

Site Data:

| | |
|---|-------------------------|
| Existing Zoning | PU-D |
| Existing Land Use | CG |
| Total Site Area | 28.36 ac (1,235,380 sf) |
| Approved Retail Space | 353,069 sf |
| Retail Space Built to-date | 319,986 sf |
| Additional Retail/Office Space Proposed | 36,748 sf |
| Total Retail Space | 351,069 sf |
| Total Office Space | 55,665 sf |
| Total Parking Required | 1,667 spaces |
| Total Parking Provided | 1,714 spaces |
| Handicap Spaces Provided | 63 |
| Typical Spaces Provided | 1,641 |

Parking Note:
One space per 300 square feet of gross floor area.

Legal Description:

Please refer to Boundary Survey Sheet 1-b of 9 Sheets prepared by Betsy Lindsay, Inc.

NOTES:
Please refer to survey by Betsy Lindsay, Inc. for all utility information.
Architectural design standards shall be compatible and harmonious with the existing Town Centre development.
Net increase of impervious to pervious area is 2,580 sf or 0.21% of total site.

Drainage Statement:

The Town Centre Project is proposed to fill in currently vacant parcels of the original Town Centre development in Port St. Lucie, Florida.

A master storm water management system for the entire development area was completed in concert with the original portions of the project in the late 1980's. The master system was designed to accommodate development of the remaining parcels in accordance with the permitting requirements at the time of the original development.

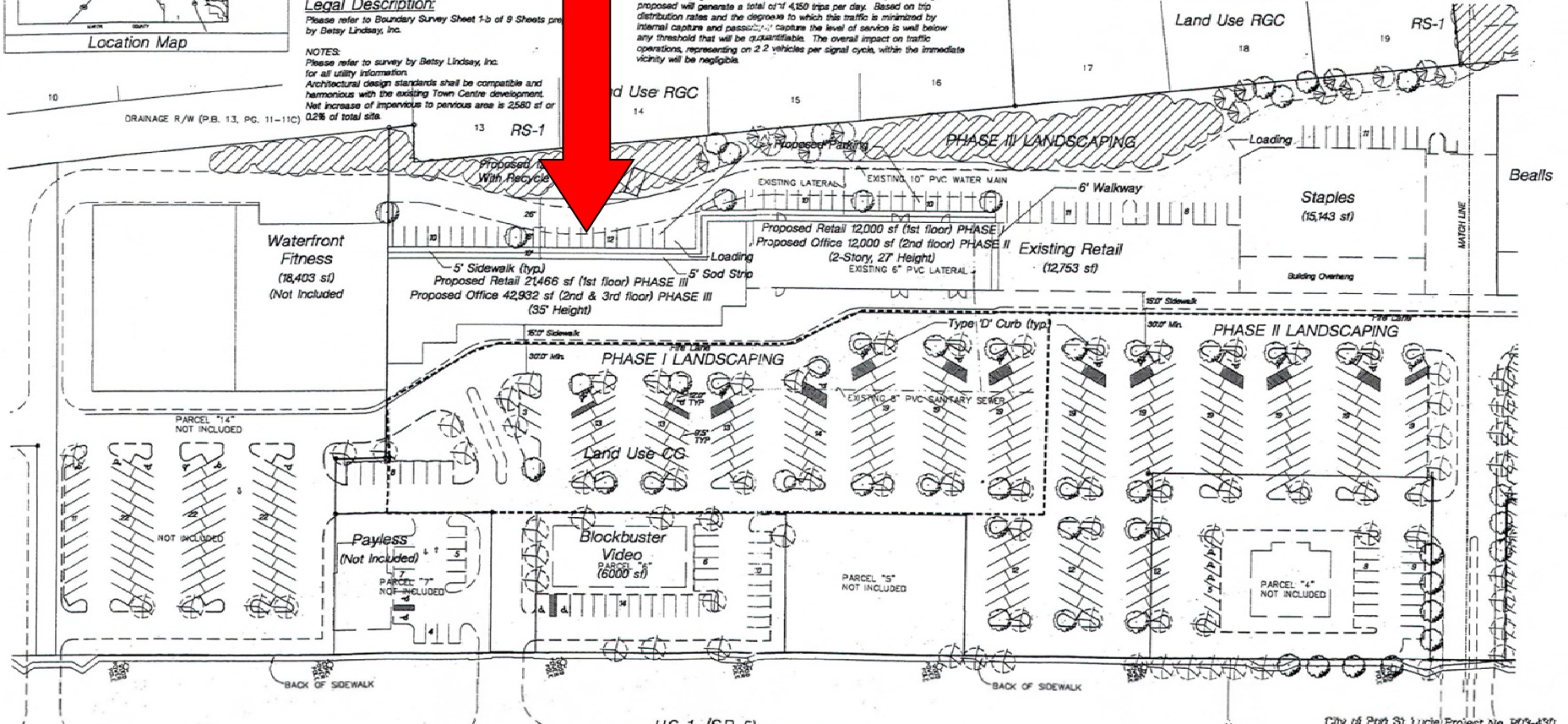
This in-fill construction will complete the development and is consistent with the original development plans. The drainage system for the proposed buildings in place and conveys runoff directly to the master storm water management system for treatment and attenuation. Accordingly, there will be no adverse impacts to drainage conditions for the Town Centre parcel.

Traffic Statement:

Based on trip generation rates from ITE the additional square footage proposed will generate a total of 7,415 trips per day. Based on trip distribution rates and the degree to which this traffic is minimized by internal capture and pass-through capture the level of service is well below any threshold that will be quantifiable. The overall impact on traffic operations, representing on 2-2 vehicles per signal cycle, within the immediate vicinity will be negligible.

| Site Data | Acreage | Square Footage | Percent % |
|---------------------|---------|----------------|-----------|
| Gross Site Area | 28.36 | 1,235,380 | 100 |
| Impervious Area | 26.7 | 1,161,645 | 94 |
| Building Coverage | 5.2 | 224,585 | 18 |
| Pavement & Sidewalk | 2.15 | 937,060 | 76 |
| Pervious Area | 1.7 | 73,735 | 6 |

NOTE:
This Site Data information pertains only to the 28.36 acre client site. Proposed building footprint square footage has been previously approved.



| | |
|-------------|--------------|
| Scale: | 1" = 40' |
| Drawn by: | SLM/GW |
| Checked by: | SL |
| CADD No.: | SP20-0366chp |
| Date: | 02/20/03 |

| | | |
|---|----------|--------------------------------------|
| 1 | 02/08/03 | Rev per City comments |
| 2 | 02/18/03 | Rev per City comments |
| 3 | 02/25/04 | Rev per City comments |
| 4 | 02/25/04 | Rev. Dumpster Street location/Detail |

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