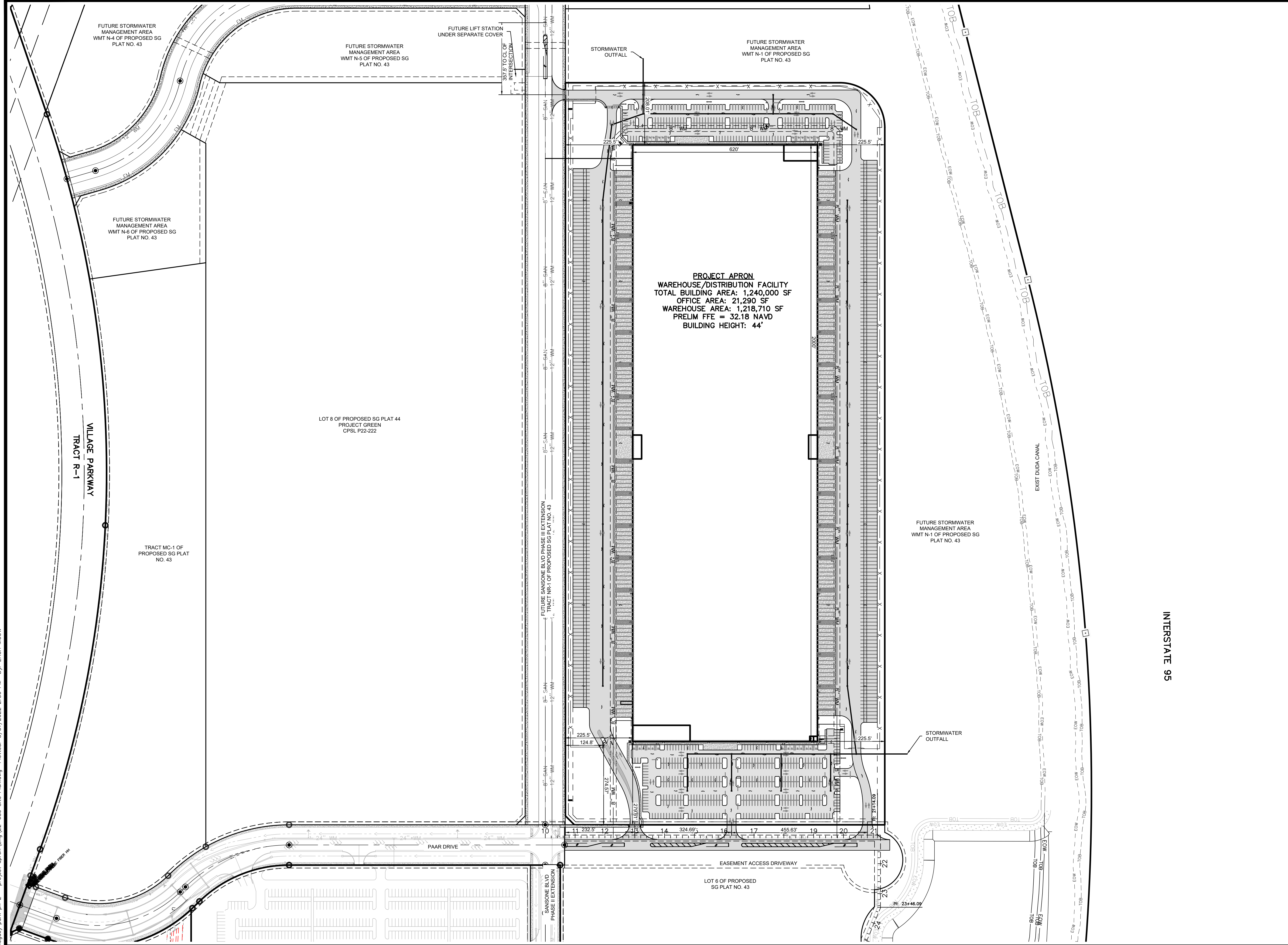
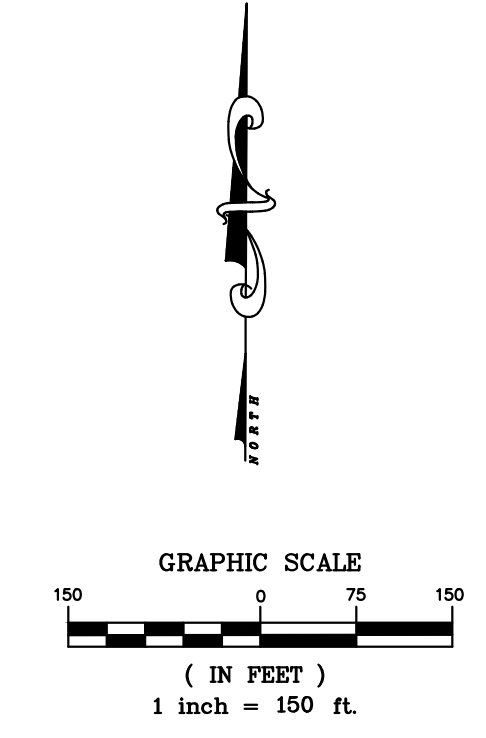
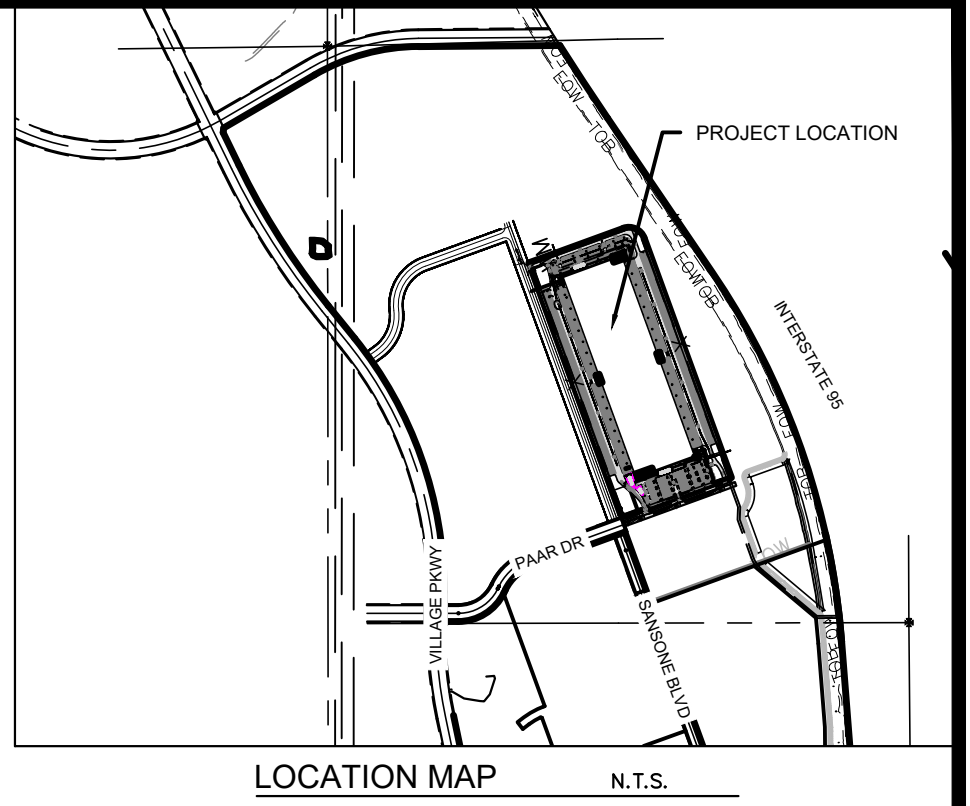


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**PROJECT APRON**  
**WAREHOUSE/DISTRIBUTION FACILITY**  
 TOTAL BUILDING AREA: 1,240,000 SF  
 OFFICE AREA: 21,290 SF  
 WAREHOUSE AREA: 1,218,710 SF  
 PRELIM FFE = 32.18 NAVD  
 BUILDING HEIGHT: 44'



- LEGEND**
- PROJECT BOUNDARY
  - NUMBER OF PARKING SPACES
  - PROPOSED SIGN
  - PROPOSED HANDICAP PARKING
  - TRAFFIC FLOW DIRECTION
  - DRAINAGE INFRASTRUCTURE
  - FLOW ARROW
  - PROPOSED CLEANOUT
  - PROPOSED FIRE SERVICE
  - PROPOSED WATER LINE
  - PROPOSED SECURITY FENCE
  - PROPOSED UTILITY EASEMENT
  - PROPOSED FIRE HYDRANT
  - LIGHT DUTY ASPHALT PAVING
  - HEAVY DUTY ASPHALT PAVING
  - CONCRETE PAVING
  - 2 AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
  - WALL MOUNTED LIGHT

INTERSTATE 95

CITY OF PSL PROJECT No. P22-220  
 PSLUSD FILE No. 5360H

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NO.	BY	DATE

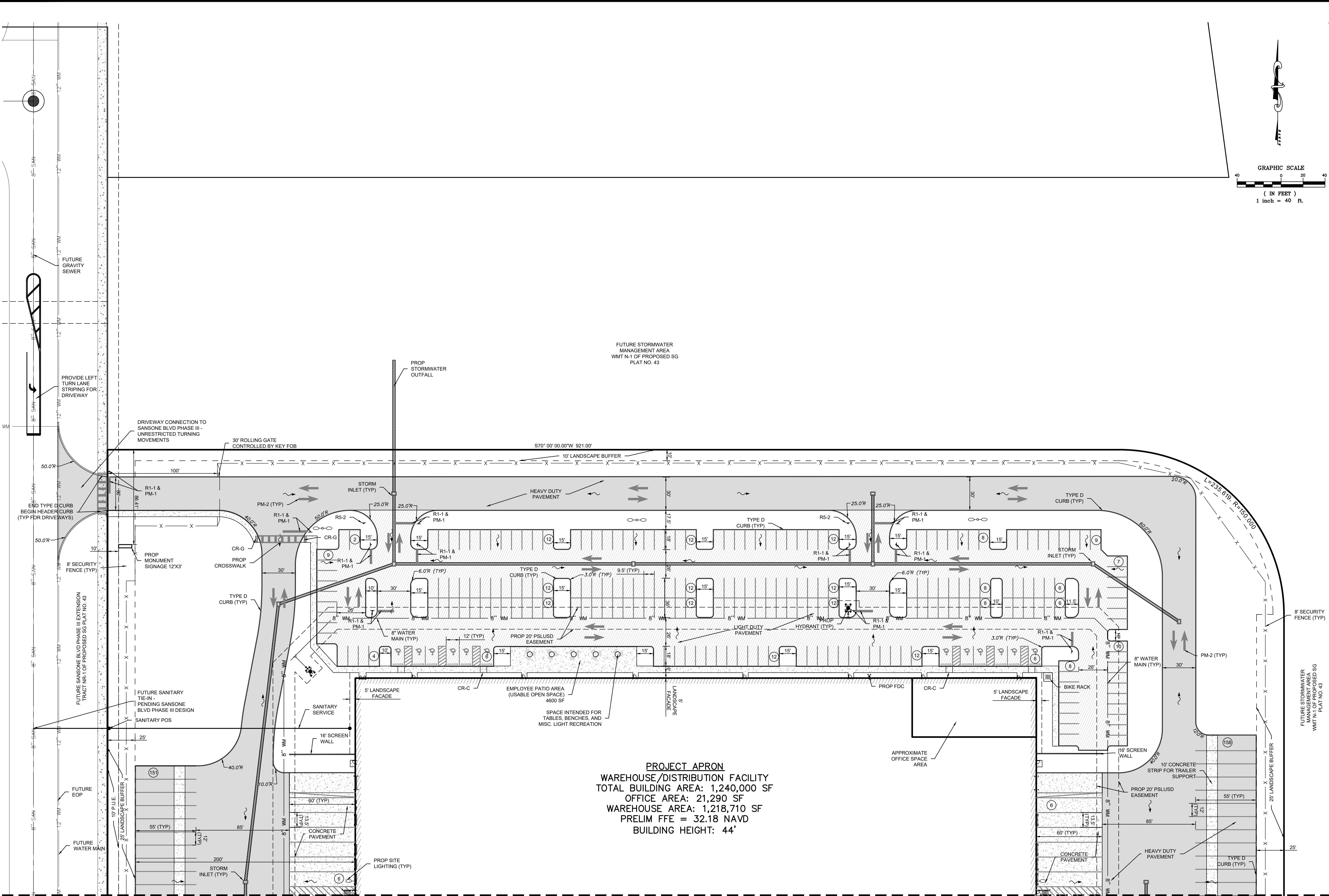
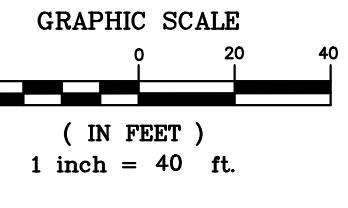
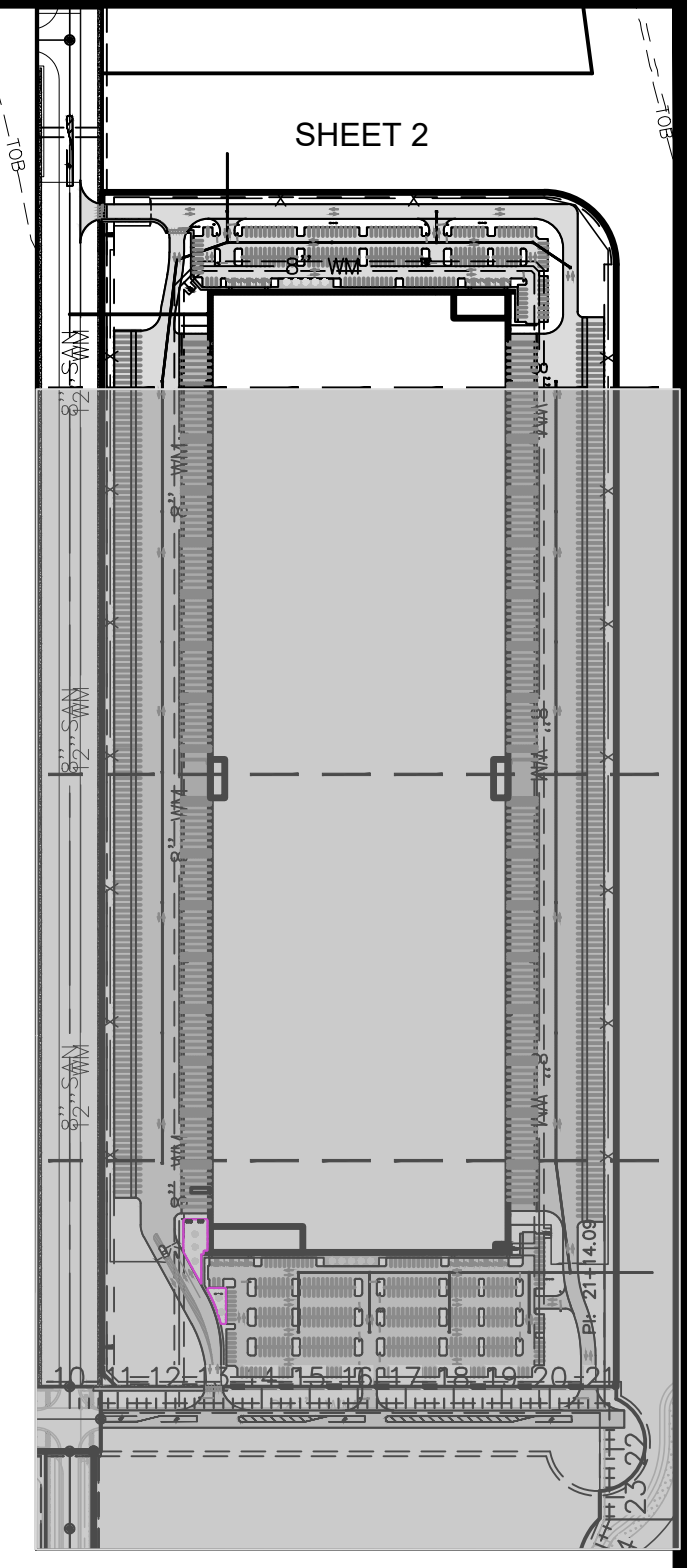
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LEGACY PARK - PROJECT APRON

**OVERALL SITE PLAN**

DATE: -
HORIZ. SCALE: 1"=150'
VERT. SCALE: -
JOB No. 22-086
SHEET 1 of 6





**PROJECT APRON**  
**WAREHOUSE/DISTRIBUTION FACILITY**  
 TOTAL BUILDING AREA: 1,240,000 SF  
 OFFICE AREA: 21,290 SF  
 WAREHOUSE AREA: 1,218,710 SF  
 PRELIM FFE = 32.18 NAVD  
 BUILDING HEIGHT: 44'

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  - CONCRETE PAVING
  - 2 AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
  - WALL MOUNTED LIGHT

**Signing and Marking Legend**

R1-1	STOP SIGN
R5-2	TRUCKS PROHIBITED
PM-1	STOP BAR
PM-2	THRU ARROW

*Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition*

MATCHLINE - SHEET 3

CITY OF PSL PROJECT No. P22-220  
 PSLUSD FILE No. 5360H

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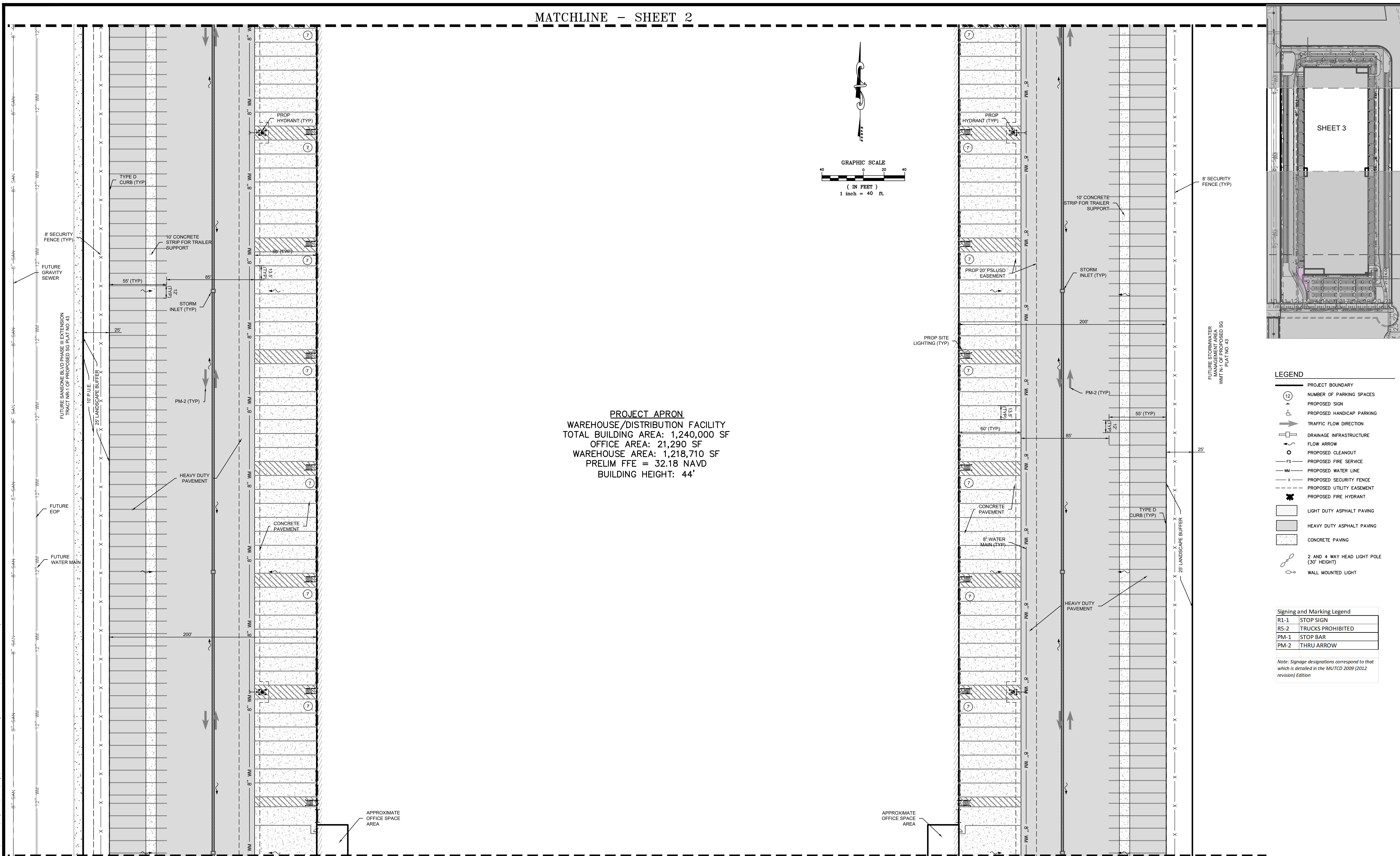
	BY	DATE
DESIGNED		
CALCS.		
DRAWN	ZM	7/11/22
DETAILED		
CHECKED	DM	
APPROVED	JPT	

**LEGACY PARK - PROJECT APRON**

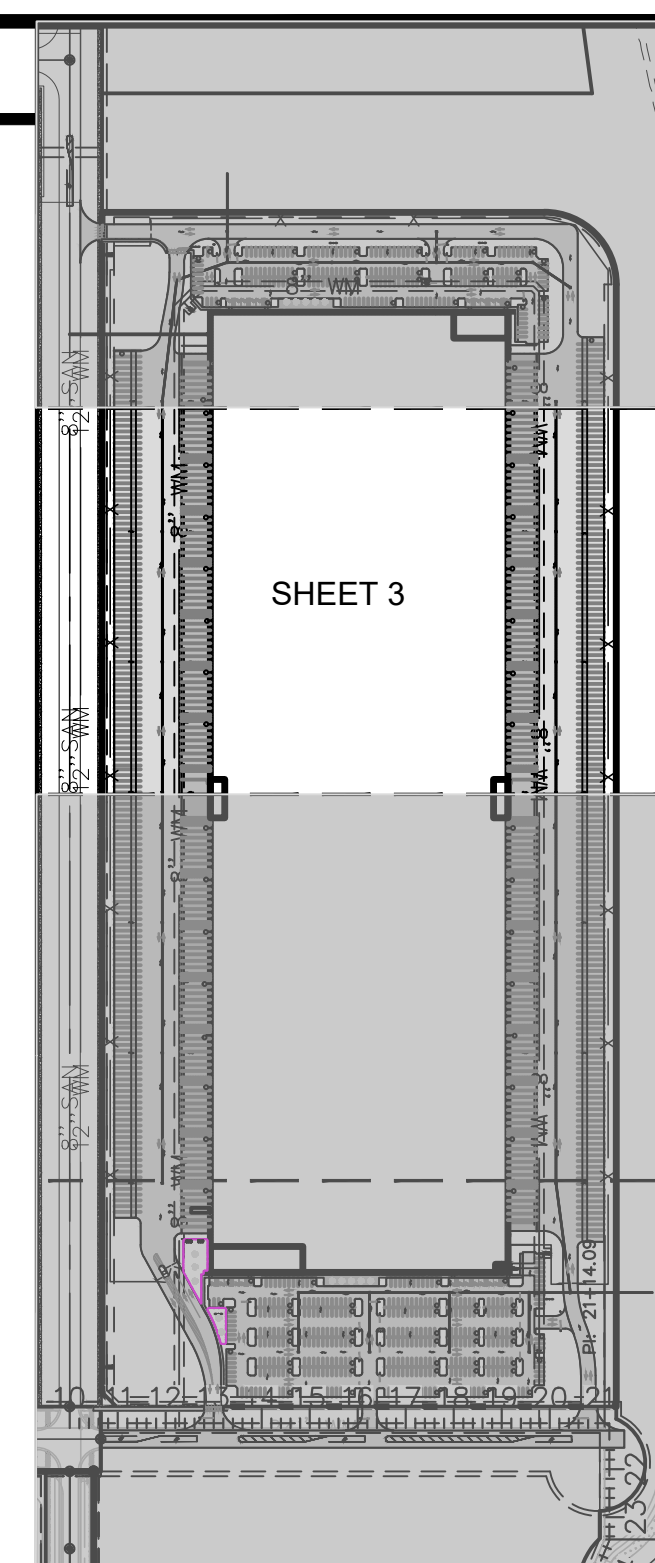
**DETAILED SITE PLAN**

DATE: -
HORIZ. SCALE: 1"=40'
VERT. SCALE: -
JOB No. 22-086
SHEET 2 of 6





**PROJECT APRON**  
 WAREHOUSE/DISTRIBUTION FACILITY  
 TOTAL BUILDING AREA: 1,240,000 SF  
 OFFICE AREA: 21,290 SF  
 WAREHOUSE AREA: 1,218,710 SF  
 PRELIM FFE = 32.18 NAVD  
 BUILDING HEIGHT: 44'



- LEGEND**
- PROJECT BOUNDARY
  - NUMBER OF PARKING SPACES
  - PROPOSED SIGN
  - PROPOSED HANDICAP PARKING
  - TRAFFIC FLOW DIRECTION
  - DRAINAGE INFRASTRUCTURE
  - FLOW ARROW
  - PROPOSED CLEANOUT
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  - PROPOSED WATER LINE
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  - PROPOSED FIRE HYDRANT
  - LIGHT DUTY ASPHALT PAVING
  - HEAVY DUTY ASPHALT PAVING
  - CONCRETE PAVING
  - 2 AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
  - WALL MOUNTED LIGHT

**Signing and Marking Legend**

R1-1	STOP SIGN
R5-2	TRUCKS PROHIBITED
PM-1	STOP BAR
PM-2	THRU ARROW

*Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition*

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- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	ZM	7/11/22
DETAILED		
CHECKED	DM	
APPROVED	JPT	

**LEGACY PARK - PROJECT APRON**

**DETAILED SITE PLAN**

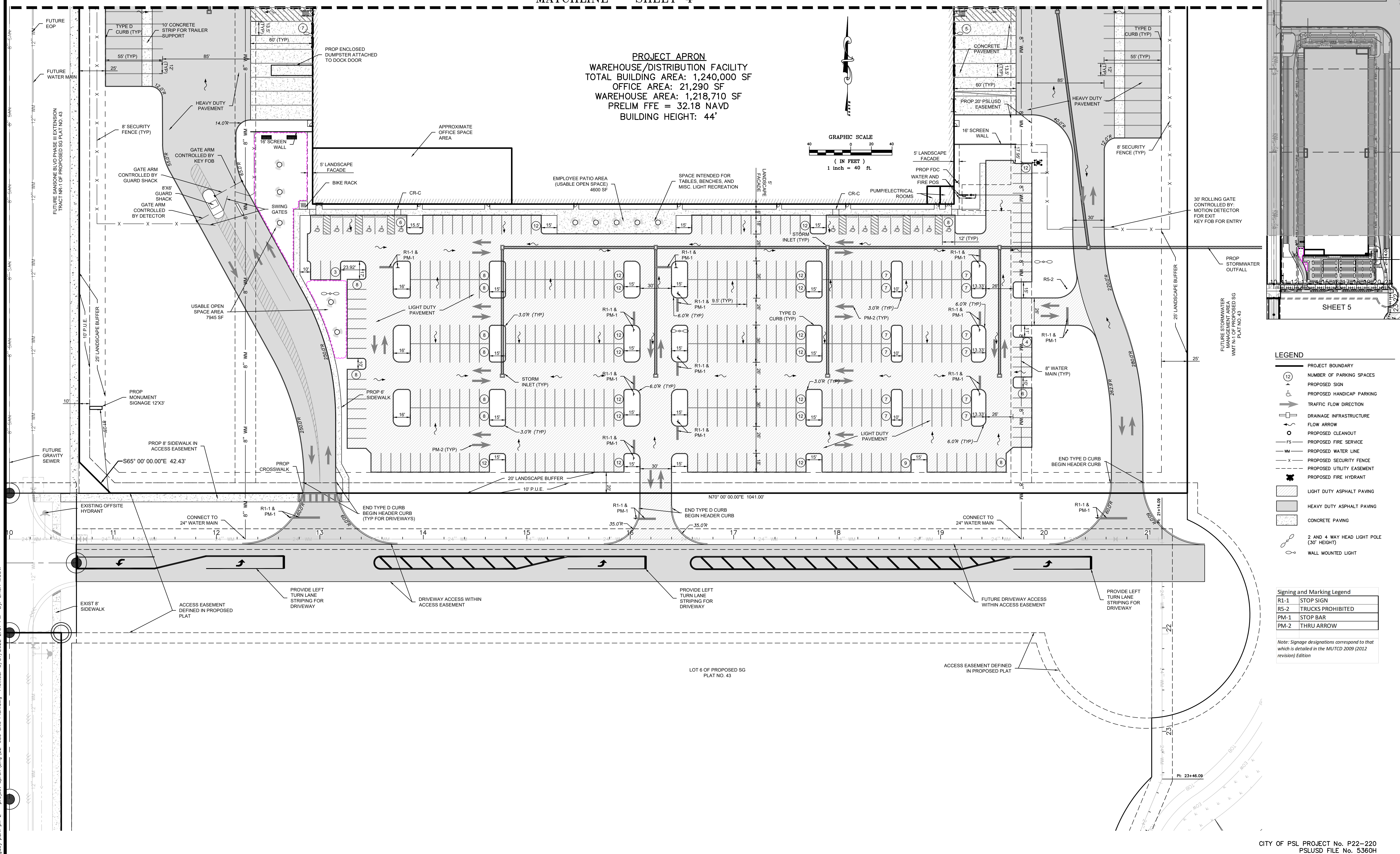
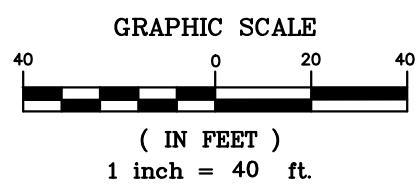
DATE: -
HORIZ. SCALE: 1"=40'
VERT. SCALE: -
JOB No. 22-086
SHEET 3 of 6







**PROJECT APRON**  
**WAREHOUSE/DISTRIBUTION FACILITY**  
 TOTAL BUILDING AREA: 1,240,000 SF  
 OFFICE AREA: 21,290 SF  
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 PRELIM FFE = 32.18 NAVD  
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- LEGEND**
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CITY OF PSL PROJECT No. P22-220  
 PLSUSD FILE No. 5360H

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DESIGNED	BY	DATE

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- REVISIONS -		
	BY	DATE

DESIGNED	BY	DATE

**LEGACY PARK - PROJECT APRON**

**DETAILED SITE PLAN**

DATE: -  
 HORIZ. SCALE: 1"=40'  
 VERT. SCALE: -  
 JOB No. 22-086  
 SHEET 5 of 6



**SITE DATA TABLE**

**Owner:**  
Port St Lucie Governmental Finance Corp  
121 SW Port St Lucie Blvd  
Port St Lucie, FL 34984

**Applicant:**  
Sansone Group  
120 S Central Ave, Ste 500  
Clayton, MO 63105  
Phone: (314) 727-6664

**Engineer / Surveyor:**  
Culpepper & Terpening, Inc.  
2980 South 25th. Street  
Fort Pierce, FL 34981  
Phone: (772) 464-3537  
Fax: (772) 464-9497  
www.ct-eng.com

**Engineers / Surveyors:**  
Culpepper & Terpening, Inc.  
2980 South 25th. Street  
Fort Pierce, FL 34981  
Phone: (772) 464-3537  
Fax: (772) 464-9497  
www.ct-eng.com

**Landscape Architect:**  
Conceptual Design Group, Inc  
900 East Ocean Blvd  
Stuart, FL 34994  
Phone: (561) 371-1644

**Owners Representatives:**  
GMA Architects  
900 N Rock Hill Road  
St. Louis, MO 63119  
Phone: (314) 822-5191

**Architect:**  
GMA Architects  
900 N Rock Hill Road  
St. Louis, MO 63119  
Phone: (314) 822-5191

- Project Name:**  
Legacy Park - Project Apron
- Location:**  
Directly north of SW Paar Drive between SW Anthony F Sansone Sr Blvd and Interstate-95.
- Project Description:**  
A 1,240,000 Sq Ft Warehousing/Distribution Facility
- Sec/Town/Range:**  
Section 35/ Range 37S/ Township 39E
- Map ID:**  
43/35N
- Parcel ID Numbers:**  
4326-601-000-000-9 (part of)
- Gross Site Area:**  
61.04 acres (proposed development tract)  
2,658,834 sq feet (approximate)
- Zoning:**  
MPUD - Legacy Park (North) MPUD 61.04 ac
- Land Use:**  
NCD -- New Community District 61.04 ac
- Building Data:**

Setbacks (feet)	Required	Provided
Front	25	279.6
Rear	15	208.0
Side (west)	15	225.5
Side (east)	15	225.5

(Minimum setbacks are per Legacy Park (North) MPUD)
- Development Schedule:**

Start	4th Qtr 2022
Complete	1st Qtr 2024
- Flood Zone:**  
The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0400 J. (2/16/2012 - not printed)
- Site Coverage:**

Impervious	SF	ACRE	%Basin
Buildings	1,240,000.00	28.47	46.6%
Pavement	1,060,263.42	24.34	39.9%
Sidewalk	16,121.92	0.37	0.6%
<b>Total Impervious</b>	<b>2,316,385.34</b>	<b>53.18</b>	<b>87.1%</b>
Pervious	SF	ACRE	%Basin
Open Space	342,448.62	7.86	12.9%
<b>Total Pervious</b>	<b>342,448.62</b>	<b>7.86</b>	<b>12.9%</b>
<b>Total</b>	<b>2,658,833.96</b>	<b>61.04</b>	<b>100.0%</b>
- Open Space:**  
Common Open Space areas within the Legacy Park (North) MPUD are provided on a site by site basis. Each site is required to designate 5% of it's open space as usable open space.

**LEGAL DESCRIPTION**

BEING ALL OF LOT 7, ACCORDING TO THE UNRECORDED PLAT OF SOUTHERN GROVE PLAT NO. 43, SAINT LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF TRACT B, SOUTHERN GROVE PLAT NO. 38, AS RECORDED IN PLAT BOOK 100, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 70°00'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT B, A DISTANCE OF 1716.91 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SW ANTHONY F. SANSONE SR. BOULEVARD, A 100 FOOT RIGHT-OF-WAY, ACCORDING TO SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 20°00'00" WEST, ALONG SAID EASTERLY LINE A DISTANCE OF 698.54 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PARR DRIVE, AS RECORDED IN SAID SOUTHERN GROVE PLAT NO. 35; THENCE NORTH 70°00'00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 14.71 FEET TO THE EASTERLY LINE OF SAID PAAR DRIVE; THENCE NORTH 20°00'00" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 135.00 FEET TO THE TO A POINT ON THE SOUTH LINE OF PROPOSED TRACT NR-1, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 6 ; THENCE NORTH 70°00'00" EAST, ALONG SAID SOUTH LINE OF SAID TRACT NR-1, A DISTANCE OF 32.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF PROPOSED LOT 7 THE FOLLOWING 6 COURSES AND DISTANCES NORTH 65°00'00" WEST, A DISTANCE OF 42.43 FEET TO THE WEST LINE OF SAID LOT 6; NORTH 20°00'00" WEST, A DISTANCE OF 2487.50 FEET; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 921.00 FEET TO THE BEGINNING OF A RADIAL CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 235.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 20°00'00" EAST, A DISTANCE OF 2337.50 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 1041.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 61.04 ACRES MORE OR LESS.

- Building Hgt.:**  
Maximum Bldg. Hgt. Permitted by MPUD 100 feet  
Proposed Maximum Bldg. Hgt. 44 feet (1 story)
- Utility Service:**

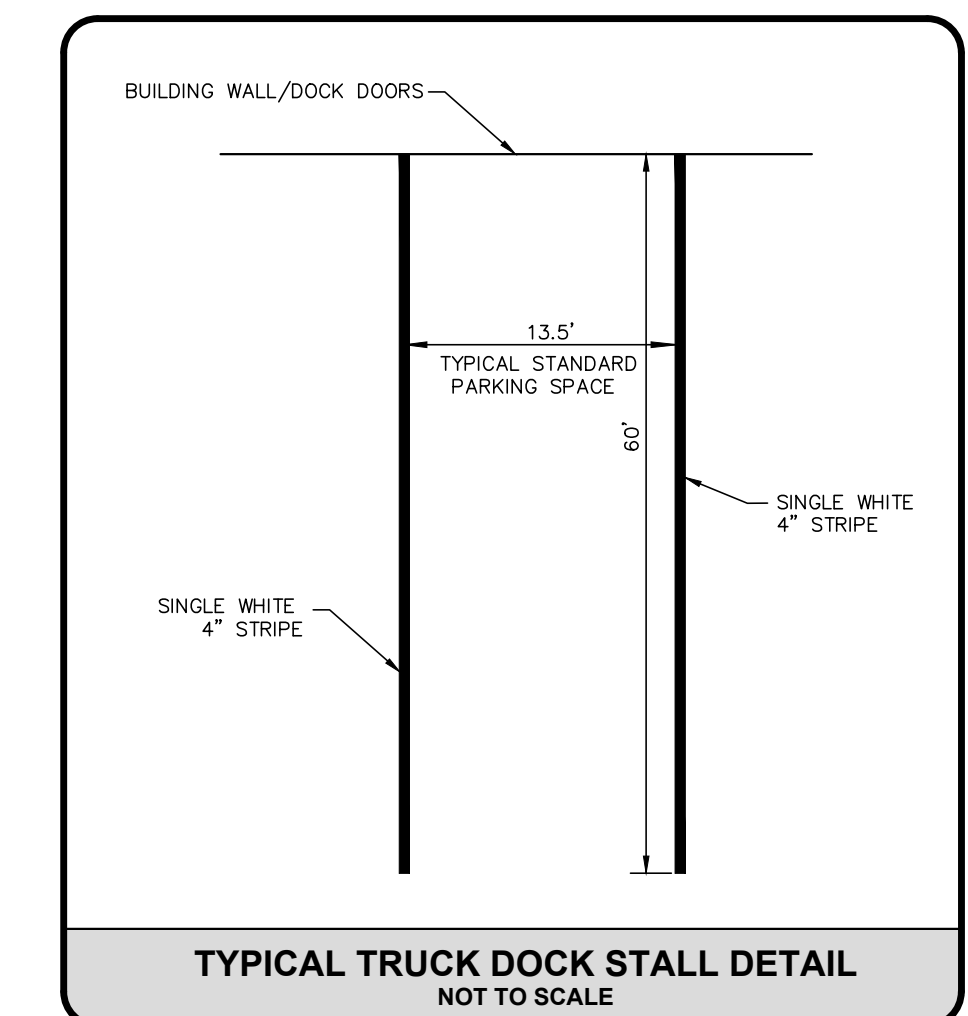
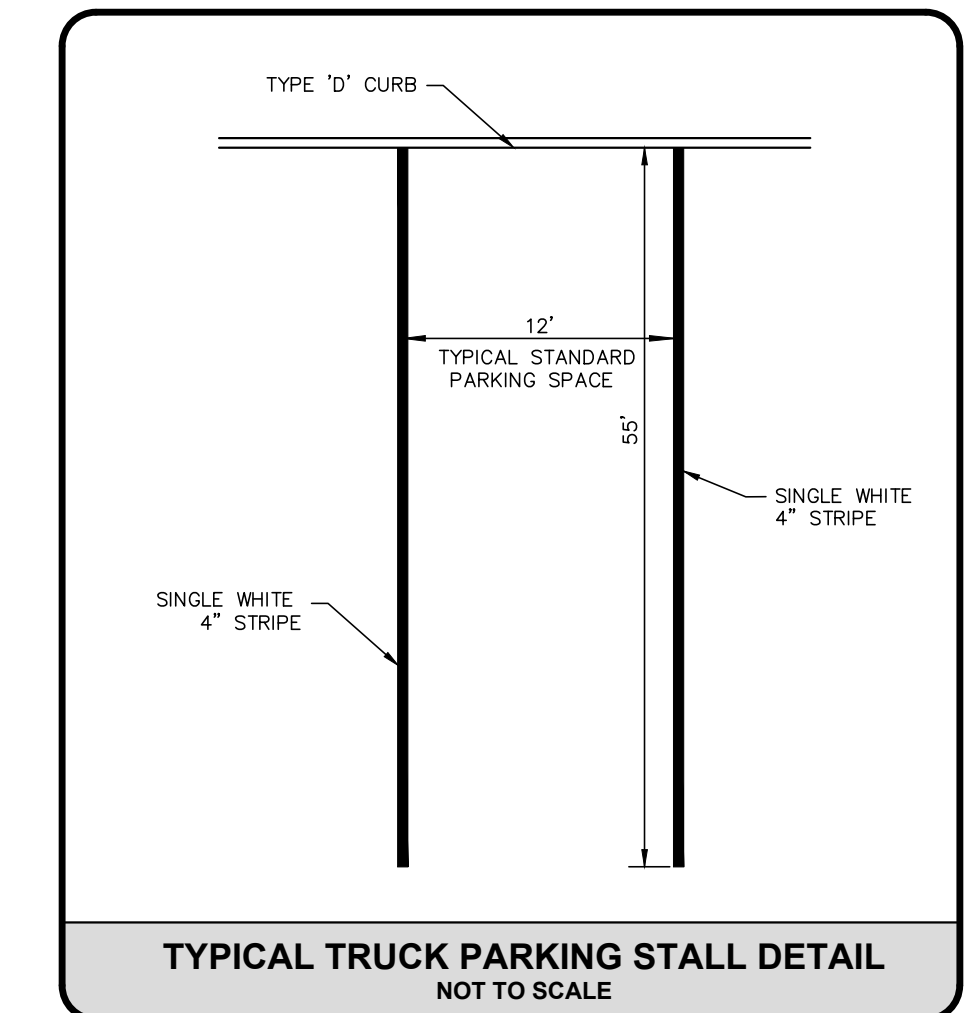
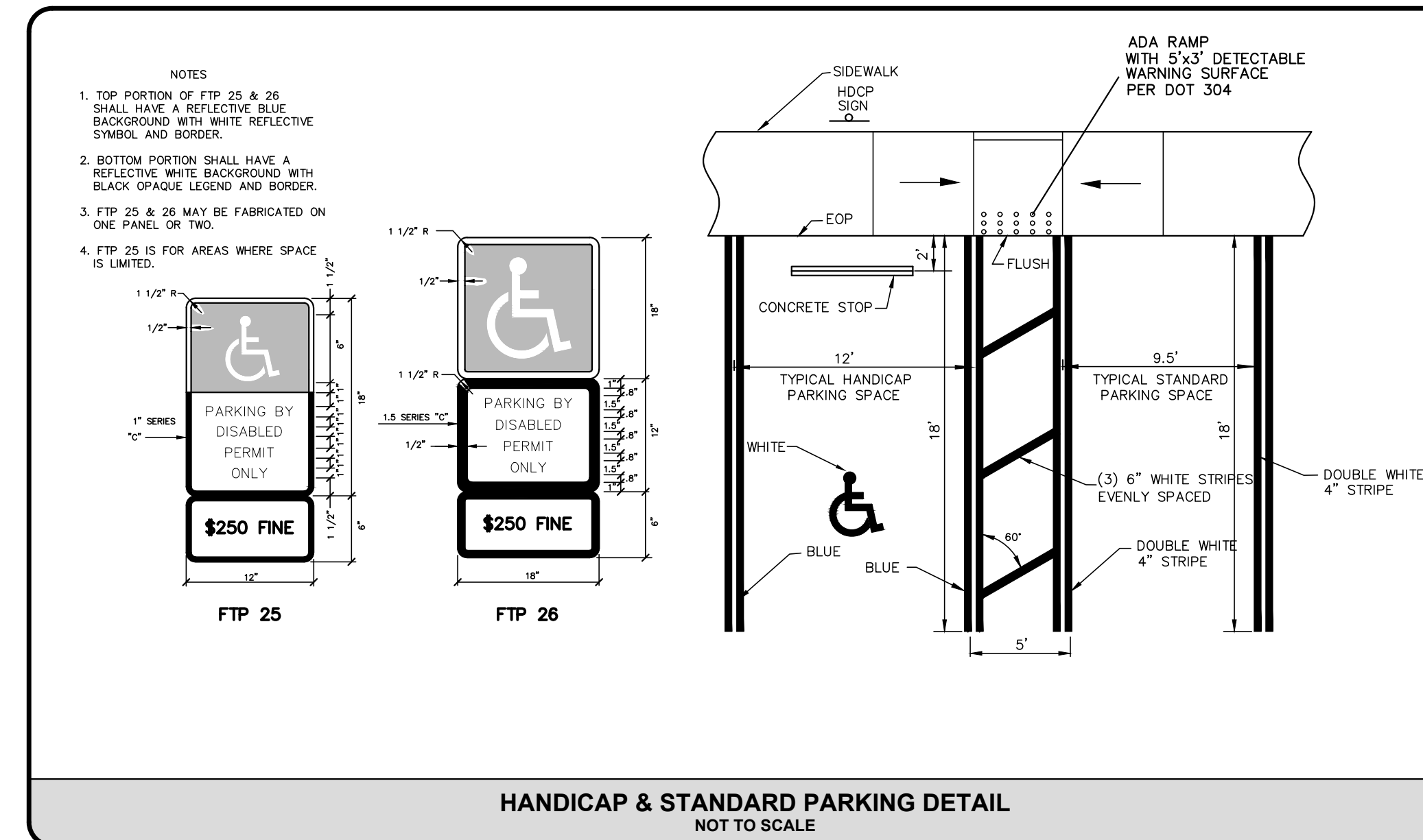
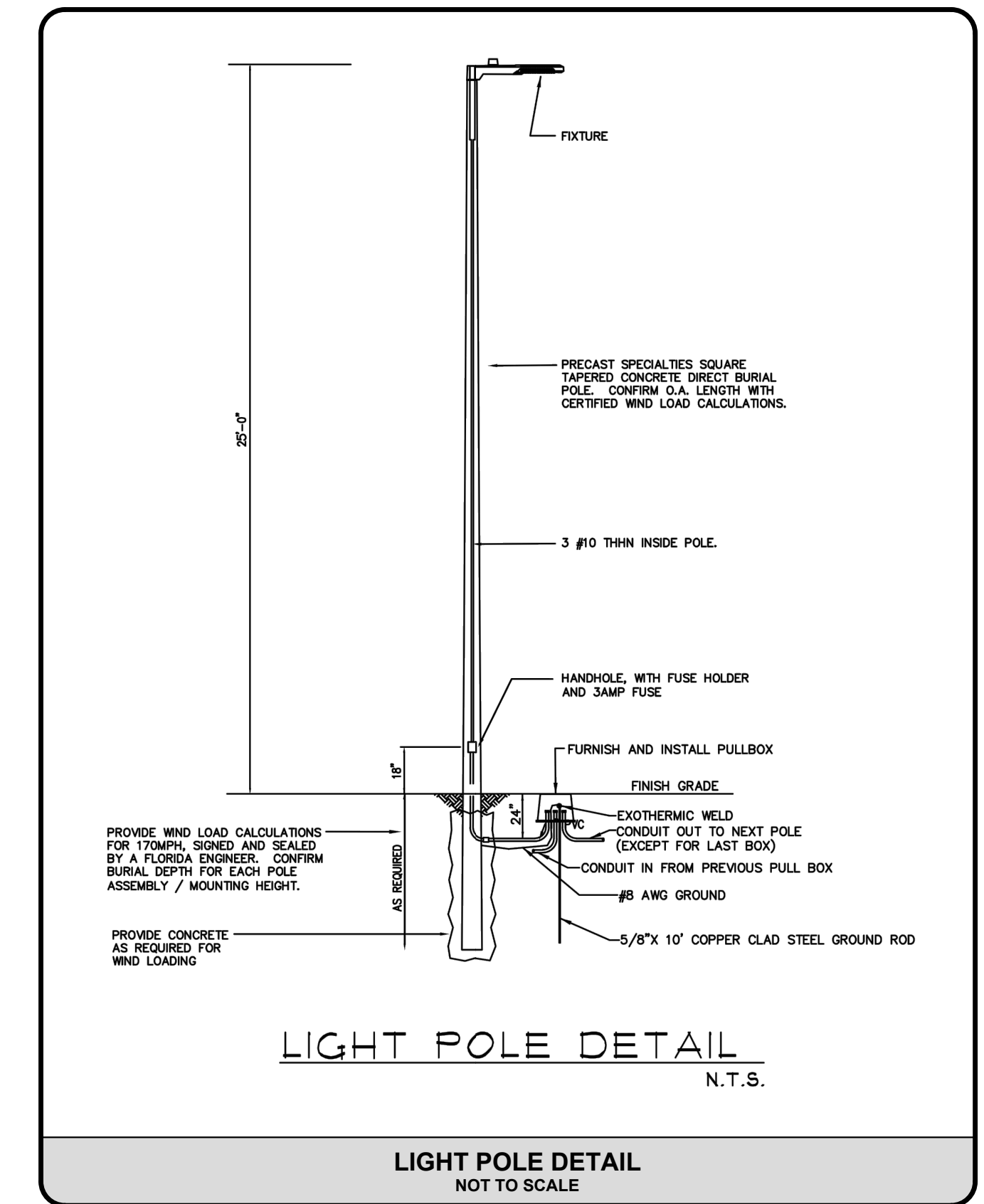
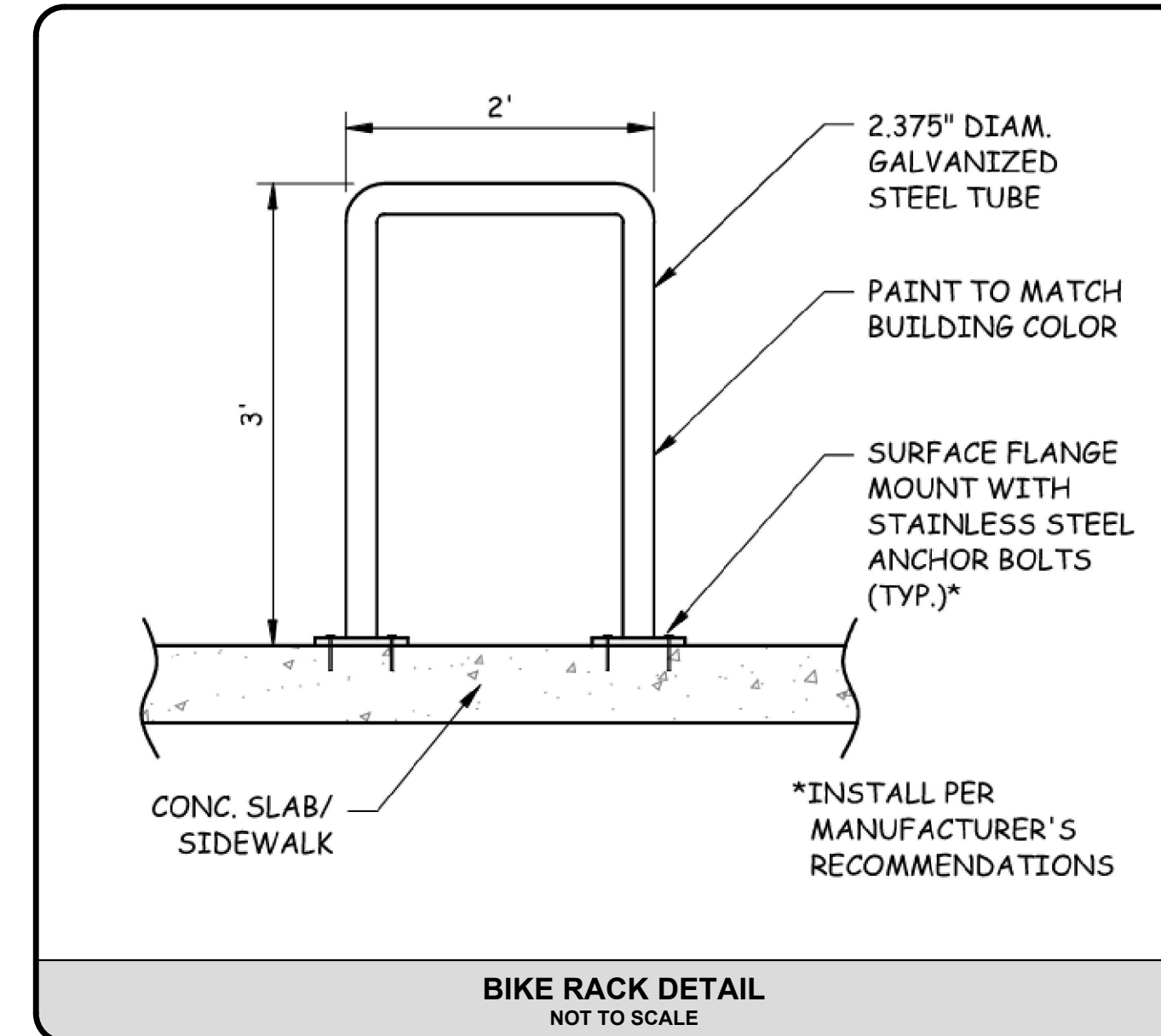
Water Service	Port St. Lucie	Electric Service	FPL
Sewage Service	Port St. Lucie	Cable Service	Blue Stream
Re-Use Water	n/a		
- Fire Services:**  
A series of on-site fire hydrants are provided in a looped system around the the proposed building as indicated on the project site plan. Additionally, off site hydrants within the City of PSL Right-Of-Way known as Paar Drive and the future City Right-Of-Way known as Sansone Blvd Phase 3 will be within adequate range of the facility. All hydrants and layout shall comply with SLCFD and PSLUSD standards.
- Site Lighting:**  
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles. Parking lot (truck court and parking) shall be an average of 1.5 ft Candles. Site lighting to be LED fixtures.
- Refuse Collection:**  
Trash and solid waste is collected by approved City of Port St. Lucie Service provider.
- Parking Required:**  
In accord with the Legacy Park (North) MPUD, the required parking for a Warehouse and Distribution Use activity is 1 space per 500 sq. feet of building area (gross area) for the first 10,000 sq. feet and 1 space per 2000 sq. feet for the remaining building area.

Building Area (1000 sf):	1240	sq. ft
Parking Ratio 1/500 sf	20	Spaces
Parking Ratio 1/2000 sf	615	Spaces
<b>Required Parking</b>	<b>635</b>	<b>spaces (minimum)</b>

Standard Spaces	611	Spaces
Handicapped	26	Spaces
<b>Total</b>	<b>637</b>	<b>Spaces</b>
*Truck Spaces	529	Spaces

\*Truck spaces do not contribute to the provided spaces to meet the minimum requirement
- Site Drainage:**  
The stormwater management system for the overall project area (Legacy Park (North) MPUD), is governed by the Southern Grove, South Florida Water Management District Permit No. 56-103157-P (as may be amended). The project sites within the MPUD are required to provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system OR provide assurances that hazardous materials will not enter the project's surface water management system in accordance with Section 5.2.2(a) of the SFWMD Basis of Review. The ownership of the Legacy Park - Project Apron site intends to provide verification that hazardous materials shall not be stored on-site. Therefore, the conceptual stormwater system for this project site provides for the introduction of a series of interconnected stormwater catch basis located throughout the project site that serve to collect the surface stormwater and direct it to the adjacent water bodies which are part of the overall Southern Grove Master Stormwater system. The stormwater infrastructure is constructed as permitted with SFWMD to provide for both water quality treatment and attenuation storage in this area as opposed to having a separate storage area on the project site for the same purposes.
- Traffic Statement**  
Trip generation is based upon Institute of Transportation Engineers (ITE) Code 154 (11th edition) - High Cube Transload and Short-Term Storage Warehouse.

	average rate	x1000 sf	trips
Weekday Daily Trips:	1.4/1000 SF	1,240	1736.00
AM Peak	0.13/1000 SF	1,240	161.20
PM Peak	0.17/1000 SF	1,240	210.80
- Hazardous Waste Statement:**  
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.
- General Notes:**
  - Employees and drivers shall have active key fobs or similar means of automated site security clearance. A manned guard shack is also in place at the SW driveway into the site which shall serve as the main entrance for trucks into the site.
  - 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).



CITY OF PSL PROJECT No. P22-220  
PSLUSD FILE No. 5360H

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- REVISIONS -		BY	DATE

DESIGNED	BY	DATE

**LEGACY PARK - PROJECT APRON**

**SITE PLAN DETAILS**

DATE: -  
HORIZ. SCALE: -  
VERT. SCALE: -

JOB NO. 22-086

SHEET 6 of 6