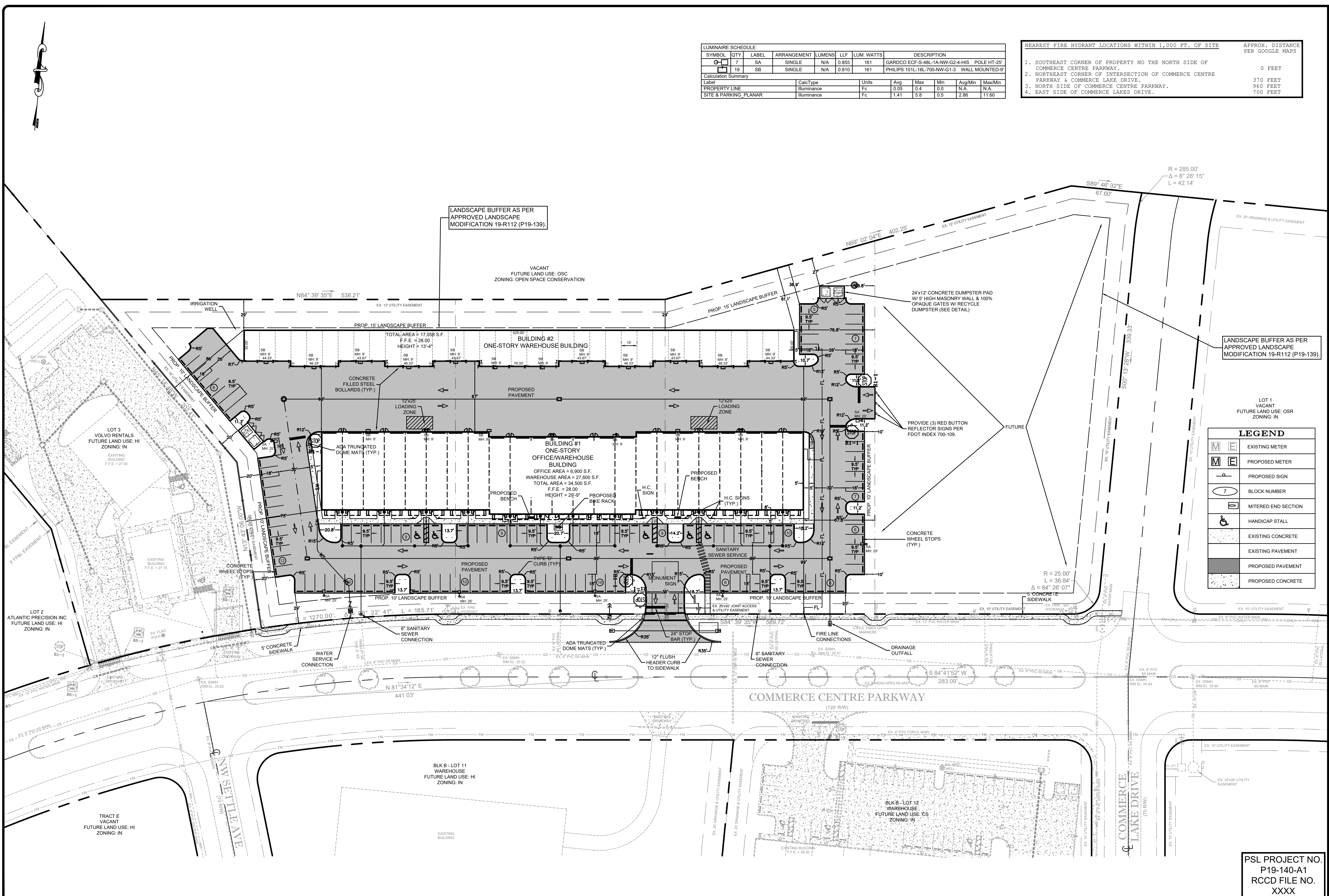


J:\B10-Barons\B1002 - PSL SLW AutoVault\DWG DESIGN\SITE PLAN PHASE 1\B1002 Site Plan V2.dwg, PRINTED BY: Danw ON Wed, Aug 11 2021

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	LUM. WATTS	DESCRIPTION
G	7	SA	SINGLE	N/A	0.855	161	GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE HT-26"
19	SB	SINGLE	N/A	0.810	161	PHILIPS 101L-16L-700-NW-G1-3 WALL MOUNTED-9"	

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.05	0.4	0.0	N.A.	N.A.
SITE & PARKING PLANNAR	Illuminance	Fc	1.41	5.8	0.5	2.86	11.60

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE	APPROX. DISTANCE PER GOOGLE MAPS
1. SOUTHEAST CORNER OF PROPERTY NO THE NORTH SIDE OF COMMERCE CENTRE PARKWAY.	0 FEET
2. NORTHEAST CORNER OF INTERSECTION OF COMMERCE CENTRE PARKWAY & COMMERCE LAKE DRIVE.	370 FEET
3. NORTH SIDE OF COMMERCE CENTRE PARKWAY.	960 FEET
4. EAST SIDE OF COMMERCE LAKES DRIVE.	700 FEET



LANDSCAPE BUFFER AS PER APPROVED LANDSCAPE MODIFICATION 19-R112 (P19-139).

LANDSCAPE BUFFER AS PER APPROVED LANDSCAPE MODIFICATION 19-R112 (P19-139).

LOT 1 VACANT FUTURE LAND USE: OSR ZONING: IN

LEGEND	
	EXISTING METER
	PROPOSED METER
	PROPOSED SIGN
	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE

CALL 48 HOURS BEFORE YOU DIG
811

1 inch = 40 ft.

DRAWN: 7-1-2021
PROJECT: B1002
FILES: B1002 Site Plan V2.dwg

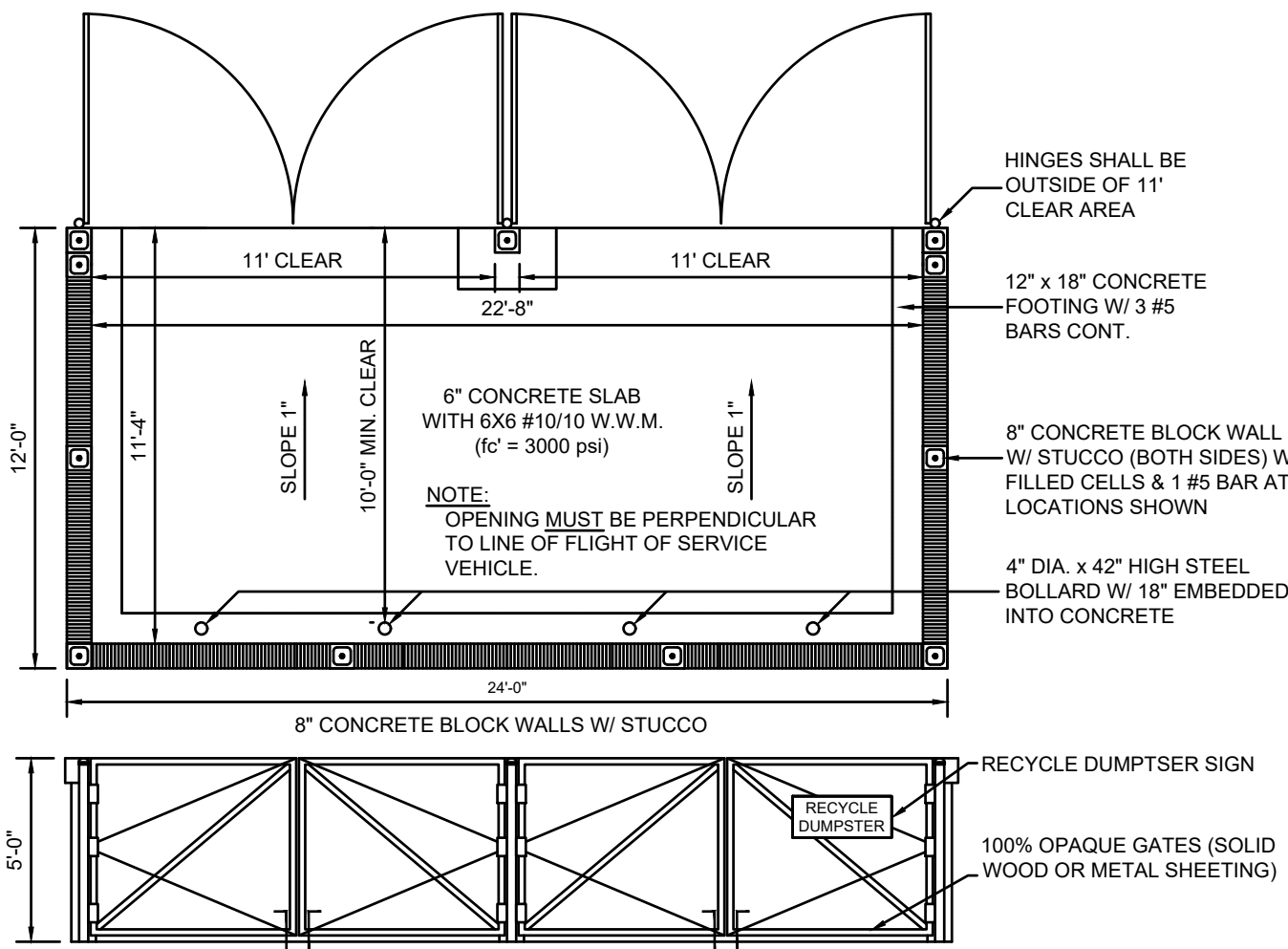
THE MILCOR GROUP, INC.
CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
PH: (772) 223-8850
FAX: (772) 223-8851
WWW.THEMILCORGROUP.COM
CERTIFICATE OF AUTHORIZATION: 28246

SITE PLAN
EMERALD DESIGN CENTER
PORT SAINT LUCIE, FLORIDA

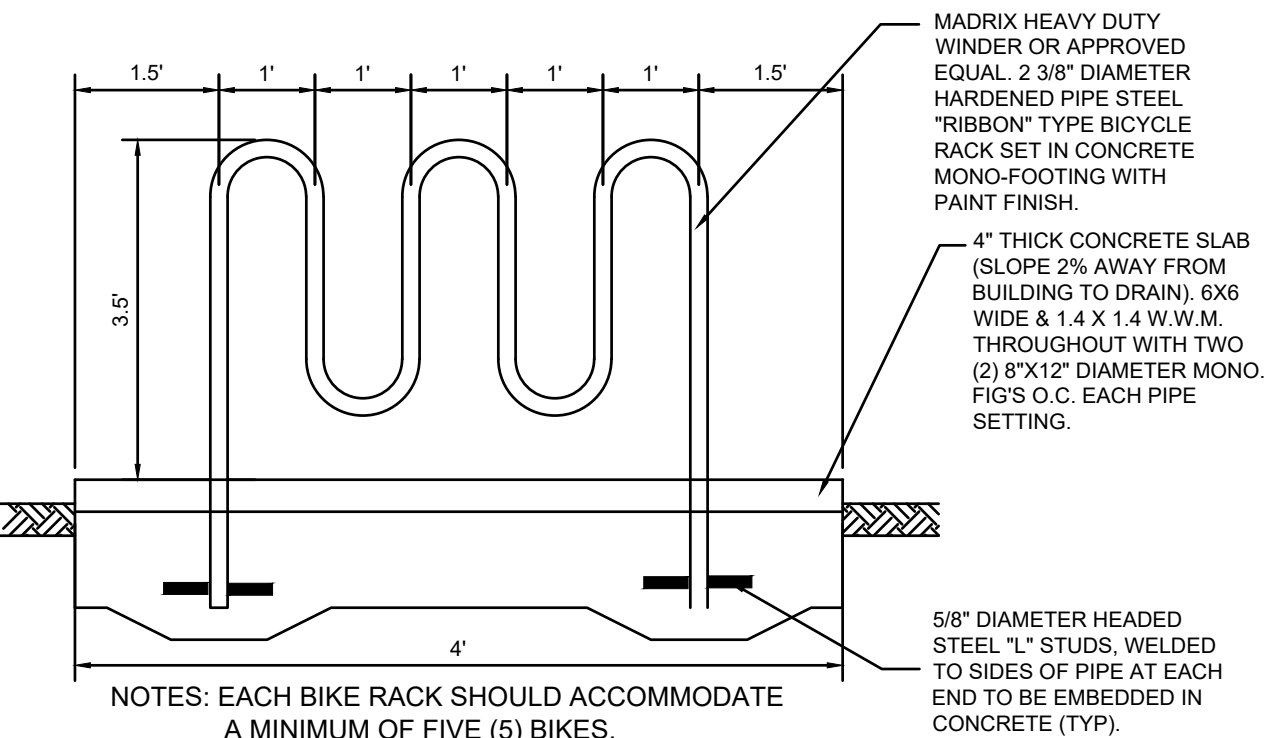
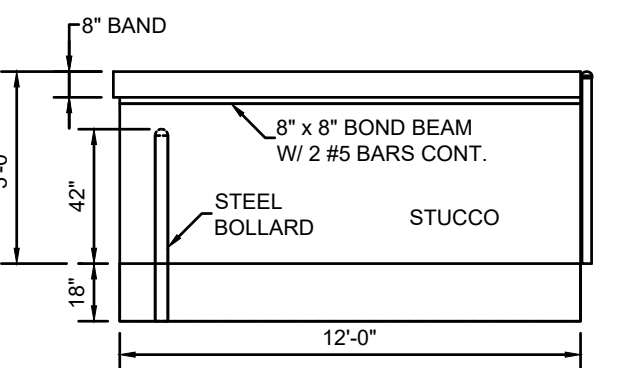
PSL PROJECT NO. P19-140-A1
RCCD FILE NO. XXXX

EMERALD DESIGN CENTER
PORT SAINT LUCIE, FLORIDA

SHEET NO. 1

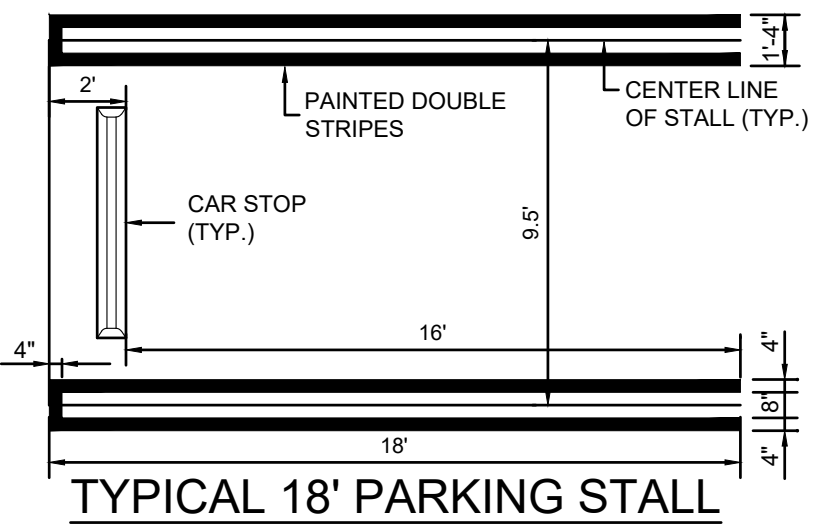


24' x 12' DUMPSTER DETAIL

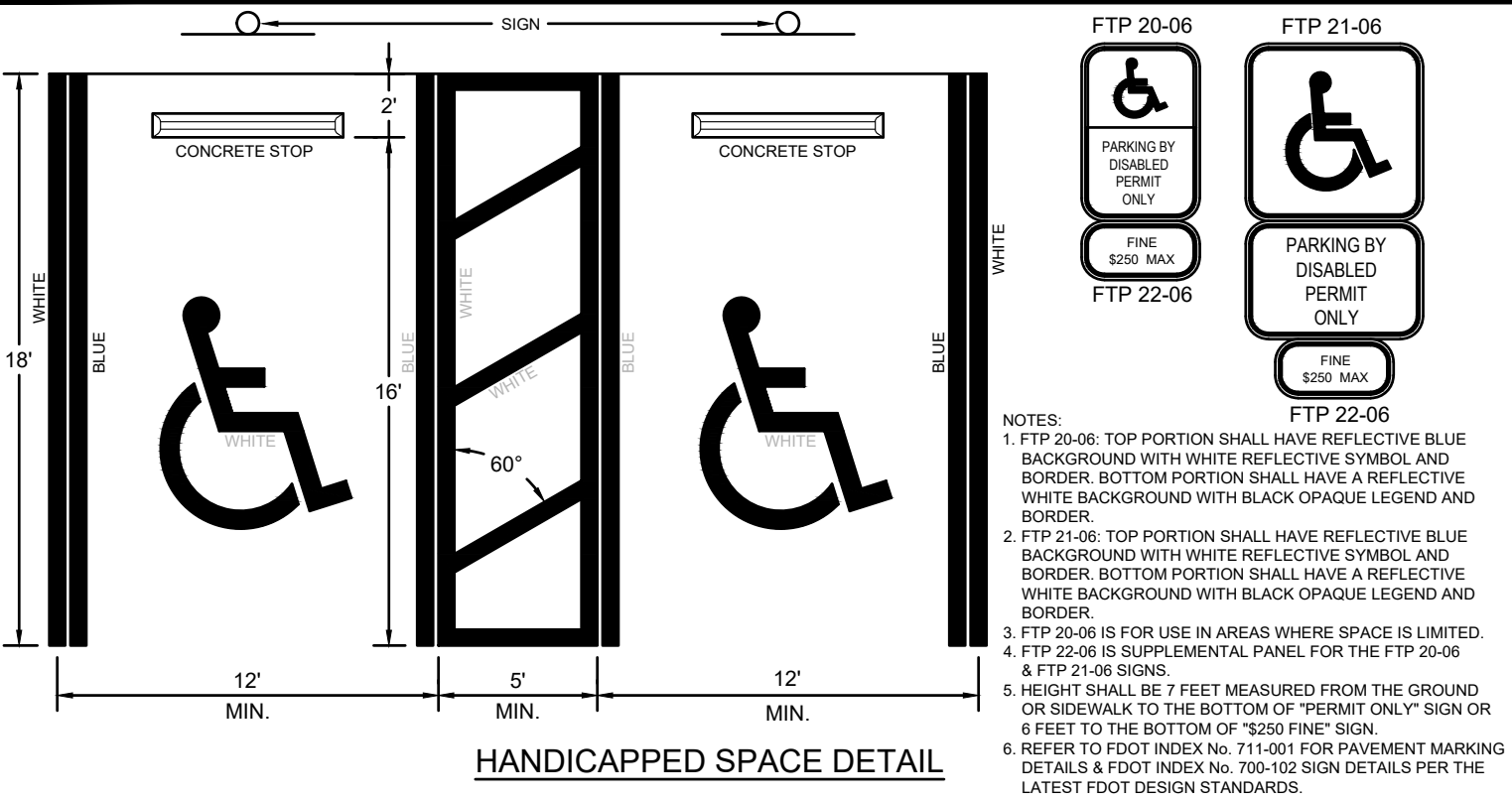


TYPICAL BIKE RACK DETAIL

N.T.S.



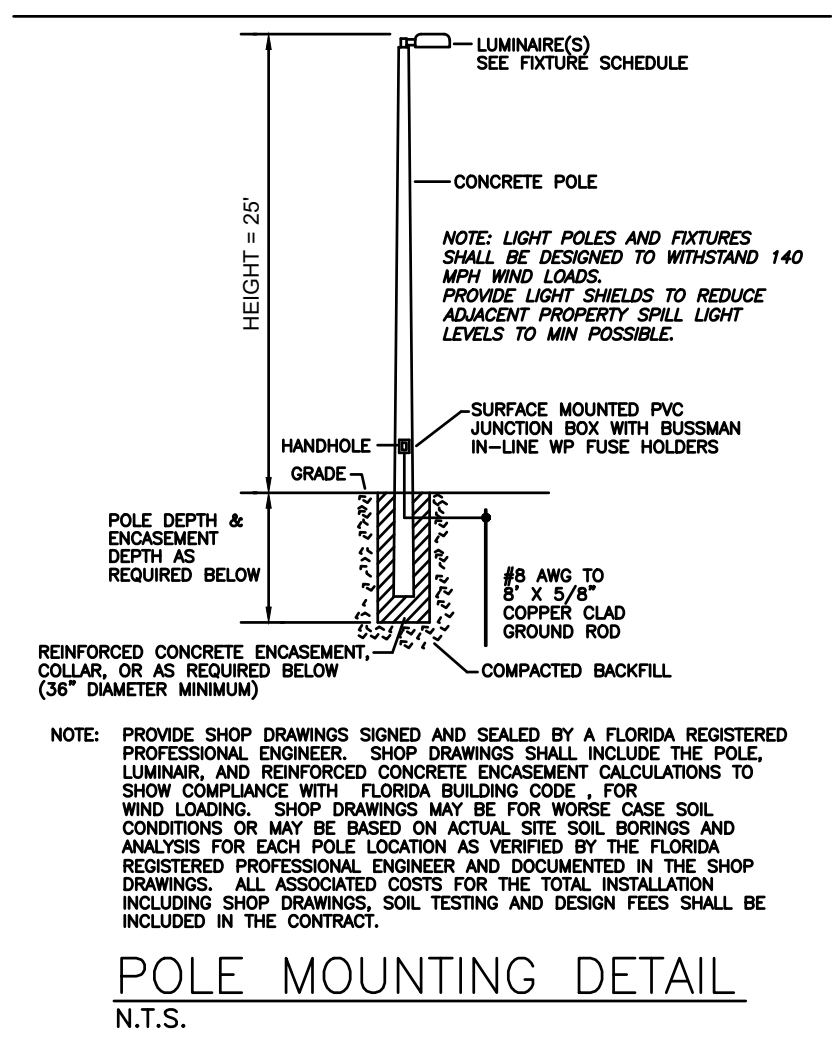
TYPICAL 18' PARKING STALL



HANDICAPPED SPACE DETAIL

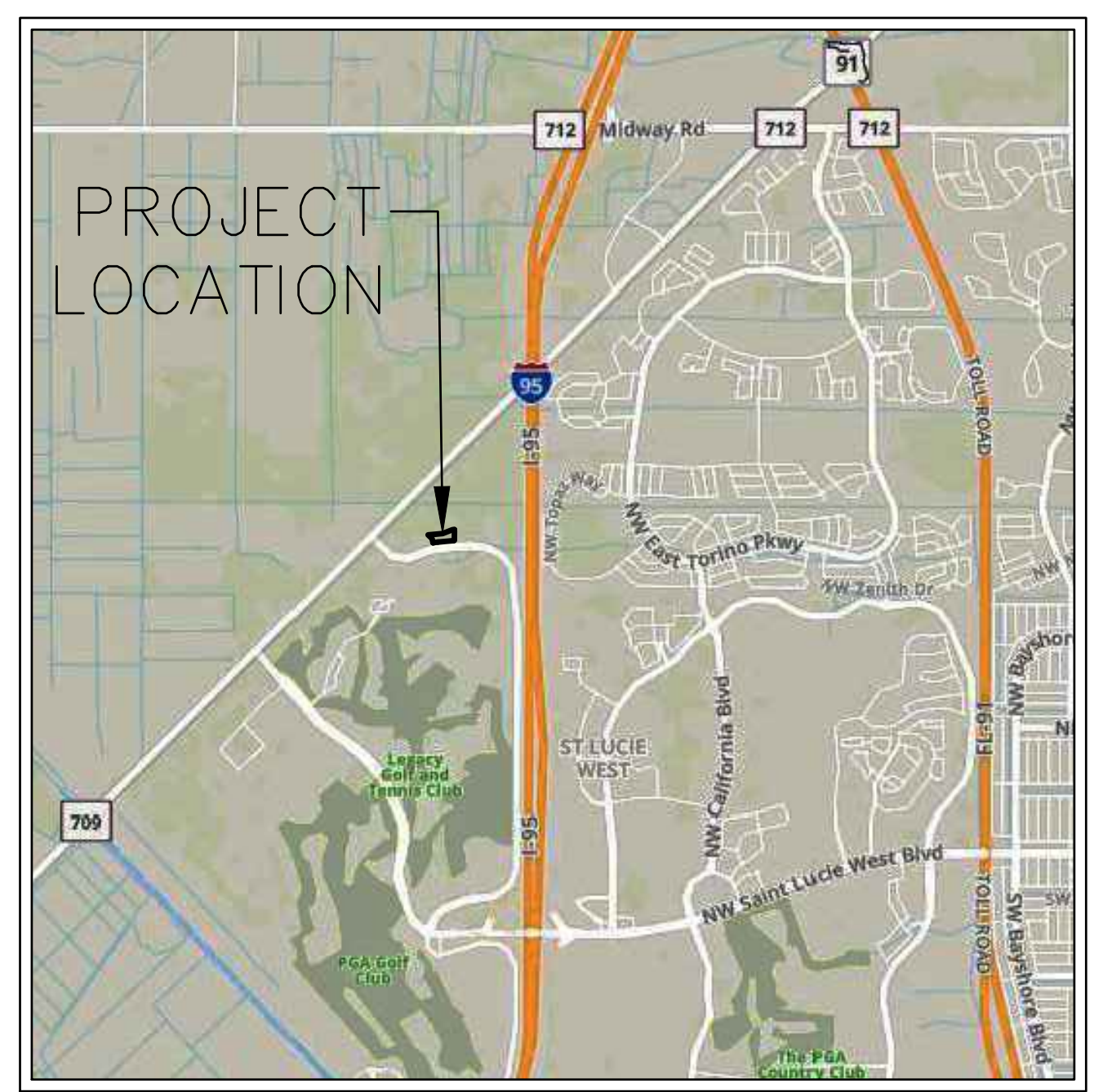
UPLAND PRESERVE REQUIREMENTS
 PROJECT AREA: 287,174 S.F. (6.593 AC.)
 MITIGATION REQUIRED: 49,801 S.F. (1.143 AC.)
 (6.593 x 25% = 1.648 ACRES x 1.5 = 2.472 ACRES)

ENVIRONMENTAL SITE ASSESSMENT STATEMENT				
(PER REPORT BY EDC, INC. JUNE 14, 2019)				
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A



POLE MOUNTING DETAIL

N.T.S.



LOCATION MAP

SITE PLAN NOTES:

- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
- TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
- ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW, NO A/C EQUIPMENT IS LOCATED ON THE ROOF.
- 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).
- ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.
- DIMENSION FOR THE LANDSCAPE ISLANDS ARE GIVEN TO THE INTERIOR FACE OF CURB.
- PRIOR TO CLEARING, A GOPHER TORTOISE SURVEY IS REQUIRED.

TRAFFIC STATEMENT

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

WAREHOUSING (150)	GENERAL OFFICE (710)	AVERAGE RATE	PROJECT S.F.	TRIPS
WAREHOUSING (150)	GENERAL OFFICE (710)	1.74/1,000 S.F.	44,658 S.F.	= 78
WAREHOUSING (150)	GENERAL OFFICE (710)	9.74/1,000 S.F.	6,900 S.F.	= 67
TOTAL TRIPS				= 145
A.M. PEAK HOUR OF GENERATOR:				
WAREHOUSING (150)	GENERAL OFFICE (710)	0.17/1,000 S.F.	44,658 S.F.	= 8
WAREHOUSING (150)	GENERAL OFFICE (710)	1.16/1,000 S.F.	6,900 S.F.	= 8
TOTAL TRIPS				= 16
P.M. PEAK HOUR OF GENERATOR:				
WAREHOUSING (150)	GENERAL OFFICE (710)	0.19/1,000 S.F.	44,658 S.F.	= 8
WAREHOUSING (150)	GENERAL OFFICE (710)	1.15/1,000 S.F.	6,900 S.F.	= 8
TOTAL TRIPS				= 16

LEGAL DESCRIPTION

LOTS 5 - 8, BLOCK C, OF G.O. TEAM INDUSTRIAL PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 2 AND 2A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 287,174 SQUARE FEET OR 6.593 ACRES, MORE OR LESS.

SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #:

- LOT 5 - 3315-703-0014-000-5
- LOT 6 - 3315-703-0015-000-2
- LOT 7 - 3315-703-0016-000-9
- LOT 8 - 3315-703-0017-000-6

PROJECT NAME: EMERALD DESIGN CENTER
 G.O. TEAM LOTS 5 - 8

PROPOSED USE: COMMERCIAL SERVICE OFFICE/WAREHOUSE

OWNER: SLW AUTO VAULT, LLC
 49 SW FLAGLER AVE
 SUITE 301
 STUART, FL 34994

SITE DATA

FUTURE LAND USE: CS
 ZONING: CS

GROSS SITE AREA: 287,174 S.F. (6.593 AC) = 100.00%

IMPERVIOUS AREA: 144,758 S.F. (3.323 AC) = 50.41%

PROPOSED BUILDING #1: 34,500 S.F. (0.792 AC) = 12.02%

PROPOSED BUILDING #2: 17,058 S.F. (0.392 AC) = 5.94%

PROPOSED PAVEMENT: 86,965 S.F. (1.996 AC) = 30.28%

PROPOSED CONCRETE: 6,235 S.F. (0.143 AC) = 2.17%

PERVIOUS AREA: 142,416 S.F. (3.270 AC) = 49.59%

OPEN SPACE AREA: 142,416 S.F. (3.270 AC) = 49.59%

DRY DETENTION AREA: 0 S.F. (0.000 AC) = 0.00%

UPLAND PRESERVE: 0 S.F. (0.000 AC) = 0.00%

WETLANDS: 0 S.F. (0.000 AC) = 0.00%

WETLAND BUFFERS: 0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:

CS (SERVICE COMMERCIAL)

FRONT BUILDING SETBACK (25')

SIDE BUILDING SETBACK (10')

SIDE/CORNER BUILDING SETBACK (25')

REAR BUILDING SETBACK (20')

BUILDING DATA:

BUILDING #1

OFFICE AREA = 6,900 S.F.

STORAGE AREA = 27,600 S.F.

BUILDING #2

WAREHOUSE AREA = 17,058 S.F.

(35 UNITS)

GROSS FLOOR AREA = 51,558 S.F.

BUILDING HEIGHT:

BUILDING #1 HEIGHT = 25'-4" (35' MAX.)

BUILDING #2 HEIGHT = 13'-4" (35' MAX.)

PROVIDER OF UTILITIES:

WATER: RCDD

WASTEWATER: RCDD

IRRIGATION: WELL

PARKING CALCULATIONS:

PARKING REQUIRED:

BUILDING #1

6,900 S.F. OFFICE AREA

1 SPACE / 200 S.F. OFFICE AREA

6,900 / 200 = 35 SPACES

27,600 S.F. WAREHOUSE AREA

1 SPACE / 500 S.F. WAREHOUSE AREA

27,600 / 500 = 55 SPACES

BUILDING #2

17,058 S.F. WAREHOUSE AREA

1 SPACE / 500 S.F. WAREHOUSE AREA

17,058 / 500 = 34 SPACES

PARKING REQUIRED = 124 SPACES (5 HC)

PARKING PROVIDED = 124 SPACES (5 HC)

DRAINAGE SYSTEM:

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH DISCHARGE TO THE EXISTING SWALE TO THE SOUTH OF THE PROPERTY. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00466-S WILL BE OBTAINED.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:

THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

NO.	DATE	REVISION	BY
1	7-1-2021	REVISED PER CITY OF PORT ST. LUCIE COMMENTS	DW
2	7-26-21	REVISED PER CITY OF PORT ST. LUCIE COMMENTS	AT
3	7-6-21	REVISED PER SPRC COMMENTS	DW

REMOVED WALL PER CITY OF PSL
 REVISED PER CITY OF PORT ST. LUCIE COMMENTS
 REVISED PER CITY OF PORT ST. LUCIE COMMENTS
 REVISED PER SPRC COMMENTS

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 811

PROJECT: B1002
 FILE: B1002_Site Plan V2.dwg

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
 UNIT 104
 PORT ST. LUCIE, FL 34984

PH: (772) 223-8850
 FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION:
 28246

SITE PLAN

EMERALD DESIGN CENTER

PORT SAINT LUCIE, FLORIDA

PSL PROJECT NO. P19-140-A1
 RCCD FILE NO. XXXX

SHEET NO. 2