETER SWALE/DRY DETENTION NETWORK THAT WILL BE ROUTED TO EXISTING STORMWATER POND WITH SITE DISCHARGE (OUTFALL) IN SOUTHWEST CORNER OF THE PROJECT SITE. REFER TO SWMD PERMIT NO. 056-00744-S.																								
<b>BLDG 1</b>	<b>23) HAZARDOUS WASTE STATEMENT:</b> ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED, USED, OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.																								
<b>BLDG 2N</b>	<b>24) WELLFIELD PROTECTION:</b> THIS PROJECT IS NOT LOCATED IN ANY PUBLIC WATER SUPPLY/WELLFIELD PROTECTION AREA /ZONE.																								
<b>BLDG 2S</b>	<b>25) TRAFFIC STATEMENT:</b> THIS PROPOSED FACILITY IS EXPECTED TO GENERATE AN ESTIMATED AVERAGE DAILY TRAFFIC IMPACT OF 183 TRIPS. THE AM PEAK HOUR IMPACTS ARE EXPECTED TO BE 23 TRIPS PER HOUR. AND THE PM PEAK HOUR TRIPS ARE ALSO 23 TRIPS PER HOUR. BECAUSE OF THE LOW NUMBER OF TRIPS BEING GENERATED, AND THEIR OVERALL STATISTICAL INSIGNIFICANCE TO THE BROADER LOS (LEVEL OF SERVICE) IMPACTS ALONG THE US #1 CORRIDOR, OUR ASSESSMENT OF IMPACTS FROM THIS PROJECT IS THAT IT WILL HAVE A DE MINIMIS IMPACT ON THIS PORTION OF SOUTH US 1.																								
<b>BLDG 2N</b>																									
<b>13) BUILDING HEIGHT</b>																									
<b>14) DEVELOPMENT SCHEDULE</b>																									

RESERVED FOR APPROVAL STAMP

**SLC PROJECT NO.:**  
**MJSP-2308-00082**  
**PSLUD - 11-336-07**

F:\SITE PLAN - 24.07.02.dwg Plotted: 7/5/2024 12:07 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

- REVISIONS -

REVISION	BY	DATE
REVISED PER SLC DRC REVIEW COMMENTS	DJM	24.02.14
REVISED PER SLC REVIEW SESSION (24.03.14)	DJM	24.02.18
REVISED PER PSL UTILITY COMMENTS	DJM	24.06.04
REVISED PER SLC LANDSCAPE COMMENTS	DJM	24.07.02

DESIGNED	BY	DATE
###	###	###
CALCS.	###	###
DRAWN	DJM	23.08.10
DETAILED	###	###
CHECKED	###	###
APPROVED	###	###

**A-Z STORAGE FACILITY**

**SITE PLAN**

DATE: 08-10-2023  
HORIZ. SCALE: 1:40  
VERT. SCALE: ###  
JOB No. 22-079  
SHEET 1 of 3