

**ENGINEERING DESIGN
& CONSTRUCTION, INC.**
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454

BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE OF AUTHORIZATION NUMBER 9835

DESIGNED BY	JRP
DRAWN BY	JRP
FILE NAME	04-233 master site plan.dwg
MASTER SITE PLAN	LAYOUT
AS SHOWN	
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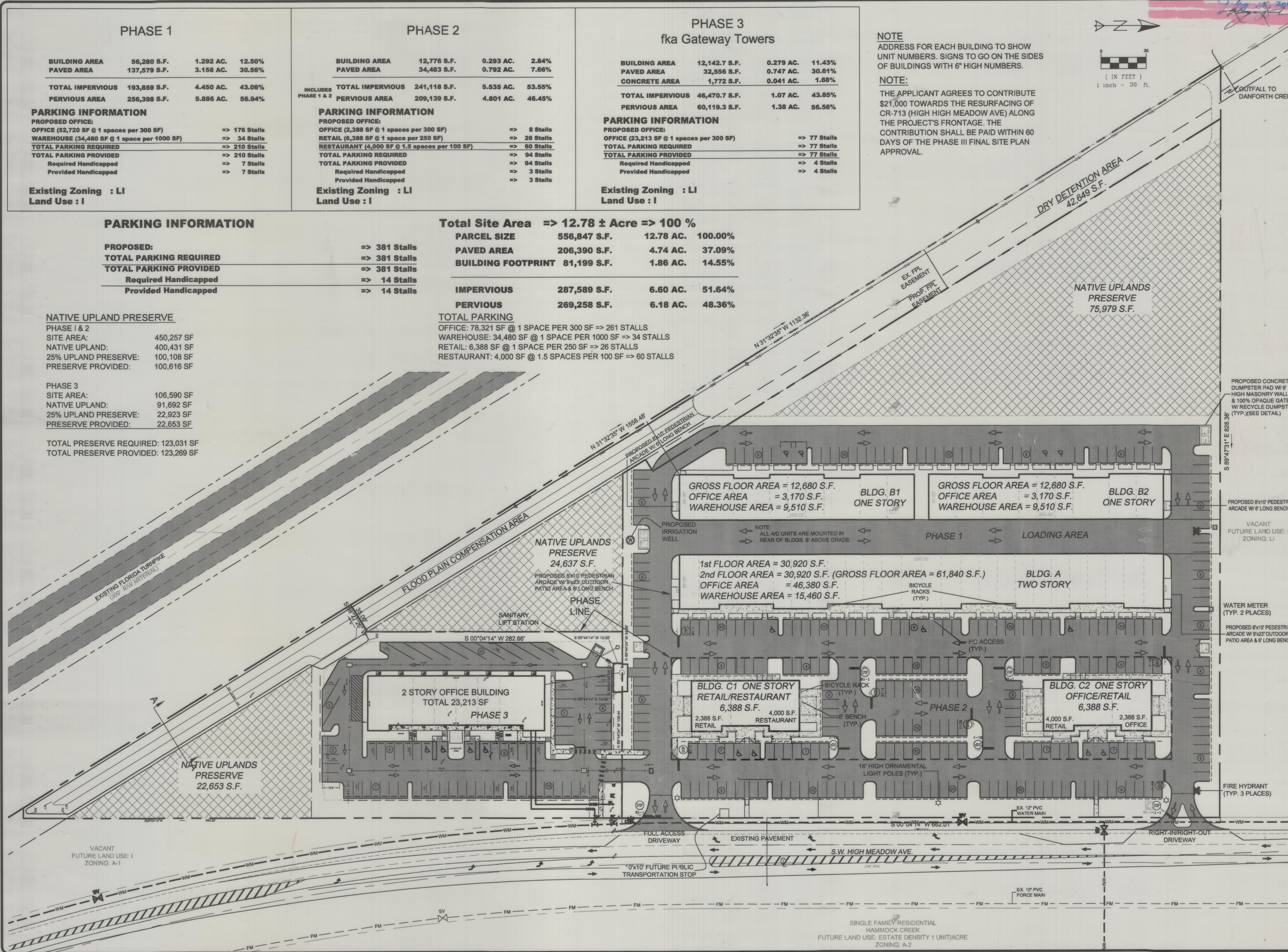
PALM CITY BUSINESS PARK

MASTER SITE PLAN

FLORIDA
MARTIN COUNTY

(DATE)

GARY R. PRIEST, P.E.
#66511
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455



PHASE 1

BUILDING AREA	56,280 S.F.	1.292 AC.	12.50%
PAVED AREA	137,579 S.F.	3.158 AC.	30.56%
TOTAL IMPERVIOUS	193,859 S.F.	4.450 AC.	43.06%
PERVIOUS AREA	256,398 S.F.	5.886 AC.	56.94%

PARKING INFORMATION

PROPOSED OFFICE:	=> 176 Stalls
OFFICE (52,720 SF @ 1 space per 300 SF)	=> 176 Stalls
WAREHOUSE (34,480 SF @ 1 space per 1000 SF)	=> 34 Stalls
TOTAL PARKING REQUIRED	=> 210 Stalls
TOTAL PARKING PROVIDED	=> 210 Stalls
Required Handicapped	=> 7 Stalls
Provided Handicapped	=> 7 Stalls

Existing Zoning : LI
Land Use : I

PHASE 2

BUILDING AREA	12,776 S.F.	0.293 AC.	2.84%
PAVED AREA	34,483 S.F.	0.792 AC.	7.66%
TOTAL IMPERVIOUS	241,118 S.F.	5.535 AC.	53.55%
PERVIOUS AREA	209,139 S.F.	4.801 AC.	46.45%

PARKING INFORMATION

PROPOSED OFFICE:	=> 8 Stalls
OFFICE (2,388 SF @ 1 space per 300 SF)	=> 8 Stalls
RETAIL (6,388 SF @ 1 space per 250 SF)	=> 26 Stalls
RESTAURANT (4,000 SF @ 1.5 spaces per 100 SF)	=> 60 Stalls
TOTAL PARKING REQUIRED	=> 94 Stalls
TOTAL PARKING PROVIDED	=> 94 Stalls
Required Handicapped	=> 3 Stalls
Provided Handicapped	=> 3 Stalls

Existing Zoning : LI
Land Use : I

PHASE 3
fka Gateway Towers

BUILDING AREA	12,142.7 S.F.	0.279 AC.	11.43%
PAVED AREA	32,556 S.F.	0.747 AC.	30.61%
CONCRETE AREA	1,772 S.F.	0.041 AC.	1.68%
TOTAL IMPERVIOUS	46,470.7 S.F.	1.07 AC.	43.85%
PERVIOUS AREA	60,119.3 S.F.	1.38 AC.	56.56%

PARKING INFORMATION

PROPOSED OFFICE:	=> 77 Stalls
OFFICE (23,213 SF @ 1 space per 300 SF)	=> 77 Stalls
TOTAL PARKING REQUIRED	=> 77 Stalls
TOTAL PARKING PROVIDED	=> 77 Stalls
Required Handicapped	=> 4 Stalls
Provided Handicapped	=> 4 Stalls

Existing Zoning : LI
Land Use : I

PARKING INFORMATION

PROPOSED:	=> 381 Stalls
TOTAL PARKING REQUIRED	=> 381 Stalls
TOTAL PARKING PROVIDED	=> 381 Stalls
Required Handicapped	=> 14 Stalls
Provided Handicapped	=> 14 Stalls

Total Site Area => 12.78 ± Acre => 100 %

PARCEL SIZE	556,847 S.F.	12.78 AC.	100.00%
PAVED AREA	206,390 S.F.	4.74 AC.	37.09%
BUILDING FOOTPRINT	81,199 S.F.	1.86 AC.	14.55%
IMPERVIOUS	287,589 S.F.	6.60 AC.	51.64%
PERVIOUS	269,258 S.F.	6.18 AC.	48.36%

TOTAL PARKING

OFFICE: 78,321 SF @ 1 SPACE PER 300 SF => 261 STALLS
WAREHOUSE: 34,480 SF @ 1 SPACE PER 1000 SF => 34 STALLS
RETAIL: 6,388 SF @ 1 SPACE PER 250 SF => 26 STALLS
RESTAURANT: 4,000 SF @ 1.5 SPACES PER 100 SF => 60 STALLS

NATIVE UPLAND PRESERVE

PHASE 1 & 2
SITE AREA: 450,257 SF
NATIVE UPLAND: 400,431 SF
25% UPLAND PRESERVE: 100,108 SF
PRESERVE PROVIDED: 100,616 SF

PHASE 3
SITE AREA: 106,590 SF
NATIVE UPLAND: 91,692 SF
25% UPLAND PRESERVE: 22,923 SF
PRESERVE PROVIDED: 22,653 SF

TOTAL PRESERVE REQUIRED: 123,031 SF
TOTAL PRESERVE PROVIDED: 123,269 SF