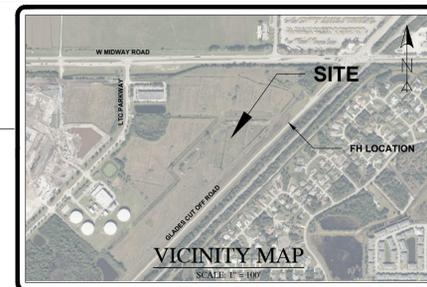


**LEGAL DESCRIPTION**  
 LTC RANCH PUD #2 REPLAT #2 (PB 102-28) LOT 3  
 PARCEL ID#: 3301-705-0003-000-8  
 PROJECT NAME: K.R. REAL ESTATE  
 OWNER: JANSTEEL USA, INC.  
 10763 NW 123RD ST.  
 MEDLEY, FL 33178  
 FUTURE LAND USE: CS/LI/ROI  
 ZONING: PUD

**BUILDING DATA**  
 PROPOSED WAREHOUSE = 95,651 S.F.  
 PROPOSED OFFICE = 6,005 S.F.  
 TOTAL SQUARE FOOTAGE = 101,656 S.F.  
 PROPOSED BUILDING HEIGHT: 35' (1 STORY)  
 MAXIMUM BUILDING HEIGHT: 75'  
 MAXIMUM BUILDING COVERAGE: 40.00%  
 TOTAL BUILDING COVERAGE: 30.29%

**SETBACKS**  
 FRONT: 25'  
 SIDE: 10'  
 REAR: 25'



**SITE DATA**  
 TOTAL AREA: 335,576 S.F. ±7.70 AC. 100.00%  
 IMPERVIOUS AREA:  
 PROPOSED BUILDING 100,915 S.F. 2.32 AC. 30.07%  
 PROPOSED CONCRETE 36,538 S.F. 0.85 AC. 11.04%  
 PROPOSED PAVEMENT 112,150 S.F. 2.57 AC. 33.44%  
 TOTAL IMPERVIOUS 250,007 S.F. 5.74 AC. 74.55%  
 MAX IMPERVIOUS 80.00%  
 PERVIOUS AREA:  
 DRY DETENTION 7,219 S.F. 0.17 AC. 02.21%  
 STORM WATER MANAGEMENT 24,049 S.F. 0.55 AC. 07.14%  
 OPEN SPACE 454,301 S.F. 1.25 AC. 16.23%  
 TOTAL (PERVIOUS) 85,569 S.F. 1.96 AC. 25.45%  
 MINIMUM REQUIRED OPEN SPACE: 10.00%

**PARKING CALCULATIONS**  
 REQUIRED PARKING (FINAL BUILD-OUT)  
 OFFICE (TOTAL)  
 7,000 S.F. (1 SPACE/200 S.F.) = 35 PARKING SPACES  
 WAREHOUSING (6)  
 10,360 S.F. (2 SPACE/1,000 S.F. TO 10,000 S.F.) = 20 PARKING SPACES  
 WAREHOUSING (1)  
 31,743 S.F. (2 SPACE/1,000 S.F. TO 10,000 S.F.) = 20 PARKING SPACES  
 (1 SPACE/2,000 S.F.) = 11 PARKING SPACES  
 TOTAL REQUIRED PARKING SPACES = 186 PARKING SPACES  
 (PER LTC RANCH PUD: 5 ADA SPACES / 101-150 SPACES) = 6 ADA SPACES  
 PROVIDED PARKING  
 TOTAL PROVIDED PARKING SPACES = 188 PARKING SPACES  
 ADA PARKING (INCLUDED) = 6 ADA SPACES

**WATER AND SEWER:**  
 WATER SERVICE AND SEWER SERVICE WILL BE PROVIDED TO SERVE THE PROPOSED BUILDING BY PSLUSD

**DRAINAGE STATEMENT:**  
 DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA AND EXFILTRATION TRENCH WHICH WILL PROVIDE THE REQUIRED 3" WATER QUALITY VOLUME PRIOR TO DISCHARGE TO THE EXISTING DRAINAGE EASEMENT NORTHWEST OF THE PROPERTY. SF/MD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SF/MD PERMIT 56-01480-P WILL BE OBTAINED.

**SOLID WASTE:**  
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

**HAZARDOUS WASTE:**  
 ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

**FIRE PROTECTION:**  
 EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW WITHIN 1,000 FEET

**NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE:**  
 SOUTH SIDE OF GLADES CUT OFF ±207 FEET

**TRAFFIC GENERATION:**

**K.R. REAL ESTATE - LTC RANCH**  
(SEE L101-EDITION TRIP GENERATION RATES)

Land Use	ITE Code	Intensity (Units)	Trip Generation Rate	Directional Split		Gross Trips			
				In	Out	In	Out	Total	
Warehouse	150	121,622	S.F.	T=1,588(X/1000)+38.29	50%	50%	115	115	230
<b>TOTAL</b>							<b>115</b>	<b>115</b>	<b>230</b>

Land Use	ITE Code	Intensity (Units)	Trip Generation Rate	Directional Split		Gross Trips			
				In	Out	In	Out	Total	
Warehouse	150	121,622	S.F.	T=0.11(X/1000)+28.55	65%	35%	27	15	42
<b>TOTAL</b>							<b>27</b>	<b>15</b>	<b>42</b>

Land Use	ITE Code	Intensity (Units)	Trip Generation Rate	Directional Split		Gross Trips			
				In	Out	In	Out	Total	
Warehouse	150	121,622	S.F.	T=0.15(X/1000)+20.47	24%	76%	9	29	39
<b>TOTAL</b>							<b>9</b>	<b>29</b>	<b>39</b>

**LEGEND**

	HANDICAP PARKING SYMBOL		EXISTING MITERED END SECTION
	EXISTING CONCRETE		PROPOSED MITERED END SECTION
	EXISTING PAVEMENT		EXISTING DRAINAGE MANHOLE
	PROPOSED PAVEMENT		PROPOSED DRAINAGE MANHOLE
	PROPOSED CONCRETE		EXISTING UTILITY POLE - CONCRETE
	PROPOSED LIGHT POLE		EXISTING STREET LIGHT
	PROPOSED SIGN		PROPOSED LIGHT POLE (SINGLE)
	EXIST. DRAINAGE INLET		DRAINAGE FLOW ARROW
	PROPOSED DRAINAGE INLET		PARKING STALL COUNT
			FPL TRANSFORMER (BY OTHERS)

**GLADES CUT-OFF ROAD**

NOTE:  
 1. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, 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 THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).  
 2. LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 155.221 OF THE PSL CITY CODE.  
 3. ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW  
 NO PUBLIC WELLS WITHIN 1,000 FEET.

**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**  
 10250 VILLAGE PARKWAY SUITE 201  
 PORT ST. LUCIE, FL 34987  
 772-462-2455  
 www.edc-inc.com  
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9835  
 L.B. CERTIFICATE OF AUTHORIZATION 8068

DESIGNED BY: DATE: 09/19/23  
 DRAWN BY: DATE: 09/19/23  
 FILE NAME: I-3\_1\_21165\_e210160.dwg  
 SITE PLAN LAYOUT  
 SCALE: 1" = 40'  
 PROJECT NUMBER: 20-330

NO.	REVISIONS PER CITY OF PORT ST. LUCIE COMMENTS	DATE	BY

**K. R. REAL ESTATE  
 CONCEPTUAL SITE PLAN - 1  
 CITY OF PORT ST. LUCIE  
 FLORIDA**

DATE: \_\_\_\_\_  
**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**  
 10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455