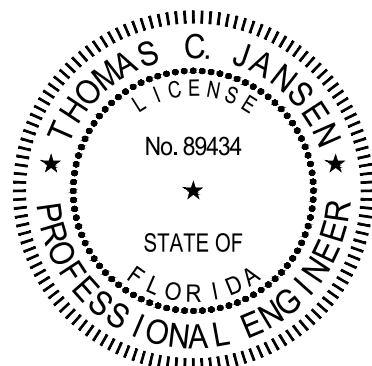


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS C. JANSEN, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.

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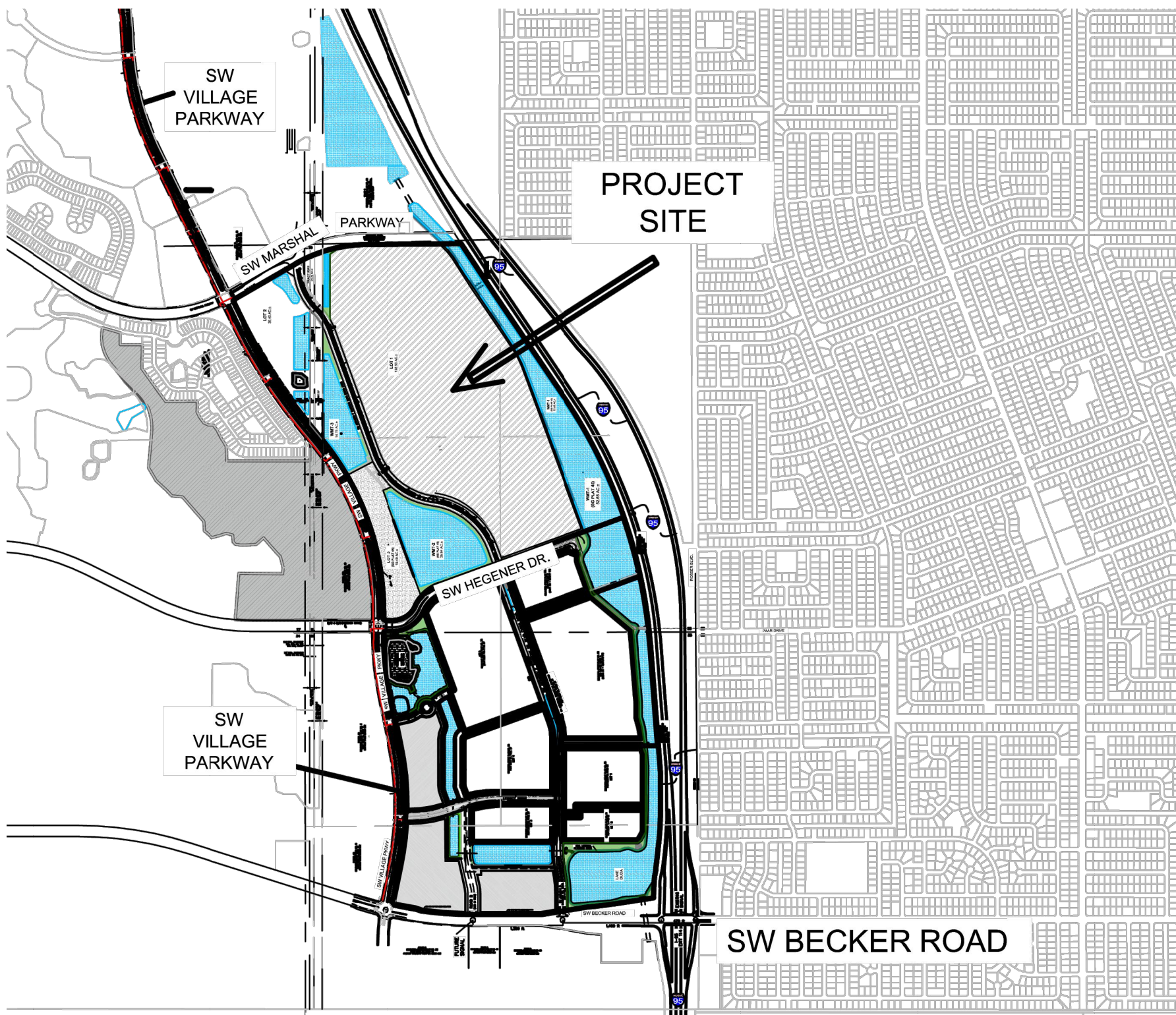
**LEGACY PARK**  
**PROJECT EVEREST**  
SOUTHERN GROVE PLAT NO. 45, LOT 1  
PORT ST. LUCIE, FL

COVER SHEET		REMARKS
NO.	DATE	
1	8/14/2024	PER CITY COMMENTS
2	02/17/2025	REVISIONS IN AMMENDMENT 3
3	03/21/2025	PER CITY COMMENTS

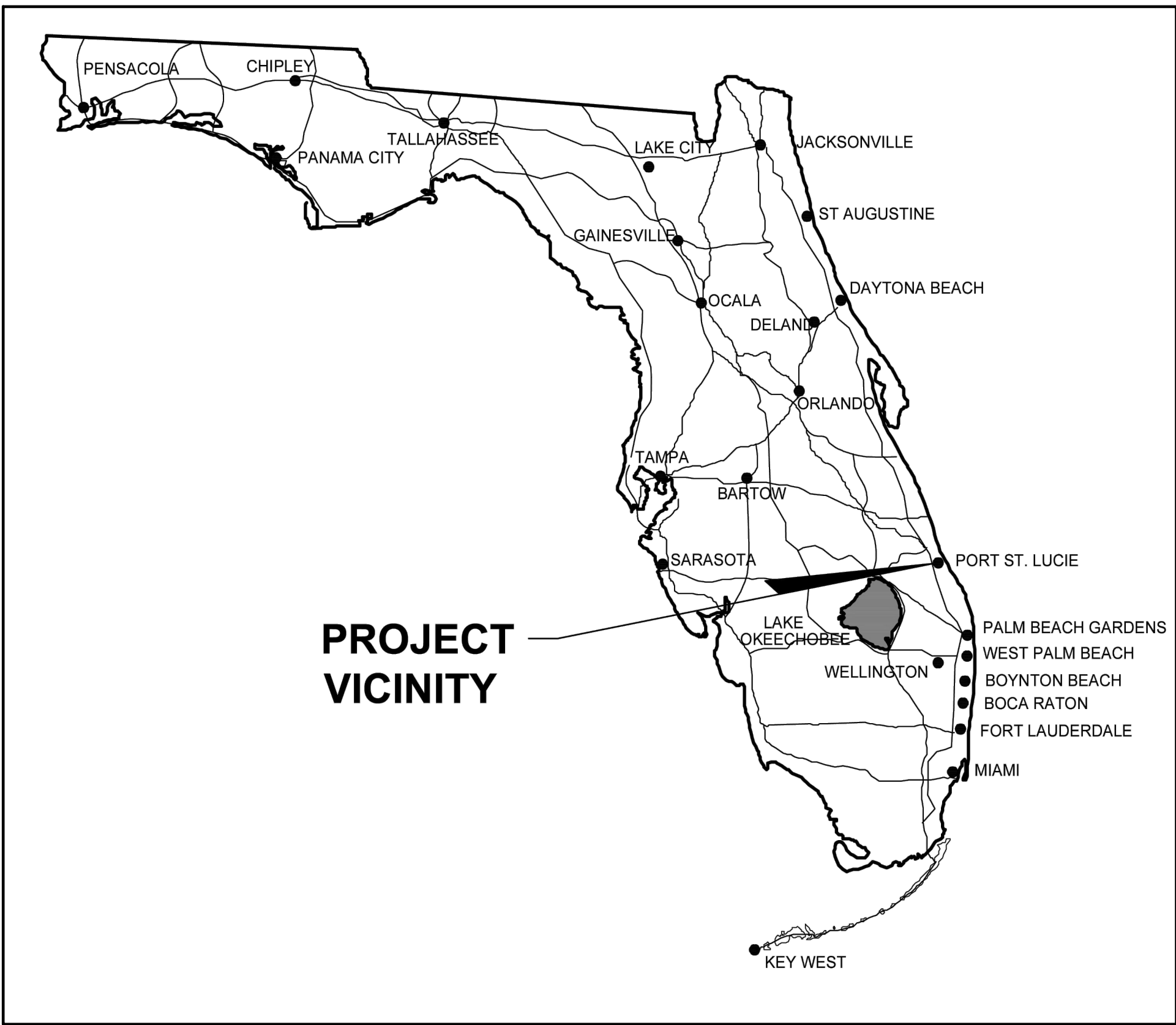
JOB NO.:	P23-158
PA / PM:	S. RIDENER
DESIGNED:	A. ARANDA
DATE:	
PLOT DATE:	04/30/25

SHEET	
1	
Sheet	1 of 7

SITE DEVELOPMENT PLANS  
**PROJECT EVEREST**  
SOUTHERN GROVE PLAT NO. 45, LOT 1  
PARCEL NO. 4326-603-0004-000-2  
CITY OF PORT ST LUCIE, COUNTY OF ST. LUCIE  
STATE OF FLORIDA



LOCATION MAP  
NOT TO SCALE

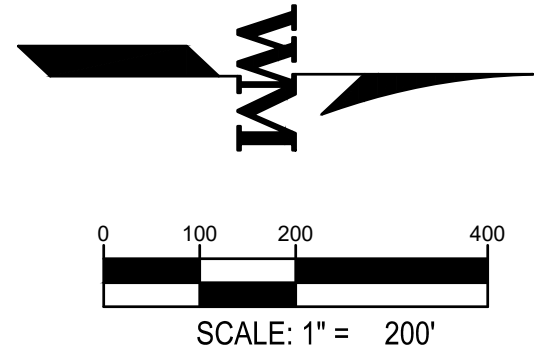
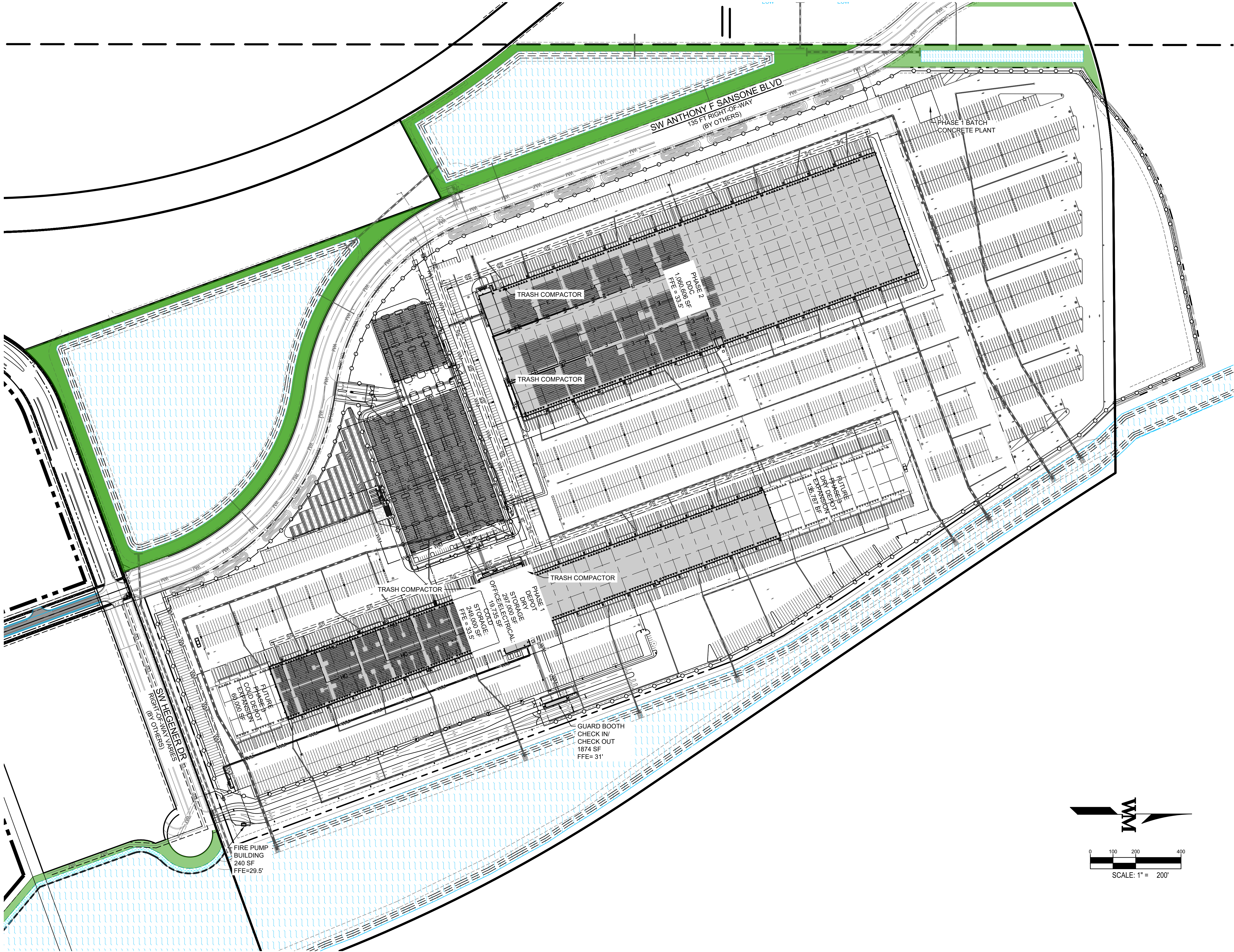


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NOT TO SCALE

SHEET INDEX	
Sheet #	Sheet Title
01	COVER SHEET
02	OVERALL SITE PLAN
03	SITE PLAN DATA
04	PHASING PLAN
05	ENLARGED SITE PLAN
06	ENLARGED SITE PLAN
07	ENLARGED SITE PLAN



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OVERALL SITE PLAN

NO.	DATE	REMARKS
1	8/14/2024	PER CITY COMMENTS

JOB NO.:	P23-158
PA / PM:	S. RIDENER
DESIGNED:	A. ARANDA
DATE:	07/17/2024
PLOT DATE:	04/30/25

SHEET
2
Sheet 2 of 7

PSLUSD PROJECT NO. 5360H  
CITY OF PSL PROJECT NO. P23-168 A-3

LEGACY PARK  
PROJECT EVEREST  
SOUTHERN GROVE PLAT NO. 45, LOT 1  
PORT ST. LUCIE, FL

FOR AND ON BEHALF  
OF WARE MALCOMB

THOMAS G. JANSEN  
LICENSE  
No. 89434  
STATE OF  
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PROFESSIONAL ENGINEER

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suite 625  
doral, fl 33178  
p 305.777.9177  
waremalcomb.com



PROJECT CONTACT LIST

**OWNER/APPLICANT**  
COSTCO WHOLESale  
45940 HORSESHOE DRIVE, SUITE 150  
STERLING, VA 22630  
PHONE: (703) 406-6879  
CONTACT: RENEE RUTHERFORD

**CIVIL ENGINEER**  
WARE MALCOMB  
8750 NW 36TH STREET, SUITE 625  
DORAL, FL 33178  
(732) 986-9000  
CONTACT: STEPHANIE RIDENER

**ARCHITECT**  
WARE MALCOMB  
8750 NW 36TH STREET, SUITE 625  
DORAL, FL 33178  
(305) 777-9177  
CONTACT: JUAN OVIEDO

**GEOTECHNICAL ENGINEER**  
TERRACON  
1675 LEE ROAD  
WINTER PARK, FL 32789  
PHONE: (407) 740-6110  
CONTACT: BRUCE WOLOSHIN

**SURVEYOR**  
CULPEPPER AND TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537  
CONTACT: THOMAS KIERNAN

**LANDSCAPE**  
CONCEPTUAL DESIGN GROUP, INC.  
900 EAST OCEAN BOULEVARD, SUITE 130D  
STUART, FL 34994  
PHONE: (561) 371-1644  
CONTACT: JEFFREY SMITH

1. **PROJECT NAME:**  
PROJECT EVEREST
2. **LOCATION:**  
EAST SIDE OF SANSONE BOULEVARD, NORTH OF HEGNER DRIVE, (LOT 1, PER SG PLAT NO. 45)
3. **PROJECT DESCRIPTION:**  
A 1,824,570 DISTRIBUTION CENTER COMPLEX
4. **SEC/TOWN/RANGE:**  
SECTION 35/ RANGE 37S/ TOWNSHIP 39E
5. **MAP ID:**  
43/35N
6. **PARCEL ID NUMBERS:**  
4326-603-0004-000-2
7. **GROSS SITE AREA:**  
200.04 ACRES (PROPOSED DEVELOPMENT TRACT)  
8,713,742 SQ FEET
8. **ZONING:**  
MPUD - LEGACY PARK (SOUTH) MP 200.04 AC
9. **LAND USE:**  
NCD - NEW COMMUNITY DISTRICT
10. **BUILDING DATA:** (MINIMUM SETBACKS ARE PER LEGACYPARK (NORTH) MPUD)

REQUIRED SETBACKS		PROVIDED SETBACKS		
MINIMUM		PHASE 1	PHASE 2	PHASE 3
FRONT	25 FEET	± 498 FEET	± 325 FEET	± 325 FEET
REAR	15 FEET	± 385 FEET	± 385 FEET	± 223 FEET
SIDE (NORTH)	15 FEET	± 2,058 FEET	± 1,143 FEET	± 1,143 FEET
SIDE (SOUTH)	15 FEET	± 411 FEET	± 411 FEET	± 171 FEET

11. **DEVELOPMENT SCHEDULE:**  
START (PH 1) 2ND QTR 2024 COMPLETE (PH1) 4TH QTR 2025  
START (PH 2) 2ND QTR 2025 COMPLETE (PH 2) 3RD QTR 2026
12. **FLOOD ZONE:**  
THE PROJECT IS LOCATED IN FLOOD ZONE X. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RAE MAP NUMBER 12111C0400J. (2/16/2012 - NOT PRINTED)
13. **SITE COVERAGE:**

IMPERVIOUS	SF	ACRE	% SITE
DEPOT BUILDING (PH1)	565,735	12.99	6.5%
DDC BUILDING (PH2)	1,060,606	23.34	11.2%
DEPOT EXPANSION (PH3)	195,787	4.49	2.2%
PAVEMENT	5,525,747	126.85	63.4%
MISC. IMPERVIOUS	113,203	2.61	.5%
TOTAL IMPERVIOUS:	7,461,078	171.29	83.8%
PERVIOUS	SF	ACRE	% SITE
LANDSCAPE/ OPEN SPACE	1,252,664	28.75	14.4%
TOTAL PERVIOUS	1,252,664	28.75	14.4%
TOTAL:	8,713,742	200.04	100.0%

14. **OPEN SPACE:**  
EACH DEVELOPMENT SITE IN THE LEGACY PARK (NORTH) MPUD IS REQUIRED TO DESIGNATE A MINIMUM OF 10% OF THE GROSS SITE AREA AS OPEN SPACE (OPEN SPACE INCLUDES GENERAL LANDSCAPE AREAS). EACH SITE PLAN MUST THEN DESIGNATE A MINIMUM OF 5% (MUST BE CONTIGUOUS OF A FUNCTIONAL SHAPE) OF THE MINIMUM OPEN SPACE REQUIREMENT (AS COMPUTED FOR THE SPECIFIC SITE IN QUESTION) AS 'USABLE' OPEN THAT IS TO BE IN THE FORM OF SQUARES, GREENS, PARKS, RECREATIONAL AREA OUTSIDE THE MAIN EMPLOYEE ENTRANCE INTO EACH OF THE PRIMARY BUILDINGS, APPROXIMATELY 42,000 SF, FOR USE AS EMPLOYEE RECREATION AND BREAK AREA. REFER TO PROJECT SITE PLAN FOR DESIGNATED USE OPEN SPACE AREAS.
15. **BUILDING HEIGHT:**  
MAXIMUM BLDG HGT PERMITTED BY MPUD 100FT  
PROPOSED BLDG HGT DDC BLDG: 35 FT (MAX)  
DEPOT BLDG: 25 FT (MAX)
16. **UTILITY SERVICE:**  
WATER SVC. PORT ST. LUCIE  
SEWAGE SVC. PORT ST. LUCIE  
RE-USE WATER N/A  
ELECTRIC SVC. FPL  
CABLE SVC. TBD
17. **FIRE SERVICES:**  
A SERIES OF ON-SITE FIRE HYDRANTS ARE PROVIDED IN A LOOPED SYSTEM AROUND THE PROPOSED BUILDINGS AS INDICATED ON THE PROJECT SITE PLAN. OFF SITE HYDRANTS WITHIN THE SANSONE BLVD. AND HEGNER DRIVE CORRIDORS WILL BE AVAILABLE TO SUPPORT THE PROJECT SITE. ALL HYDRANTS AND LAYOUT LOCATIONS SHALL COMPLY WITH SLCFD AND PSLUSD STANDARDS.
18. **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 WALM 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.
19. **COLLECTION:**  
TRASH AND SOLID WASTE IS COLLECTED BY APPROVED CITY OF PORT ST. LUCIE SERVICE PROVIDER. WASTE DISPOSAL IS VIA SELF CONTAINED TRASH COMPACTORS TO BE LOCATED AT STRATEGIC LOCATIONS ADJACENT TO THE DEPOT AND DDC BUILDINGS.

20. **PARKING REQUIRED:**  
LAND USE - WAREHOUSE DISTRIBUTION AS PER THE LEGACY PARK NORTH MPUD (COPIES ON FILE WITH CITY OF PORT ST. LUCIE)

PARKING CALCULATIONS				
REQUIRED PARKING		PROVIDED PARKING		
		PHASE 1	PHASE 2	PHASE 3
STANDARD	FIRST 10,000 S.F. - 1 / 500 S.F. REMAINING S.F. - 1 / 2,000 S.F.  PHASE 1 = 565,735 S.F. (10,000 / 500) + (565,735 / 2,000) = 297.87 = 298 SPACES  PHASE 2 = 1,060,606 S.F. (10,000 / 500) + (1,060,606 / 2,000) = 545.30 = 546 SPACES  PHASE 3 = 195,787 S.F. (10,000 / 500) + (185,787 / 2,000) = 112.89 = 113 SPACES	980 SPACES	NO ADDED PARKING	NO ADDED PARKING
HANDICAPPED	PHASE 1 7 SPACES  PHASE 2 2% OF (298 + 546) = 18 SPACES  PHASE 3 2% OF (298 + 546 + 113) = 21 SPACES	24 SPACES	NO ADDED PARKING	NO ADDED PARKING
TOTAL	PHASE 1 298 + 7 = 305 SPACES  PHASE 2 305 + 546 + (18 - 7) = 862 SPACES  PHASE 3 861 + 113 + (21 - 18) = 977 SPACES	1004 SPACES	NO ADDED PARKING	NO ADDED PARKING
TRUCK / CAB SPACES	NO REQUIREMENT	203 SPACES	NO ADDED PARKING	NO ADDED PARKING
TRUCK / TRAILER SPACES	NO REQUIREMENT	1,444 SPACES	158 SPACES	694 REMOVE 126

NOTE: FINAL TALLY FOR TEMPORARY TRAILER PARKING WILL BE BASED ON FINAL SITE STRIPING OF THE PROJECT SITE. TRAILERS ARE CYCLED TROUGH THE PROJECT SITE IN UNDER 30 DAYS. LONG TERM STORAGE OF TRAILERS IS NOT PERMITTED.

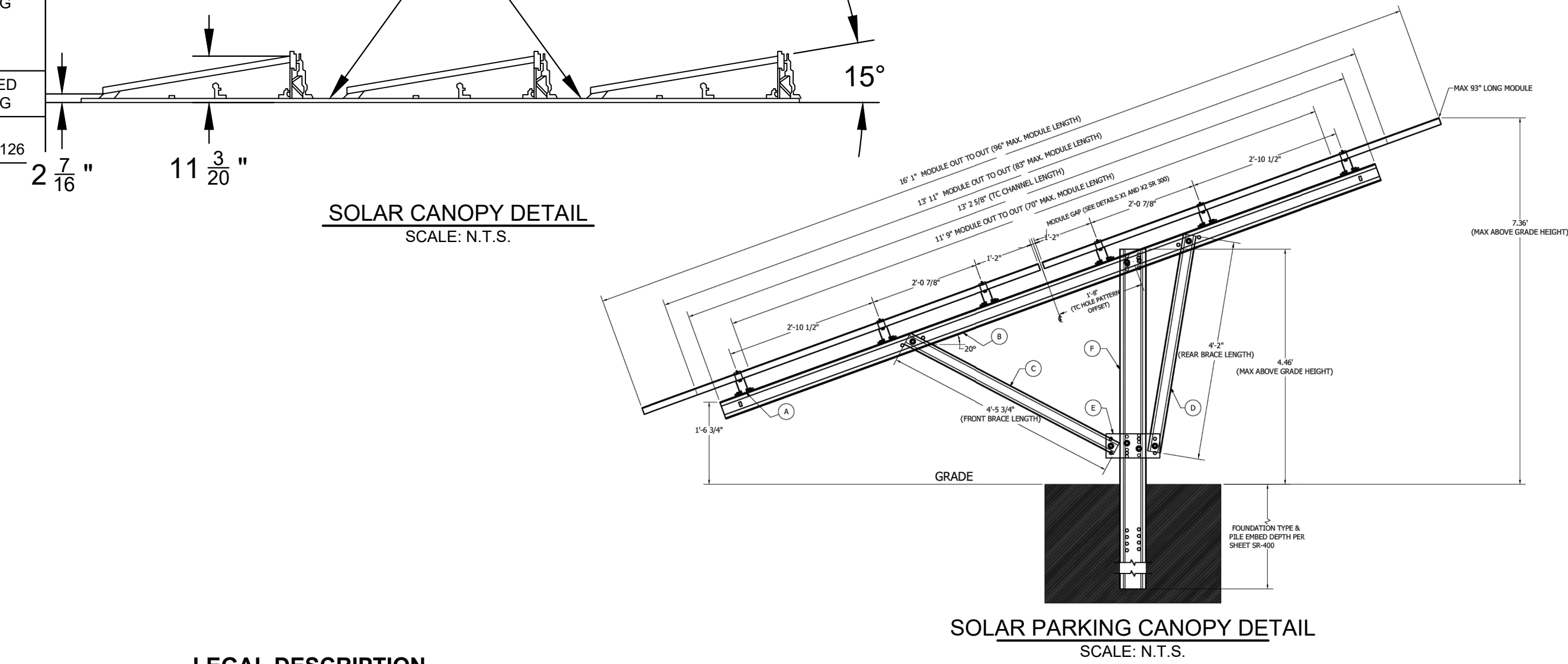
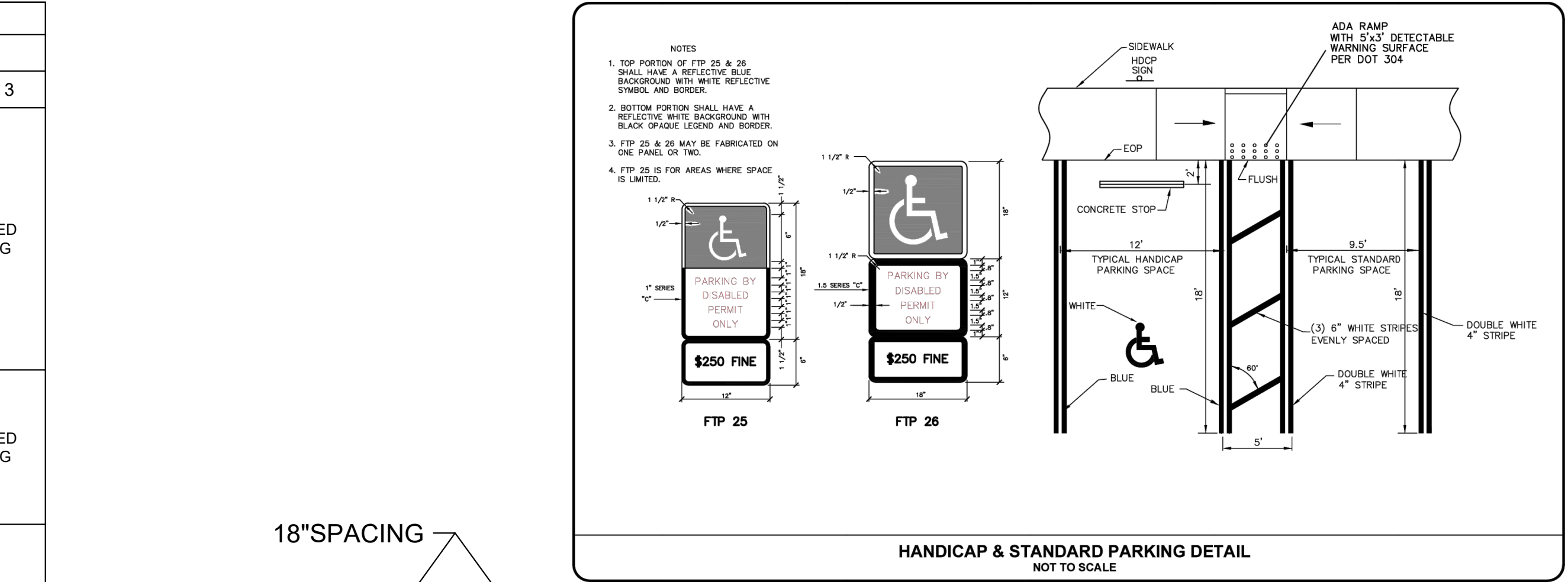
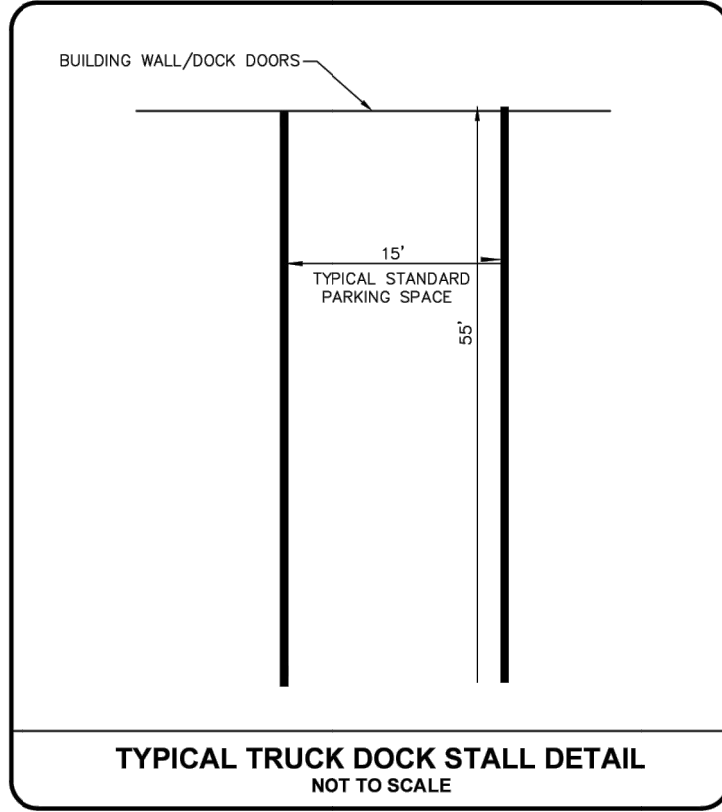
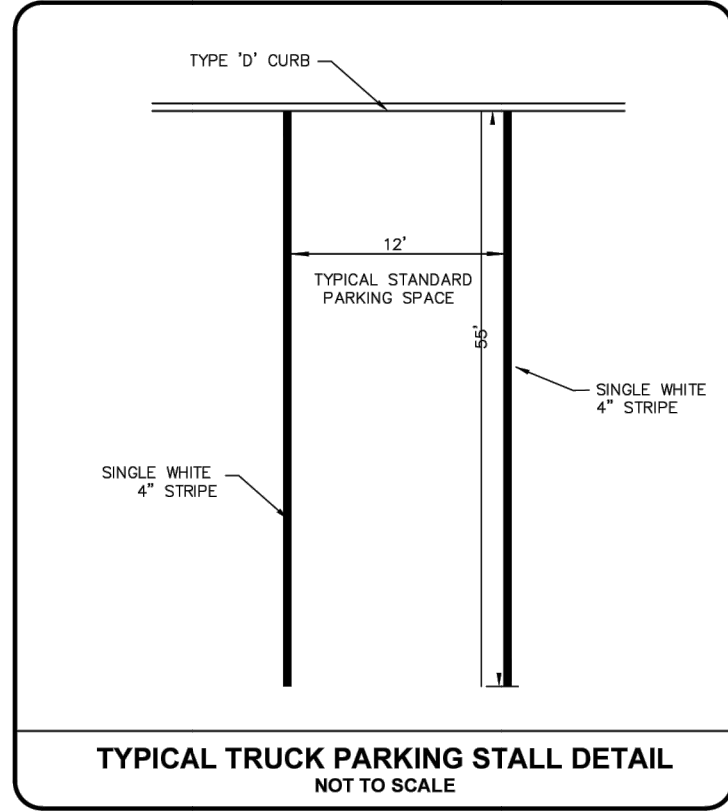
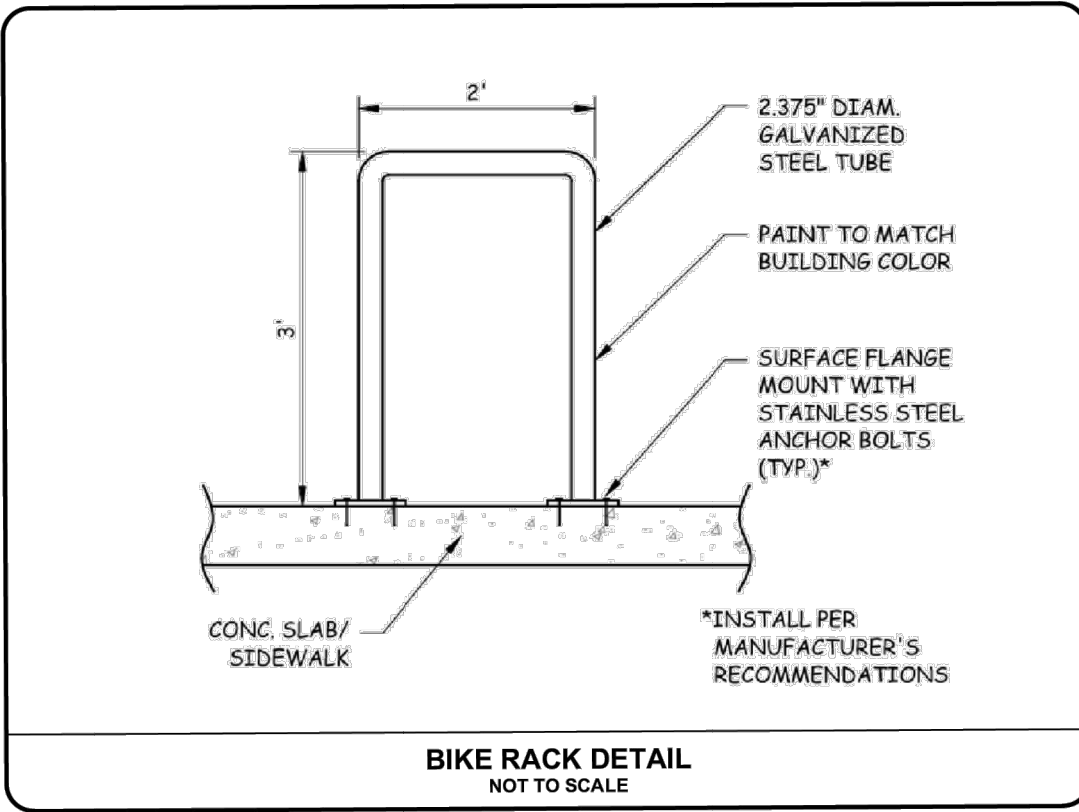
21. **SITE DRAINAGE:**  
THE STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL PROJECT AREA (LEGACY PARK (NORTH) MPUD), IS GOVERNED BY THE SOUTHERN GROVE, SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 56-103157-P (AS MAY BE AMENDED). INDIVIDUAL PROJECT SITES WITHIN THE LEGACY PARK MPUD ARE REQUIRED TO PROVIDE A MINIMUM DRY PRE-TREATMENT VOLUME OF 1/4 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.
22. **TRIP GENERATION** IS BASED UPON INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) CODE 154 (11TH EDITION) - HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE.
- |                      | AVG RATE | GROSS SF  | TRIPS               |
|----------------------|----------|-----------|---------------------|
| WEEKDAY DAILY TRIPS: | 1.40     | 1,824,533 | 2,554 TRIPS PER DAY |
| AM PEAK HOUR         | 0.13     | 1,824,533 | 237 TRIPS PER DAY   |
| PM PEAK HOUR         | 0.17     | 1,824,533 | 310 TRIPS PER DAY   |

23. **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.
24. **WELLFIELD PROTECTION ORDINANCE:**  
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.
25. **ENVIRONMENTAL STATEMENT:**  
THE PROJECT SITE IS INCLUDED IN THE OVERALL SOUTHERN GROVE DRI AND ENVIRONMENTAL ITEMS WERE ADDRESSED AS PART OF THAT PARTICULAR DEVELOPMENT REVIEW PROCESS. THE PROJECT SITE IS CURRENTLY VACANT. ACCORDING TO THE PREVIOUS ENVIRONMENTAL SUMMARIES FOR THIS SITE, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS OR REGULATED WETLANDS O THE PROPOSED DEVELOPMENT SITE. NO WILDLIFE, OR EVIDENCE OF WILDLIFE, INCLUDING THAT FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN WAS OBSERVED ON THE PROPERTY. NO PORTIONS OF THE PROPERTY APPEAR TO BE ENVIRONMENTALLY SENSITIVE, AS DEFINED BY THE CITY OF PORT ST. LUCIE.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	YES		*YES	*YES
RARE HABITAT	NO		NO	NO
THREATENED SPECIES	YES		NO	NO
ENDANGERED SPECIES	NO		NO	NO
SPECIES OF SPECIAL CONCERN	NO		NO	NO
INVASIVE/ EXOTIC VEGETATION	YES		N/A	N/A

\*SEE EXISTING PERMITS: SFWMD 56-01544-P, 56-0279-P, AND 56-02531-P / USACE SAJ-2006 02046 IP-AAZ

26. **GENERAL NOTES:**  
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 ARE FROM EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).



LEGAL DESCRIPTION

Lot 1, SOUTHERN GROVE PLAT NO. 45, according to the plat thereof, recorded in Plat Book 121, Pages 3 through 6, inclusive, Public Records of Saint Lucie County, Florida.

ALSO DESCRIBED AS

A PARCEL OF LAND LYING IN A PORTION OF TRACTS BP-1, NR-1 & NR-2, WMT N-1 & N-5, AND LOTS 7 AND 8, OF SOUTHERN GROVES PLAT NO. 43 AS RECORDED IN PLAT BOOK 109, PAGE 22 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

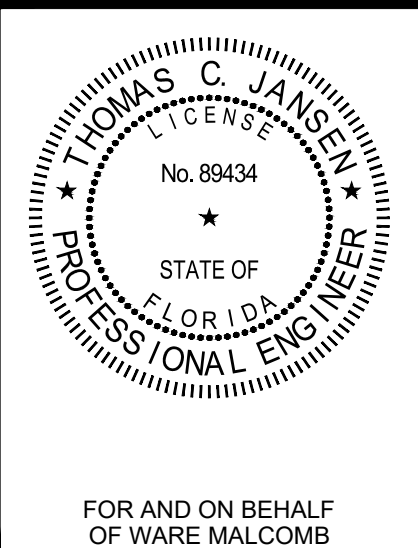
COMMENCE AT THE NORTHWEST CORNER OF SAID WMT N-1, BEING ALSO A POINT ON THE SOUTH RIGHT OF WAY LINE OF E/W 3 R/W, AS RECORDED IN SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°33'50\"/>

CONTAINING 200.00 ACRES, MORE OR LESS.

PSLUSD PROJECT NO. 5360H  
CITY OF PSL PROJECT NO. P23-168 A-3

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**LEGACY PARK**  
**PROJECT EVEREST**  
SOUTHERN GROVE PLAT NO. 45, LOT 1  
PORT ST. LUCIE, FL

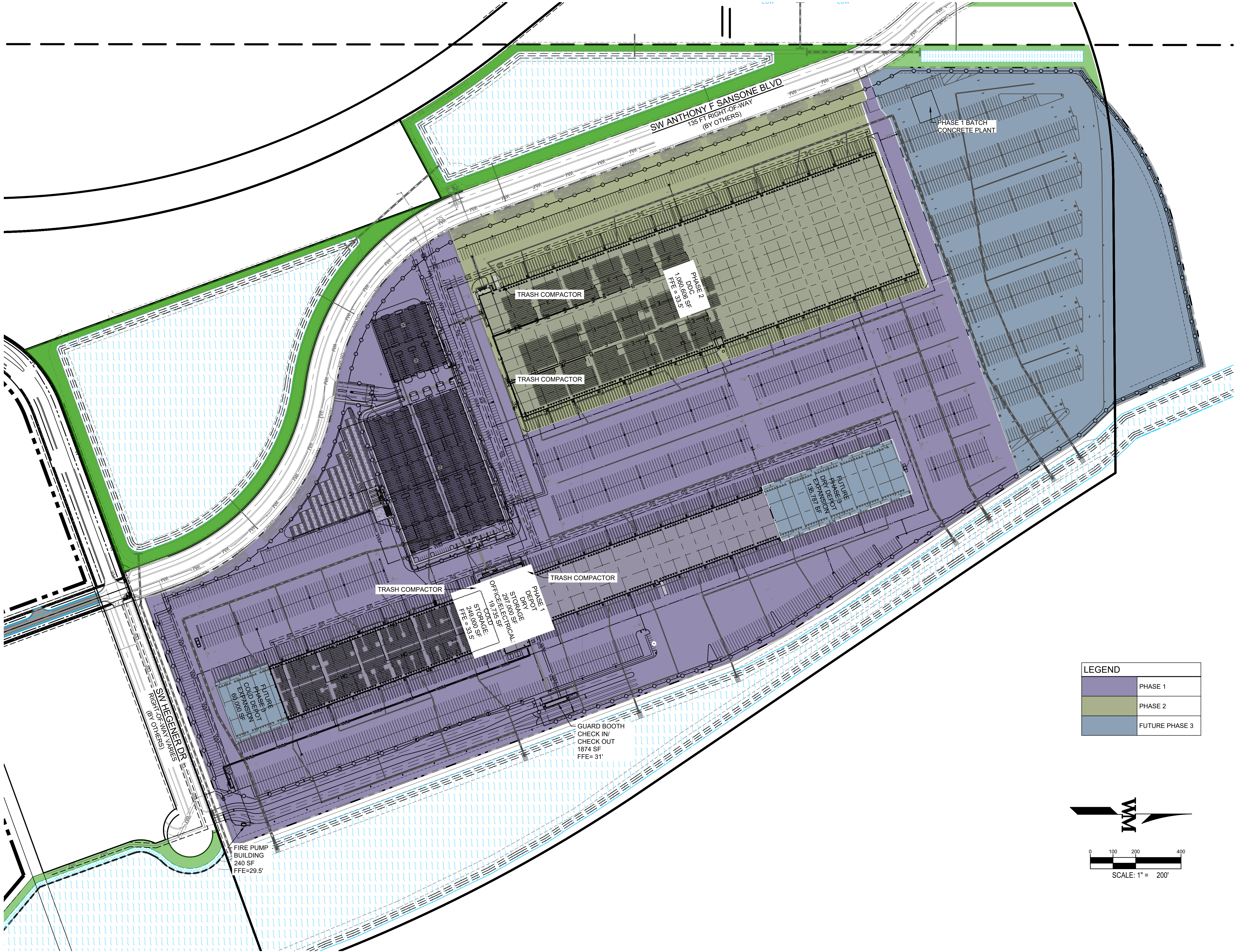
SITE PLAN DATA		REMARKS
NO.	DATE	PER CITY COMMENTS
1	8/14/2024	A. ARANDA

JOB NO.:	P23-158
PA / PM:	S. RIDENER
DESIGNED:	A. ARANDA
DATE:	07/17/2024
PLOT DATE:	04/30/25

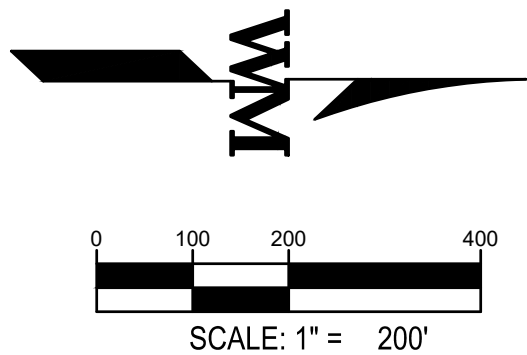
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Sheet	3 of 7



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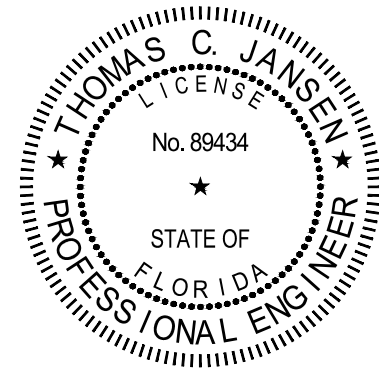


LEGEND	
	PHASE 1
	PHASE 2
	FUTURE PHASE 3



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PROJECT EVEREST  
SOUTHERN GROVE PLAT NO. 45, LOT 1  
PORT ST. LUCIE, FL

PHASING PLAN	
NO.	REMARKS
1	PER CITY COMMENTS

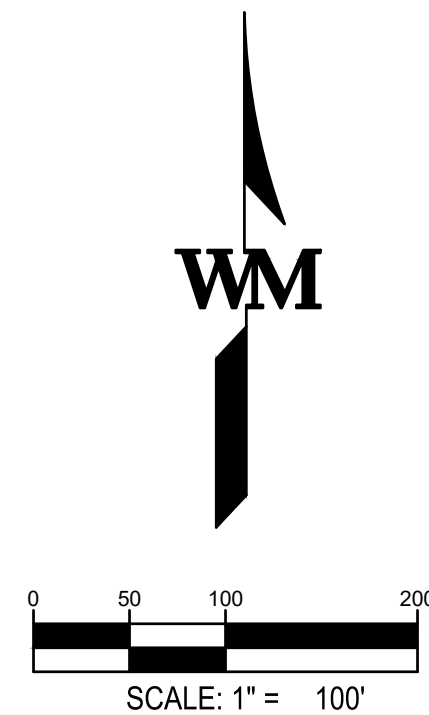
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SHEET	
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Sheet	4 of 7

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THOMAS C. J. JENSEN  
No. 89434  
STATE OF  
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PROFESSIONAL ENGINEER

FOR AND ON BEHALF  
OF WARE MALCOMB

LEGACY PARK  
PROJECT EVEREST  
SOUTHERN GROVE PLAT NO. 45, LOT 1  
PORT ST. LUCIE, FL

ENLARGED SITE PLAN		
NO.	DATE	REMARKS
1	8/14/2024	PER CITY COMMENTS

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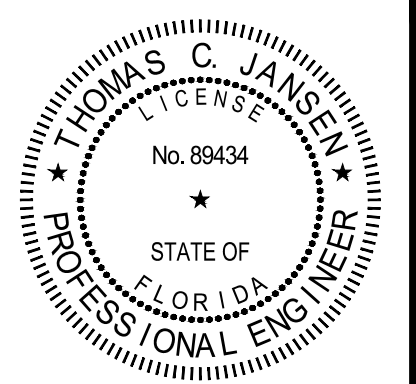
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Sheet 5 of 7

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FOR AND ON BEHALF  
OF WARE MALCOMB

# LEGACY PARK

# PROJECT EVEREST

SOUTHERN GROVE PLAT NO. 45, LOT 1  
PORT ST. LUCIE, FL

ENLARGED SITE PLAN

[illegible]

JOB NO.:	P23-158
PA / PM:	S. RIDENER
DESIGNED:	A. ARANDA
DATE:	07/17/2024
PLOT DATE:	04/30/25

SHEET

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Sheet 6 of 7



MATCHLINE  
SEE SHEET 7

PSLUSD PROJECT NO. 5360H  
CITY OF PSL PROJECT NO. P23-168 A-3



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# PROJECT EVEREST

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Sheet 7 of 7

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