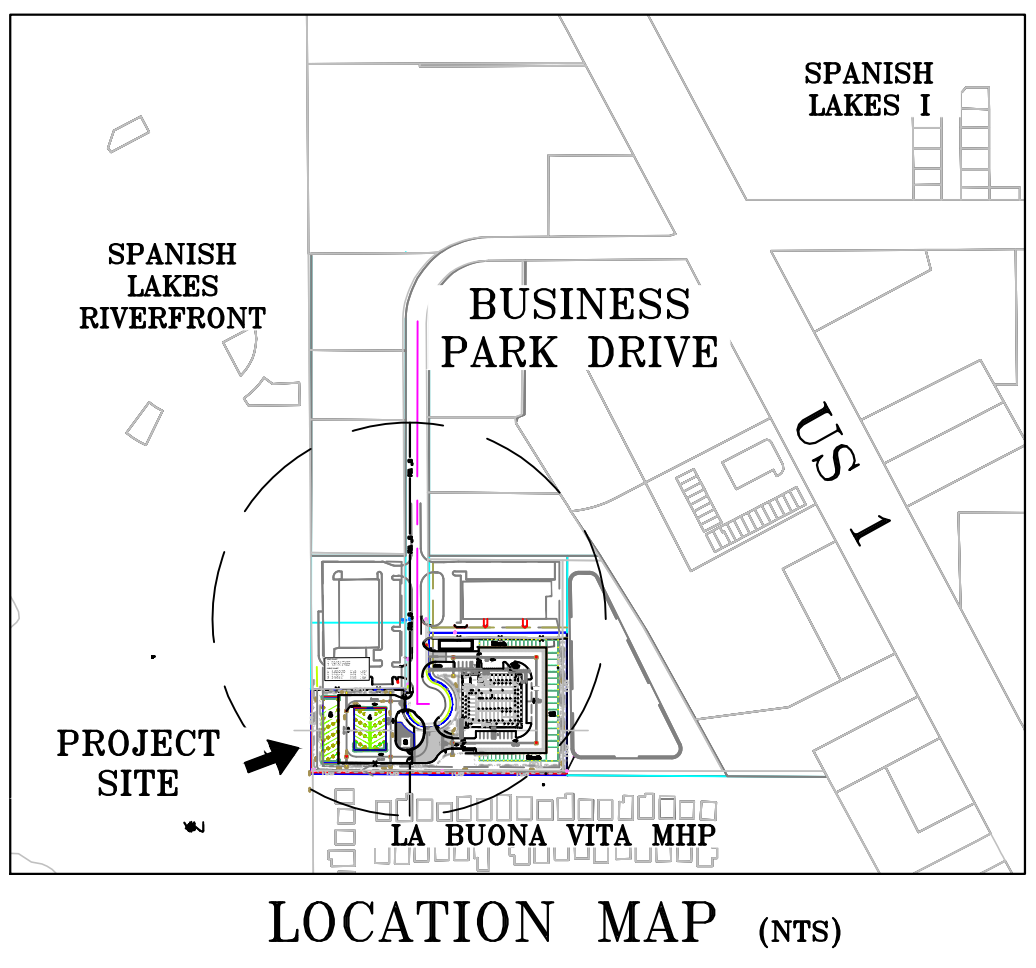
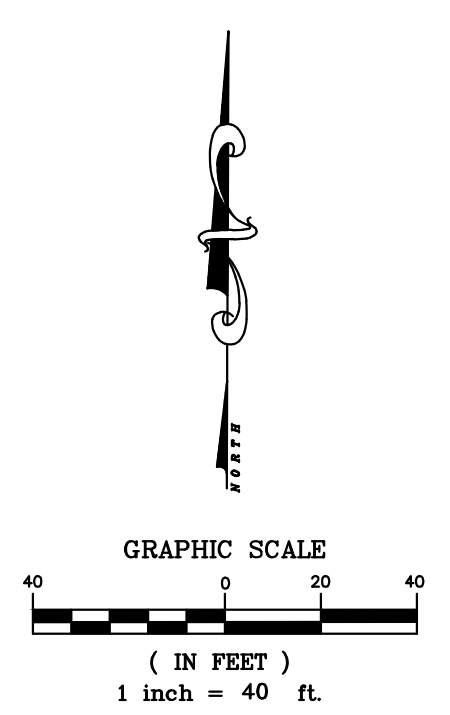


**LINE CHART**

L1 N 00°02'06" E 36.45 (P&M)  
 L2 N 00°02'06" E 36.45 (P&M)  
 L3 S 89°57'54" E 30.00 (P&M)

**CURVE CHART**

C1 Δ: 25°53'43" (P&M) R: 60.00' L: 264.83'  
 C2 Δ: 27°24'40" (P&M) R: 25.00' L: 31.81'  
 C3 Δ: 35°28'50" (P) R: 60.00' L: 37.36'  
 C4 Δ: 12°24'53" (P) R: 60.00' L: 133.43'  
 C5 Δ: 50°00'00" (P) R: 60.00' L: 94.25'



**SITE DATA TABLE**

<b>Applicant:</b> 708 PSL HOLDINGS, LLC 3825 INVESTMENT I, STE. 8 WEST PALM BEACH, FLA 33404	<b>Owner:</b> 708 PSL HOLDINGS, LLC 3825 INVESTMENT I, STE. 8 WEST PALM BEACH, FLA 33404	<b>Owners Representatives:</b> CULPEPPER & TERPENING, INC. 2980 SOUTH 25TH STREET FT. PIERCE, FLA, 34981	<b>Engineer / Surveyor:</b> CULPEPPER & TERPENING, INC. 2980 SOUTH 25TH STREET FT. PIERCE, FLA, 34981
Phone: (772) 464-3537 Fax: (772) 464-9497 Email: <a href="http://www.ct-eng.com">www.ct-eng.com</a>	Phone: (772) 464-3537 Fax: (772) 464-9497 Email: <a href="http://www.ct-eng.com">www.ct-eng.com</a>	Phone: (772) 464-3537 Fax: (772) 464-9497 Email: <a href="http://www.ct-eng.com">www.ct-eng.com</a>	Phone: (772) 464-3537 Fax: (772) 464-9497 Email: <a href="http://www.ct-eng.com">www.ct-eng.com</a>
<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. 33465	<b>Traffic Engineering:</b> HOBE SOUND ENV. CONSULTANTS 9512 SE DUNCAN STREET HOBE SOUND, FLA. 33465
Phone: 772-344-2340 Email:	Phone: 772-588-5070 Email:	Phone: 772-545-3676 Email:	Phone: Fax: Email:

1) <b>PROJECT NAME:</b> A-Z STORAGE FACILITY	15) <b>SITE COVERAGE</b>
2) <b>LOCATION:</b> SOUTH END OF THE BUSINESS PARK DRIVE (ST. LUCIE BUSINESS PARK)	<b>IMPERVIOUS</b>
3) <b>PROJECT DESCRIPTION:</b> A 116,000 SQUARE FOOT MINI-STORAGE FACILITY WITH 17,640 UNENCLOSED SURFACE PARKING. (Total Use Area of 133,640)	<b>PERVIOUS</b>
4) <b>LEGAL DESCRIPTION:</b> LOTS 3, AND 9 OF THE ST. LUCIE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 9, AND BA, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.	<b>TOTAL</b>
5) <b>SEC TWP. RING:</b> SECTION 28/ RANGE 38S/ TOWNSHIP 40E	16) <b>FLOOD ZONE:</b> THE PROJECT IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, NUMBER 12111C0279K AND 12111C0287K (2/19/20)
6) <b>MAP ID:</b> 24255	17) <b>UTILITY SERVICE:</b>
7) <b>PARCEL ID NUMBERS:</b> 3426-702-0008-000-5 3426-702-0019-000-5 3426-702-0009-000-5	18) <b>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.
8) <b>ZONING:</b> PNUD (Planned Non-Residential Development)	19) <b>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.
9) <b>FUTURE LAND USE:</b> IND (Industrial)	20) <b>REFUSE:</b> TRASH AND SOLID WASTE IS TO BE COLLECTED BY AN APPROVED ST LUCIE COUNTY WASTE HAULER.
10) <b>GROSS SITE AREA:</b> 4.16 ACRES	21) <b>PARKING REQUIRED</b> PARKING IS BASED ON ITE CODE 151, MINI WAREHOUSE AT 1 SPACES PER 1000 SQ FT.
11) <b>SITE DENSITY:</b> Max. Units/ Acre (per Zoning Class.) Site Area Prop. Units	22) <b>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 SFWMD PERMIT NO 056-00744-5.
12) <b>BUILDING REQUIREMENTS</b> Lot data, all dimensions are minimum required per the St. Lucie Business Park PNUD with:	23) <b>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>LOT SETBACKS</b>	24) <b>WELLFIELD PROTECTION</b> THIS PROJECT IS NOT LOCATED IN ANY PUBLIC WATER SUPPLY WELLFIELD PROTECTION AREA (ZONE).
<b>BLDG 1</b>	25) <b>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>FRONT (W)</b> 25 ft. <b>SIDE (N)</b> 105.7 ft. <b>REAR (E)</b> 105 ft. <b>SIDE (S)</b> 120.1 ft.	
<b>BLDG 2N</b>	
<b>FRONT (W)</b> 128 ft. <b>SIDE (N)</b> 18 ft. <b>REAR (E)</b> 23 ft. <b>SIDE (S)</b> N/A ft.	
<b>BLDG 2S</b>	
<b>FRONT (W)</b> N/A ft. <b>SIDE (N)</b> 18 ft. <b>REAR (E)</b> N/A ft. <b>SIDE (S)</b> 36 ft.	
<b>BLDG 2E</b>	
<b>FRONT (W)</b> N/A ft. <b>SIDE (N)</b> N/A ft. <b>REAR (E)</b> N/A ft. <b>SIDE (S)</b> 36 ft.	
<b>BUILDING HEIGHT</b> MAXIMUM PERMITTED - PER FLU CLASS: 80 FEET ACTUAL: BUILDING 1 58.3 FT BUILDING 2 15.5 FT	
<b>DEVELOPMENT SCHEDULE</b>	
START 2024	COMPLETE 2025

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 12:42 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**  
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE 772-464-3537 • FAX 772-464-9497 • [www.ct-eng.com](http://www.ct-eng.com)  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

**- REVISIONS -**

REVISION	BY	DATE
REVISED PER SLC DRC REVIEW COMMENTS	DJM	24.02.14
REVISED PER PSLUD REVIEW COMMENTS	DJM	24.06.07
REVISED PER SLC REVIEW COMMENTS	DJM	24.07.05

DESIGNED	BY	DATE

**A-Z STORAGE FACILITY**

**SITE AERIAL**

DATE: 08-10-2023  
 HORIZ. SCALE: 1:40  
 VERT. SCALE: ####  
 JOB No. 22-079  
 SHEET 2 of 3