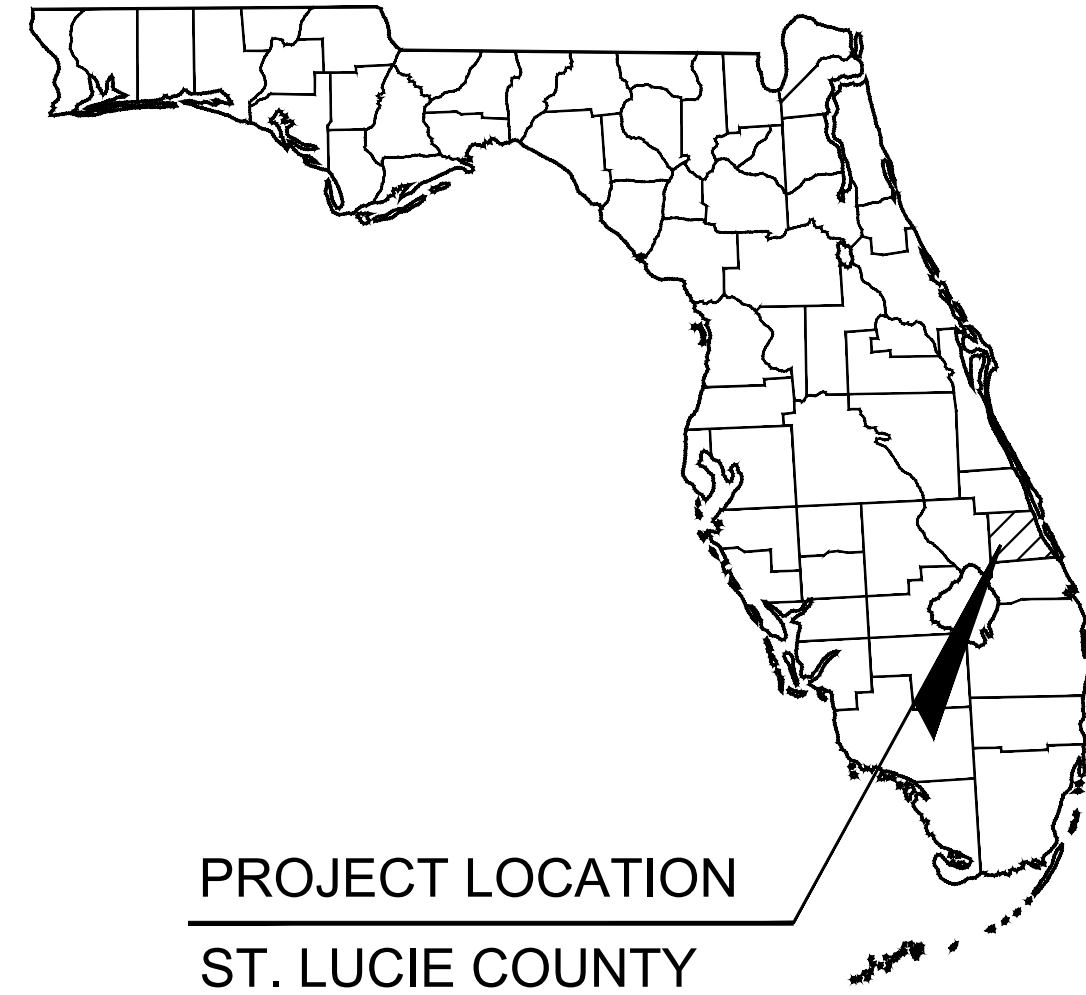


MASTER SITE PLAN

FOR PROJECT GLADES

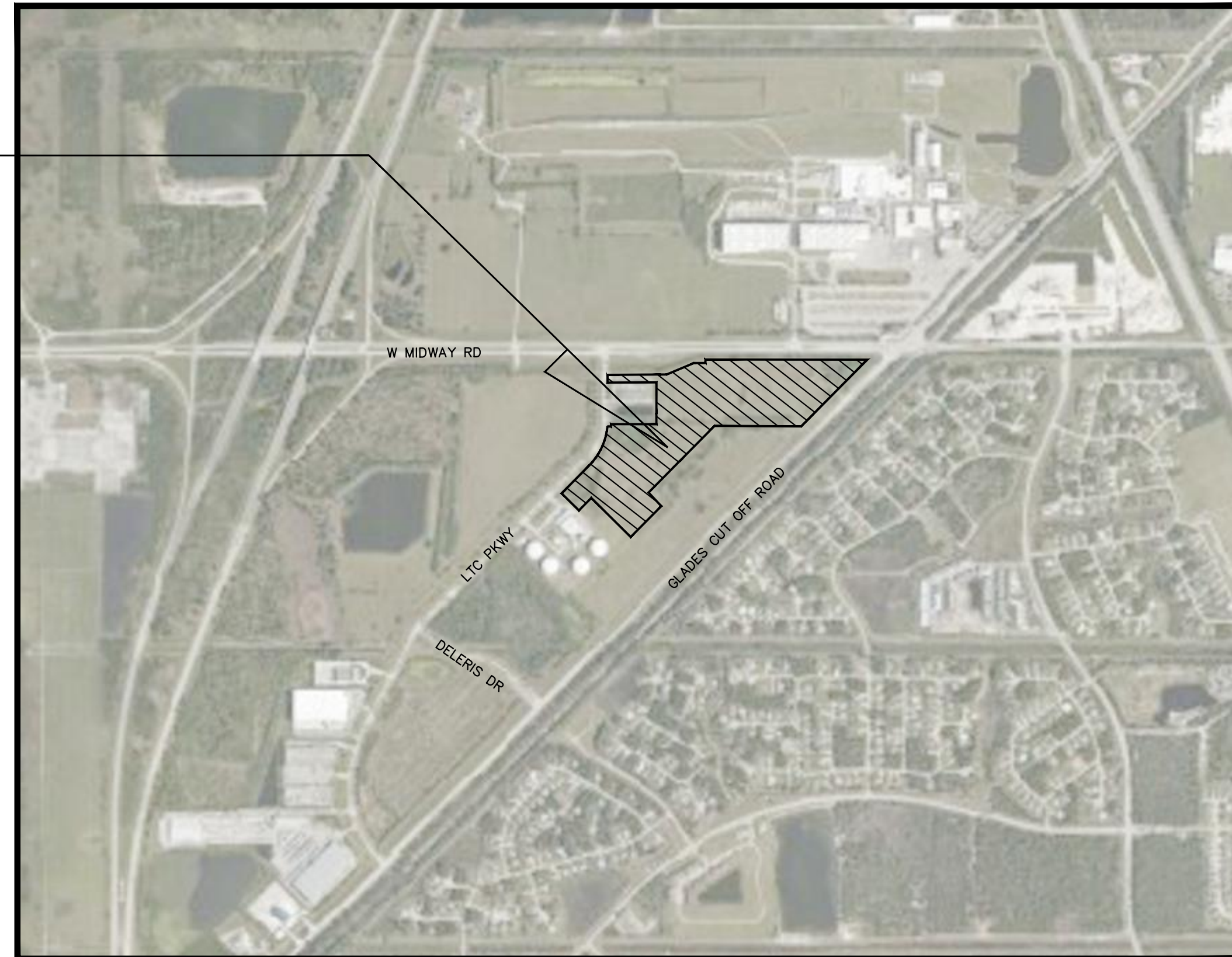
CITY OF PORT ST. LUCIE, FLORIDA

OCT 2021

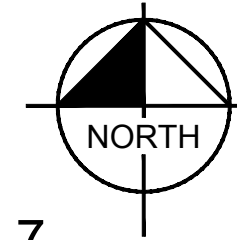


PROJECT LOCATION
ST. LUCIE COUNTY

PROJECT LOCATION
NW LTC PKWY
PORT ST. LUCIE, FL 34986



VICINITY MAP
NOT TO SCALE
SECTION: 1 TOWNSHIP: 36S RANGE: 39E
PCN: 3301-702-0006-000-0, 3301-702-0018-000-7,
3302-703-0019-000-4



Sheet Number	Sheet Title
C100	COVER SHEET
C200	OVERALL MASTER SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C204	SITE DETAILS
C300	SITE DRAINAGE AND UTILITY PLAN

PROJECT TEAM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
CONTACT: JORDAN L. HAGGERTY, P.E.
PHONE: (561) 270-6983

SURVEYOR

ENGINEERING, DESIGN, & CONSTRUCTION, INC.
10250 VILLAGE PARKWAY UNIT 201
PORT ST LUCIE, FL 34987
PHONE: (772) 462-2455

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL 33134
CONTACT: BEN JOHNSON
PHONE: (305) 673-2025

DEVELOPER

SEEFRIED PROPERTIES
3333 RIVERWOOD PKWY, SUITE 200
ATLANTA, GA 30339
CONTACT: PAUL SEEFRIED
PHONE: (678) 904-1917

GEOTECHNICAL

TERRACON CONSULTANTS, INC.
1225 OMAR ROAD
WINTER PALM BEACH, FL 33405
PHONE: (561) 689-4299

UTILITY PROVIDERS

POWER

FLORIDA POWER & LIGHT
2501 ORANGE AVE
FORT PIERCE, FL 34947
PHONE: (772) 489-6200

NATURAL GAS

FLORIDA CITY GAS
700 UNIVERSE BLVD
JUNO BEACH, FL 33408
PHONE: (561) 304-5458

CITY OF PORT SAINT LUCIE UTILITY SYSTEMS DEPARTMENT

121 SW PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34984
PHONE: (772) 873-6400

TELEPHONE

FRONTIER COMMUNICATIONS
CONTACT: USIC DISPATCH
PHONE: (800) 778-9140

GAS

FLORIDA PUBLIC UTILITIES
1705 7TH ST SW
WINTER SPRINGS, FL 32780
CONTACT: GARY HARDY
PHONE: (863) 224-3786

FIBER OPTIC

CHARTER COMMUNICATIONS
1004 US HWY 92 W
AUBURNDALE, FL 33823
CONTACT: USIC DISPATCH
PHONE: (800) 778-9140

AGENCY CONTACTS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
PHONE: (561) 686-8800

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 35 AND PARCEL 34 OF L.T.C. RANCH P.U.D. #2 AS RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT "7" OF L.T.C. RANCH P.U.D. #2 AS RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "7" THENCE N89°41'54"E A DISTANCE OF 527.49 FEET; THENCE N67°17'47"E A DISTANCE OF 266.63 FEET; THENCE S89°52'34"E A DISTANCE OF 101.90 FEET; THENCE N00°06'30"E A DISTANCE OF 101.90 FEET; THENCE S89°53'55"E A DISTANCE OF 856.45 FEET; THENCE S00°24'40"W A DISTANCE OF 472.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY WITH A RADIUS OF 80.00 FEET SAID; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°19'38" AN ARC DISTANCE OF 63.29 FEET; THENCE S44°45'22"W A DISTANCE OF 57.10 FEET; THENCE N89°53'55"W A DISTANCE OF 777.39 FEET; THENCE N82°18'14"W A DISTANCE OF 106.57 FEET; THENCE S89°53'55"E A DISTANCE OF 415.71; THENCE N00°06'04"E A DISTANCE OF 373.83 FEET; THENCE S89°41'54"W A DISTANCE OF 402.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 35 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°37'43" AN ARC DISTANCE OF 46.81 FEET; THENCE N00°18'06"W A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.68 ACRES, MORE OR LESS.

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE PSLUSD STANDARDS AND DETAILS (2021-06-02)

PSLUSD PROJECT NO. 11-869-07A
CITY OF PSL PROJECT NO. P21-251

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

Jordan L. Haggerty, PE
State of Florida, Professional Engineer, License No. 80511
This item has been digitally signed and sealed by Jordan L. Haggerty, PE on 01/18/2022. Printed Copies of this document are not considered signed and the signature must be verified on any electronic copies.

KHA PROJECT	046265028
DATE	OCT, 2021
SCALE AS SHOWN	
DESIGNED BY	JLH
DRAWN BY	CM
CHECKED BY	JLH

COVER SHEET

PROJECT GLADES
PREPARED FOR
SEEFRIED INDUSTRIAL
PROPERTIES, INC.

SHEET NUMBER
C100

No.	REVISIONS	DATE	BY

PORT ST. LUCIE FL

LEGAL DESCRIPTION:

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 PARCEL #35 AND PARCEL #34 OF L.T.C. RANCH P.U.D. #2 AS RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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CONTAINING 32.68 ACRES, MORE OR LESS.

TRAFFIC STATEMENT

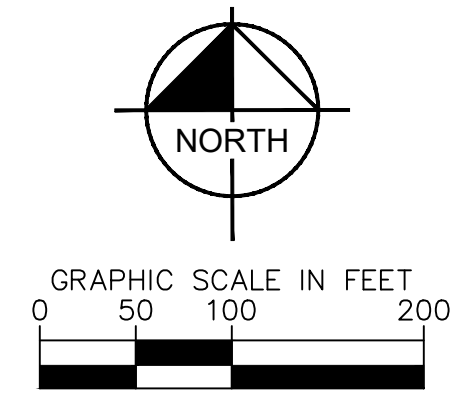
TRAFFIC ESTIMATES ARE BASED ON SITE-SPECIFIC EMPLOYMENT AND SHIFT DATA PROVIDED BY THE END USER ON ACTUAL OPERATIONS ANTICIPATED AT THE PROPOSED FACILITY. RATES WERE COMPARED TO ITE TRIP GENERATION MANUAL, 10TH EDITION FOR ITE 150 - WAREHOUSE.

TRAFFIC TRIP GENERATION ESTIMATES:

DAILY TRIPS	TRIPS
BUILDING 100	277
BUILDING 200	329
A.M. PEAK HOUR TRIPS	
BUILDING 100	24 IN / 7 OUT
BUILDING 200	28 IN / 9 OUT
P.M. PEAK HOUR TRIPS	
BUILDING 100	9 IN / 23 OUT
BUILDING 200	10 IN / 28 OUT

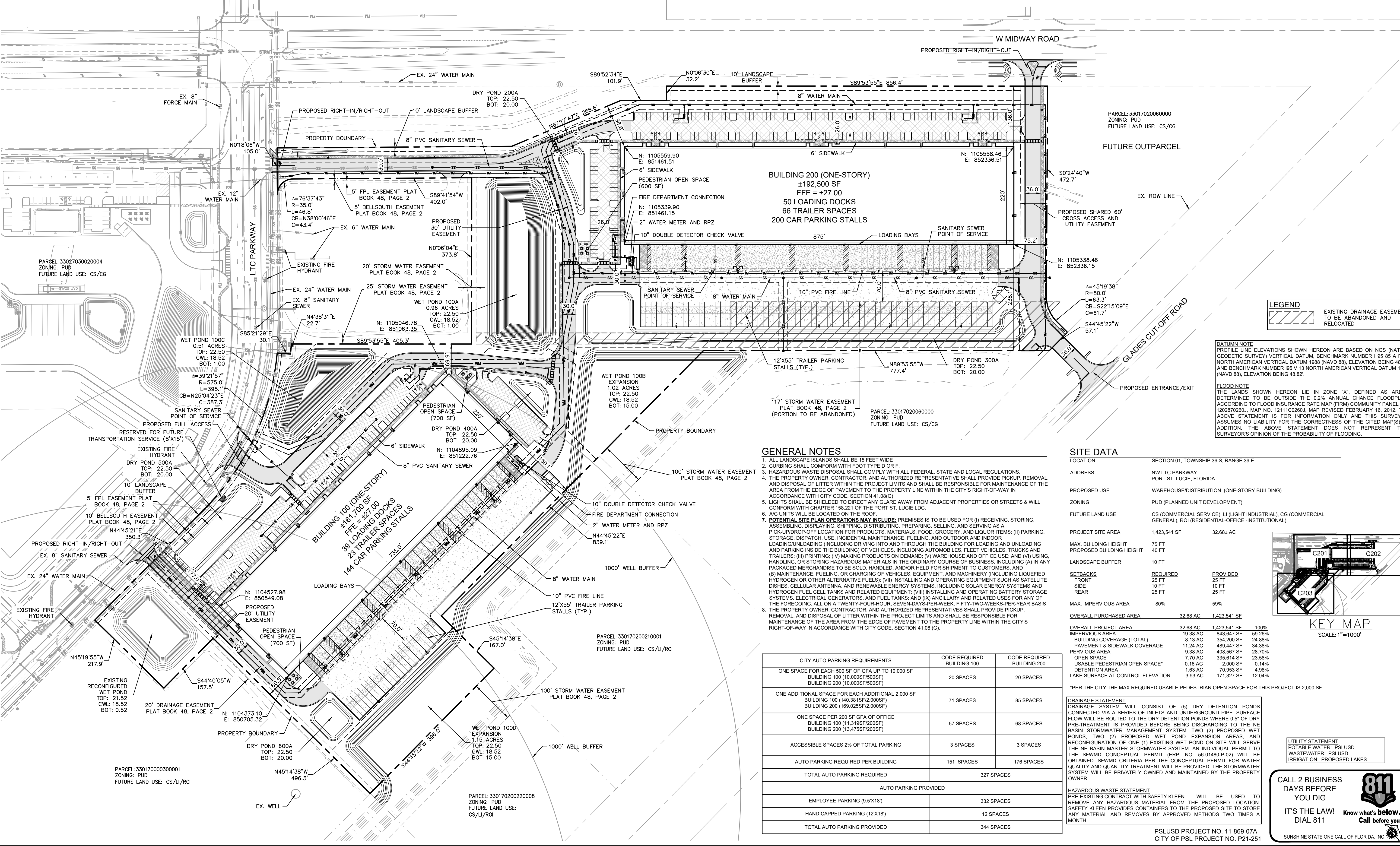
ENVIRONMENTAL SITE ASSESSMENT

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	SFWM	N/A	N/A
RARE HABITAT	NO	N/A	N/A	N/A
THREATENED SPECIES	YES	FWC	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
SPECIES OF SPECIAL CONCERN	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	YES	N/A	NONE NEEDED	N/A



ENVIRONMENTAL STATEMENT

PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED IN OCTOBER 2021 AND A REVIEW OF CONCEPTUAL PERMIT 56-103113-P AND 56-01480-P OF THE SFWM, THE ON-SITE WETLANDS HAVE BEEN PERMITTED, MITIGATED FOR, OR CONSERVED IN THE PAST. A WETLAND DELINEATION FOR STATE APPROVAL WILL NOT BE NEEDED. LISTED SPECIES IDENTIFIED ON-SITE WILL BE PERMITTED FOR PRIOR TO SITE DEVELOPMENT.



LEGEND

[Symbol]	EXISTING DRAINAGE EASEMENT TO BE ABANDONED AND RELOCATED
----------	--

DATUM NOTE
 PROFILE LINE ELEVATIONS SHOWN HEREON ARE BASED ON NGS (NATION GEODETIC SURVEY) VERTICAL DATUM, BENCHMARK NUMBER 1 95 85 A RM2 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.69' AND BENCHMARK NUMBER 195 V 13 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.82'.

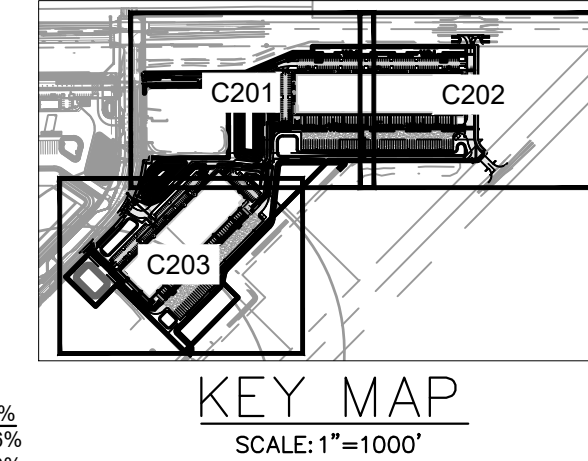
FLOOD NOTE
 AREAS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120307026J, MAP NO. 1211026J, MAP REVISED FEBRUARY 16, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

GENERAL NOTES

- ALL LANDSCAPE ISLANDS SHALL BE 15 FEET WIDE
- CURBING SHALL CONFORM WITH FDOT TYPE D OR F
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVE 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)
- LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 188.221 OF THE PORT ST. LUCIE LDC.
- A/C UNITS WILL BE LOCATED ON THE ROOF.
- POTENTIAL SITE PLAN OPERATIONS MAY INCLUDE:** PREMISES IS TO BE USED FOR (I) RECEIVING, STORING, ASSEMBLING, DISPLAYING, SHIPPING, DISTRIBUTING, PREPARING, SELLING, AND SERVING AS A PICK-UP/DROP-OFF LOCATION FOR PRODUCTS, MATERIALS, FOOD, GROCERY, AND LIQUOR ITEMS; (II) PARKING, STORAGE, DISPATCH, USE, INCIDENTAL MAINTENANCE, FUELING, AND OUTDOOR AND INDOOR LOADING/UNLOADING (INCLUDING DRIVING INTO AND THROUGH THE BUILDING FOR LOADING AND UNLOADING AND PARKING INSIDE THE BUILDING) OF VEHICLES, INCLUDING AUTOMOBILES, FLEET VEHICLES, TRUCKS AND TRAILERS; (III) PRINTING; (IV) MAKING PRODUCTS ON DEMAND; (V) WAREHOUSE AND OFFICE USE; AND (VI) USING, HANDLING, OR STORING HAZARDOUS MATERIALS IN THE ORDINARY COURSE OF BUSINESS, INCLUDING (A) IN ANY PACKAGED MERCHANDISE TO BE SOLD, HANDLED, AND/OR HELD FOR SHIPMENT TO CUSTOMERS, AND (B) MAINTENANCE, FUELING, OR CHARGING OF VEHICLES, EQUIPMENT, AND MACHINERY (INCLUDING LIQUEFIED HYDROGEN OR OTHER ALTERNATIVE FUELS); (VII) INSTALLING AND OPERATING EQUIPMENT SUCH AS SATELLITE DISHES, CELLULAR ANTENNA, AND RENEWABLE ENERGY SYSTEMS, INCLUDING SOLAR ENERGY SYSTEMS AND HYDROGEN FUEL CELL TANKS AND RELATED EQUIPMENT; (VIII) INSTALLING AND OPERATING BATTERY STORAGE SYSTEMS, ELECTRICAL GENERATORS, AND FUEL TANKS; AND (IX) ANCILLARY AND RELATED USES FOR ANY OF THE FOREGOING, ALL ON A TWENTY-FOUR-HOUR, SEVEN-DAYS-PER-WEEK, FIFTY-TWO-WEEKS-PER-YEAR BASIS
- 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).

SITE DATA

LOCATION	SECTION 01, TOWNSHIP 36 S, RANGE 39 E
ADDRESS	NW LTC PARKWAY PORT ST. LUCIE, FLORIDA
PROPOSED USE	WAREHOUSE/DISTRIBUTION (ONE-STORY BUILDING)
ZONING	PUD (PLANNED UNIT DEVELOPMENT)
FUTURE LAND USE	CS (COMMERCIAL SERVICE), LI (LIGHT INDUSTRIAL), CG (COMMERCIAL GENERAL), ROI (RESIDENTIAL-OFFICE-INSTITUTIONAL)
PROJECT SITE AREA	1,423,541 SF
MAX. BUILDING HEIGHT	75 FT
PROPOSED BUILDING HEIGHT	40 FT
LANDSCAPE BUFFER	10 FT
SETBACKS	REQUIRED PROVIDED
FRONT	25 FT 25 FT
SIDE	10 FT 10 FT
REAR	25 FT 25 FT
MAX. IMPERVIOUS AREA	80% 59%
OVERALL PURCHASED AREA	32.68 AC 1,423,541 SF
OVERALL PROJECT AREA	32.68 AC 1,423,541 SF 100%
IMPERVIOUS AREA	19.38 AC 843,847 SF 59.26%
BUILDING COVERAGE (TOTAL)	8.13 AC 354,200 SF 24.88%
PAVEMENT & SIDEWALK COVERAGE	11.24 AC 489,447 SF 34.38%
PERVIOUS AREA	9.38 AC 408,567 SF 28.70%
OPEN SPACE	7.70 AC 335,614 SF 23.56%
USABLE PEDESTRIAN OPEN SPACE*	0.16 AC 2,000 SF 0.14%
DETENTION AREA	1.63 AC 70,953 SF 4.96%
LAKE SURFACE AT CONTROL ELEVATION	3.95 AC 171,327 SF 12.04%



CITY AUTO PARKING REQUIREMENTS	CODE REQUIRED BUILDING 100	CODE REQUIRED BUILDING 200
ONE SPACE FOR EACH 500 SF OF GFA UP TO 10,000 SF BUILDING 100 (10,000SF/500SF) BUILDING 200 (10,000SF/500SF)	20 SPACES	20 SPACES
ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 2,000 SF BUILDING 100 (140,381SF/2,000SF) BUILDING 200 (169,025SF/2,000SF)	71 SPACES	85 SPACES
ONE SPACE PER 200 SF GFA OF OFFICE BUILDING 100 (11,319SF/200SF) BUILDING 200 (13,475SF/200SF)	57 SPACES	68 SPACES
ACCESSIBLE SPACES 2% OF TOTAL PARKING	3 SPACES	3 SPACES
AUTO PARKING REQUIRED PER BUILDING	151 SPACES	176 SPACES
AUTO PARKING PROVIDED		
EMPLOYEE PARKING (9.5X18)	332 SPACES	
HANDICAPPED PARKING (12X18)	12 SPACES	
TOTAL AUTO PARKING PROVIDED	344 SPACES	

***PER THE CITY THE MAX REQUIRED USABLE PEDESTRIAN OPEN SPACE FOR THIS PROJECT IS 2,000 SF.**

DRAINAGE STATEMENT
 DRAINAGE SYSTEM WILL CONSIST OF (5) DRY DETENTION PONDS CONNECTED VIA A SERIES OF INLETS AND UNDERGROUND PIPE. SURFACE FLOW WILL BE ROUTED TO THE DRY DETENTION PONDS WHERE 0.5" OF DRY PRE-TREATMENT IS PROVIDED BEFORE BEING DISCHARGING TO THE NE BASIN STORMWATER MANAGEMENT SYSTEM. TWO (2) PROPOSED WET PONDS, TWO (2) PROPOSED WET POND EXPANSION AREAS, AND RECONFIGURATION OF ONE (1) EXISTING WET POND ON SITE WILL SERVE THE NE BASIN STORMWATER SYSTEM. AN INDIVIDUAL PERMIT TO THE SFWM CONCEPTUAL PERMIT (ERP NO. 56-01480-P-02) WILL BE OBTAINED. SFWM CRITERIA PER THE CONCEPTUAL PERMIT FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. THE STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

HAZARDOUS WASTE STATEMENT
 PRE-EXISTING CONTRACT WITH SAFETY KLEEN WILL BE USED TO REMOVE ANY HAZARDOUS MATERIAL FROM THE PROPOSED LOCATION. SAFETY KLEEN PROVIDES CONTAINERS TO THE PROPOSED SITE TO STORE ANY MATERIAL AND REMOVES BY APPROVED METHODS TWO TIMES A MONTH.

UTILITY STATEMENT
 POTABLE WATER: PSLUSD
 WASTEWATER: PSLUSD
 IRRIGATION: PROPOSED LAKES

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 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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 PHONE: 561-330-2345 FAX: 561-863-8175
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

Jordan L. Haggerty, PE
 State of Florida, Professional Engineer, License No. 80511
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OVERALL MASTER SITE PLAN

PROJECT GLADES PREPARED FOR SEEFRED INDUSTRIAL PROPERTIES, INC.

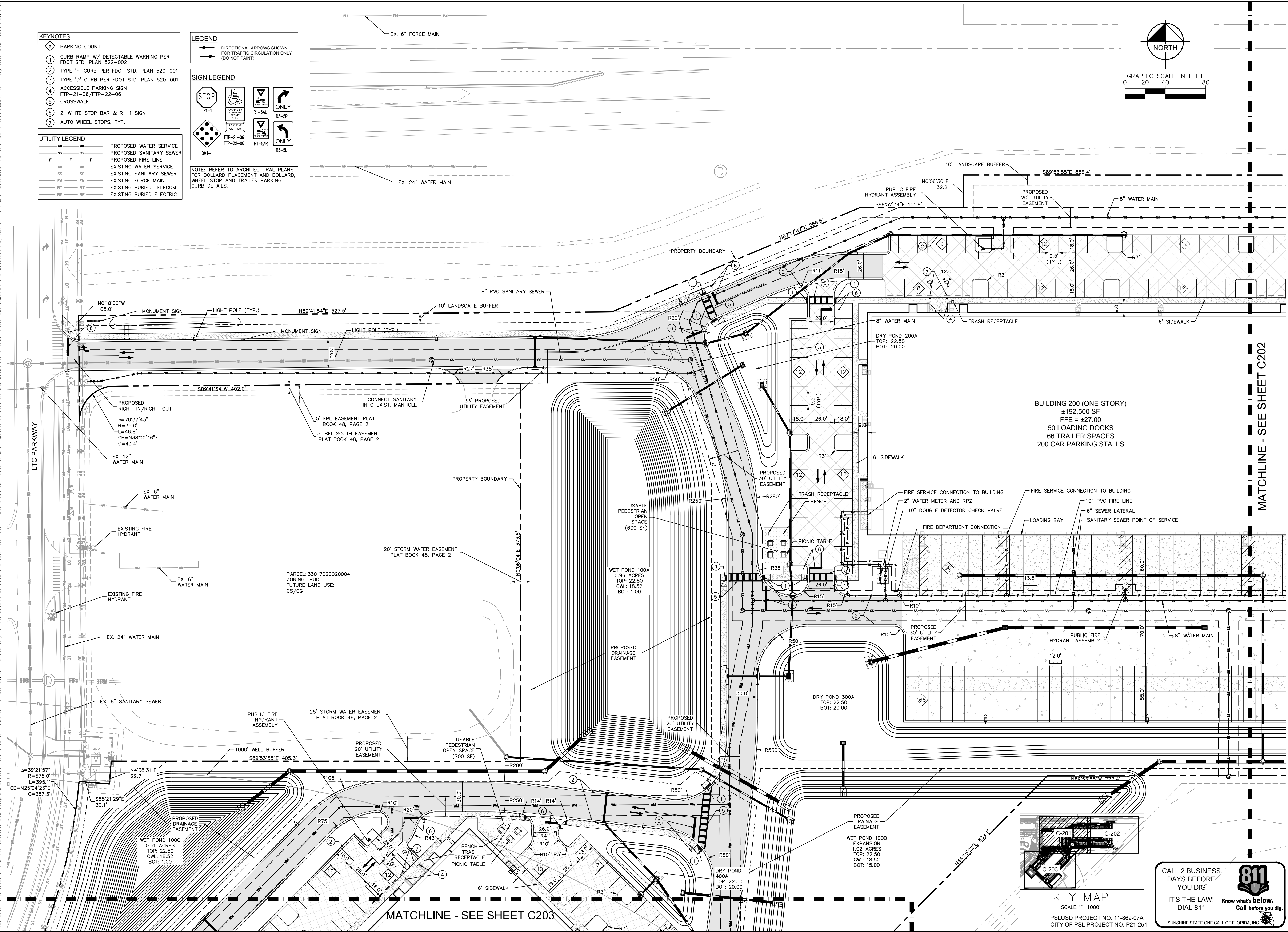
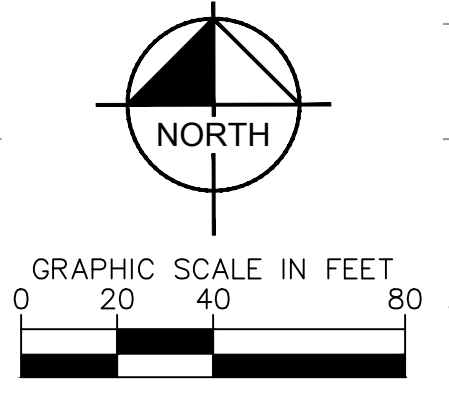
DATE: OCT. 2021
 SCALE: AS SHOWN
 DESIGNED BY: JLH
 DRAWN BY: CW
 CHECKED BY: JLH

SHEET NUMBER **C200**

Plotted By: Damarcus, John. Sheet Set: PROJECT GLADES. Layout: C201. SITE PLAN. January 18, 2022. 09:05:48am. K:\boc\civ\046265028 - glades out-of- rd industrial\CADD\plansheets\C201 SITE PLAN.dwg
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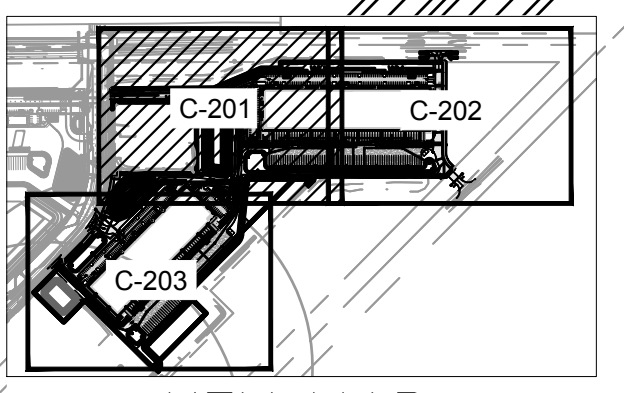
- KEYNOTES**
- ① PARKING COUNT
 - ② CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
 - ③ TYPE 'F' CURB PER FDOT STD. PLAN 520-001
 - ④ TYPE 'D' CURB PER FDOT STD. PLAN 520-001
 - ⑤ ACCESSIBLE PARKING SIGN FTP-21-06/FTP-22-06
 - ⑥ CROSSWALK
 - ⑦ 2' WHITE STOP BAR & R1-1 SIGN
 - ⑧ AUTO WHEEL STOPS, TYP.
- UTILITY LEGEND**
- W — PROPOSED WATER SERVICE
 - S — PROPOSED SANITARY SEWER
 - F — PROPOSED FIRE LINE
 - WM — EXISTING WATER SERVICE
 - SS — EXISTING SANITARY SEWER
 - FM — EXISTING FORCE MAIN
 - BT — EXISTING BURIED TELECOM
 - BE — EXISTING BURIED ELECTRIC

- LEGEND**
- DIRECTIONAL ARROWS SHOWN FOR TRAFFIC CIRCULATION ONLY (DO NOT PAINT)
- SIGN LEGEND**
- R1-1 STOP
 - R1-5AL
 - R3-5R
 - R1-5AR
 - R5-5L
 - OMI-1
- NOTE: REFER TO ARCHITECTURAL PLANS FOR BOLLARD PLACEMENT AND BOLLARD, WHEEL STOP AND TRAILER PARKING CURB DETAILS.



BUILDING 200 (ONE-STORY)
 ±192,500 SF
 FFE = ±27.00
 50 LOADING DOCKS
 66 TRAILER SPACES
 200 CAR PARKING STALLS

PARCEL: 33017020020004
 ZONING: PUD
 FUTURE LAND USE: CS/CG



KEY MAP
 SCALE: 1"=1000'
 PLSUSD PROJECT NO. 11-869-07A
 CITY OF PSL PROJECT NO. P21-251

CALL 2 BUSINESS DAYS BEFORE YOU DIG
 IT'S THE LAW! Know what's below. DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MATCHLINE - SEE SHEET C202

MATCHLINE - SEE SHEET C203

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 PHONE: 561-330-2345 FAX: 561-863-8175
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 State of Florida, Professional Engineer, License No. 80511
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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
046265028	OCT. 2021	AS SHOWN	JLH	JLH	CM	JLH

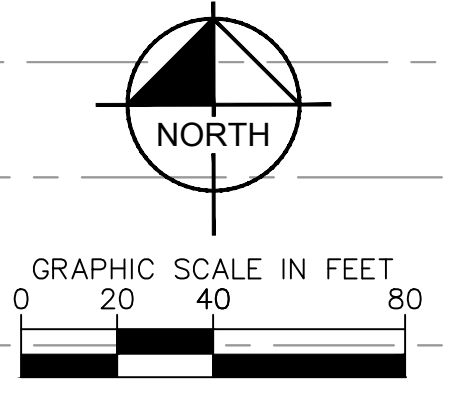
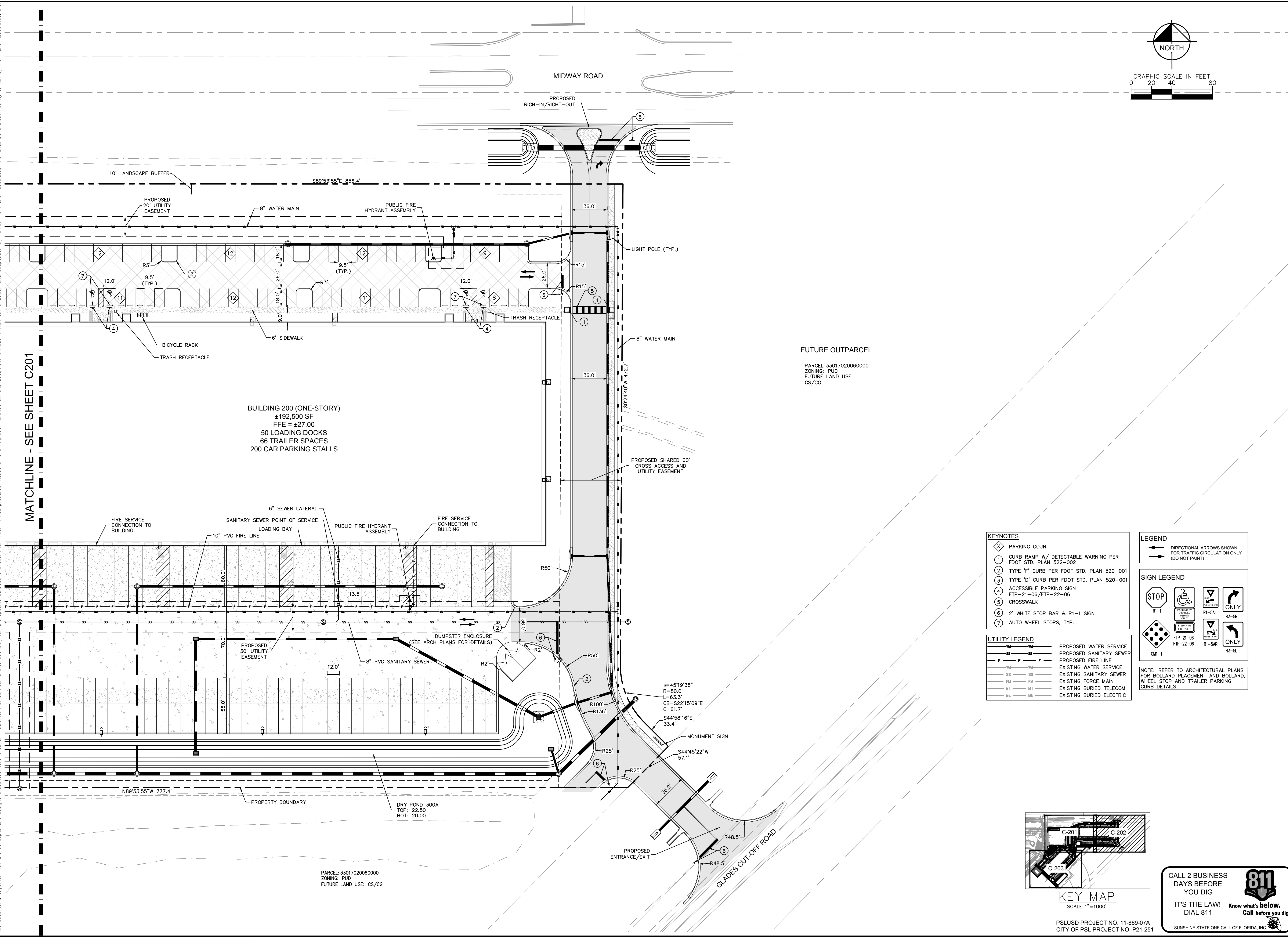
MATCHLINE - SEE SHEET C202

SITE PLAN

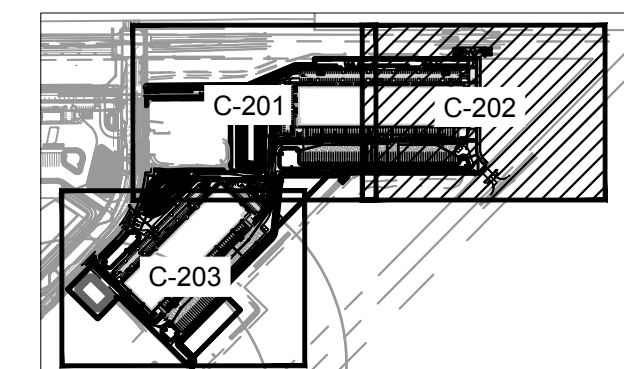
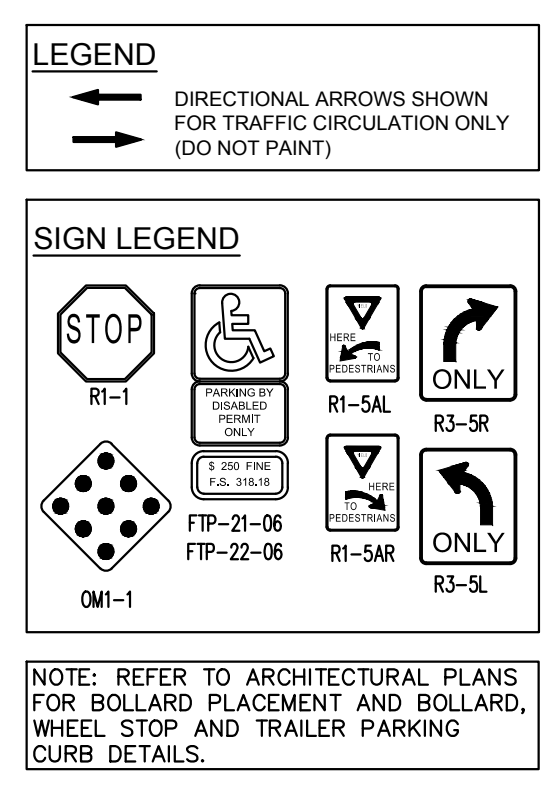
PROJECT GLADES
 PREPARED FOR
 SEEFRIED INDUSTRIAL
 PROPERTIES, INC.

SHEET NUMBER
C201

Plotted By: Damarcus, John. Sheet: SITE PLAN. Layout: C202. Date: 09/08/2022. 09:08:58am. K:\bced-civil\046265028 - glades cut-off rd industrial\CADD\plansheets\C201 SITE PLAN.dwg
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- KEYNOTES**
- ① PARKING COUNT
 - ② CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
 - ③ TYPE 'F' CURB PER FDOT STD. PLAN 520-001
 - ④ TYPE 'D' CURB PER FDOT STD. PLAN 520-001
 - ⑤ ACCESSIBLE PARKING SIGN
FTP-21-06/FTP-22-06
 - ⑥ CROSSWALK
 - ⑦ 2' WHITE STOP BAR & R1-1 SIGN
 - ⑧ AUTO WHEEL STOPS, TYP.
- UTILITY LEGEND**
- W — PROPOSED WATER SERVICE
 - S — PROPOSED SANITARY SEWER
 - F — EXISTING WATER SERVICE
 - SS — EXISTING SANITARY SEWER
 - FM — EXISTING FORCE MAIN
 - BT — EXISTING BURIED TELECOM
 - BE — EXISTING BURIED ELECTRIC



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 1615 S. CONGRESS AVE. SUITE 201,
 DELRAY BEACH, FL 33445
 PHONE: 561-330-2345 FAX: 561-863-8175
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

Jordan L. Haggerty, PE
 State of Florida, Professional Engineer, License No. 80511
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KHA PROJECT	046265028
DATE	OCT. 2021
SCALE	AS SHOWN
DESIGNED BY	JLH
DRAWN BY	CM
CHECKED BY	JLH

SITE PLAN

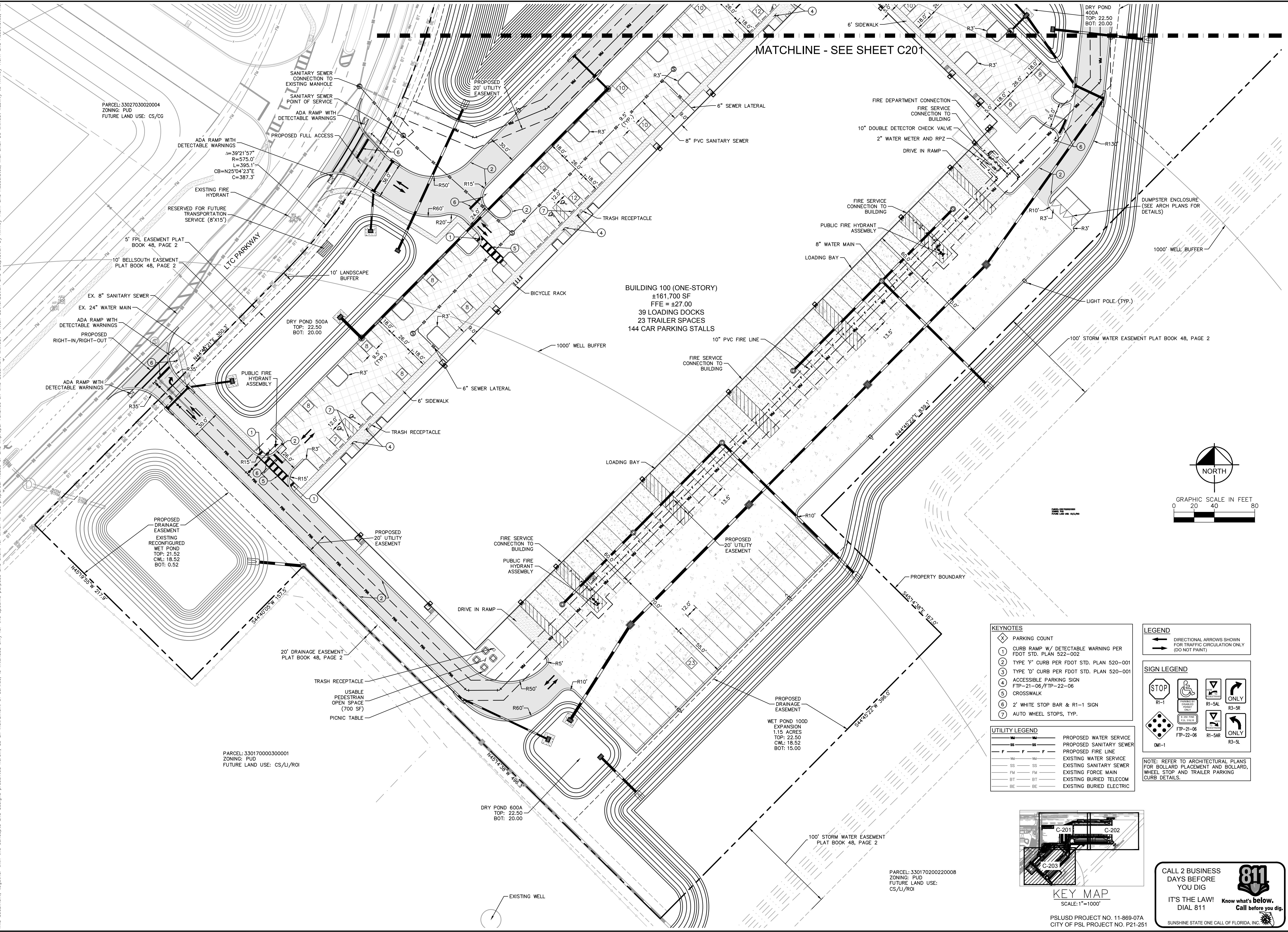
PROJECT GLADES
 PREPARED FOR
 SEEFRIED INDUSTRIAL
 PROPERTIES, INC.

PORT ST. LUCIE, FL

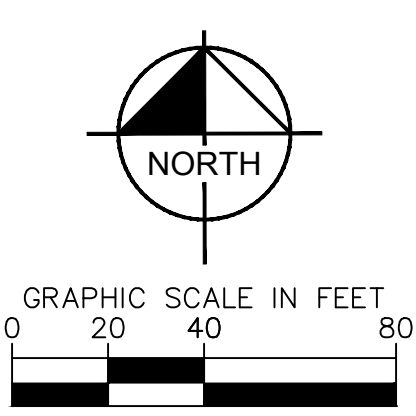
SHEET NUMBER
C202

PSLUSD PROJECT NO. 11-869-07A
 CITY OF PSL PROJECT NO. P21-251

Plotted By: Damarcus, John. Sheet: SITE PLAN - GLADES. Layout: C203. SITE PLAN. January 18, 2022. 09:06:03am. k:\lucie\cva\046265028 - glades cut-off rd industrial\CADD\plansheets\C203 SITE PLAN.dwg
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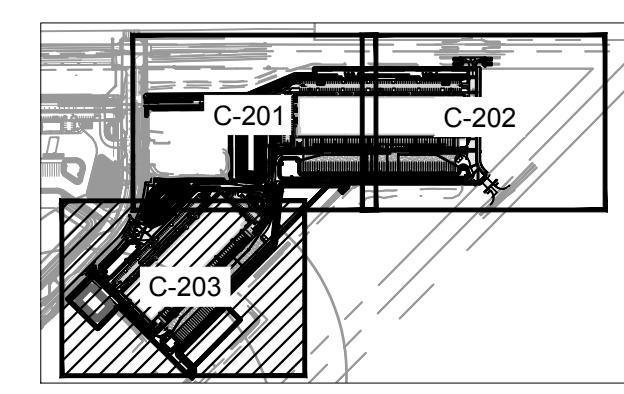


MATCHLINE - SEE SHEET C201



- KEYNOTES**
- ① CURB RAMP W/ DETECTABLE WARNING PER FDOT STD. PLAN 522-002
 - ② TYPE 'T' CURB PER FDOT STD. PLAN 520-001
 - ③ TYPE 'D' CURB PER FDOT STD. PLAN 520-001
 - ④ ACCESSIBLE PARKING SIGN FTP-21-06 / FTP-22-06
 - ⑤ CROSSWALK
 - ⑥ 2' WHITE STOP BAR & R1-1 SIGN
 - ⑦ AUTO WHEEL STOPS, TYP.
- UTILITY LEGEND**
- W — PROPOSED WATER SERVICE
 - S — PROPOSED SANITARY SEWER
 - F — PROPOSED FIRE LINE
 - W — EXISTING WATER SERVICE
 - S — EXISTING SANITARY SEWER
 - FM — EXISTING FORCE MAIN
 - BT — EXISTING BURIED TELECOM
 - BE — EXISTING BURIED ELECTRIC

- LEGEND**
- ↔ DIRECTIONAL ARROWS SHOWN FOR TRAFFIC CIRCULATION ONLY (DO NOT PAINT)
- SIGN LEGEND**
- R1-1 STOP
 - R1-1A1 ACCESSIBLE PARKING
 - R1-SAL CROSSWALK
 - R1-SAR CROSSWALK
 - R3-SR ONLY
 - R3-SL ONLY
 - OM-1
- NOTE:** REFER TO ARCHITECTURAL PLANS FOR BOLLARD PLACEMENT AND BOLLARD, WHEEL STOP AND TRAILER PARKING CURB DETAILS.



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PROJECT GLADES PREPARED FOR SEEFRIED INDUSTRIAL PROPERTIES, INC.

SITE PLAN

C203

PORT ST. LUCIE, FL

NO.	REVISIONS	DATE	BY

PSLUSD PROJECT NO. 11-869-07A
 CITY OF PSL PROJECT NO. P21-251

Plotted By: Danmore, John. Sheet: SITE-PROJECT-GLADES. Layout: C204. SITE-DETAILS. January 18, 2022. 09:06:13am. K:\bce-civil\046265028 - glades cut-off rd industrial\CADD\plansheets\C204 SITE-DETAILS.dwg
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TRAFFIC STATEMENT

TRAFFIC ESTIMATES ARE BASED ON SITE-SPECIFIC EMPLOYMENT AND SHIFT DATA PROVIDED BY THE END USER ON ACTUAL OPERATIONS ANTICIPATED AT THE PROPOSED FACILITY. RATES WERE COMPARED TO ITE TRIP GENERATION MANUAL, 10TH EDITION FOR ITE 150 - WAREHOUSE

TRAFFIC TRIP GENERATION ESTIMATES:

DAILY TRIPS	TRIPS
BUILDING 100	277
BUILDING 200	329
A.M. PEAK HOUR TRIPS	
BUILDING 100	24 IN / 7 OUT
BUILDING 200	28 IN / 9 OUT
P.M. PEAK HOUR TRIPS	
BUILDING 100	9 IN / 23 OUT
BUILDING 200	10 IN / 28 OUT

ENVIRONMENTAL SITE ASSESSMENT				
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	SFWMD	N/A	N/A
RARE HABITAT	NO	N/A	N/A	N/A
THREATENED SPECIES	YES	FWC	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
SPECIES OF SPECIAL CONCERN	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	YES	N/A	NONE NEEDED	N/A

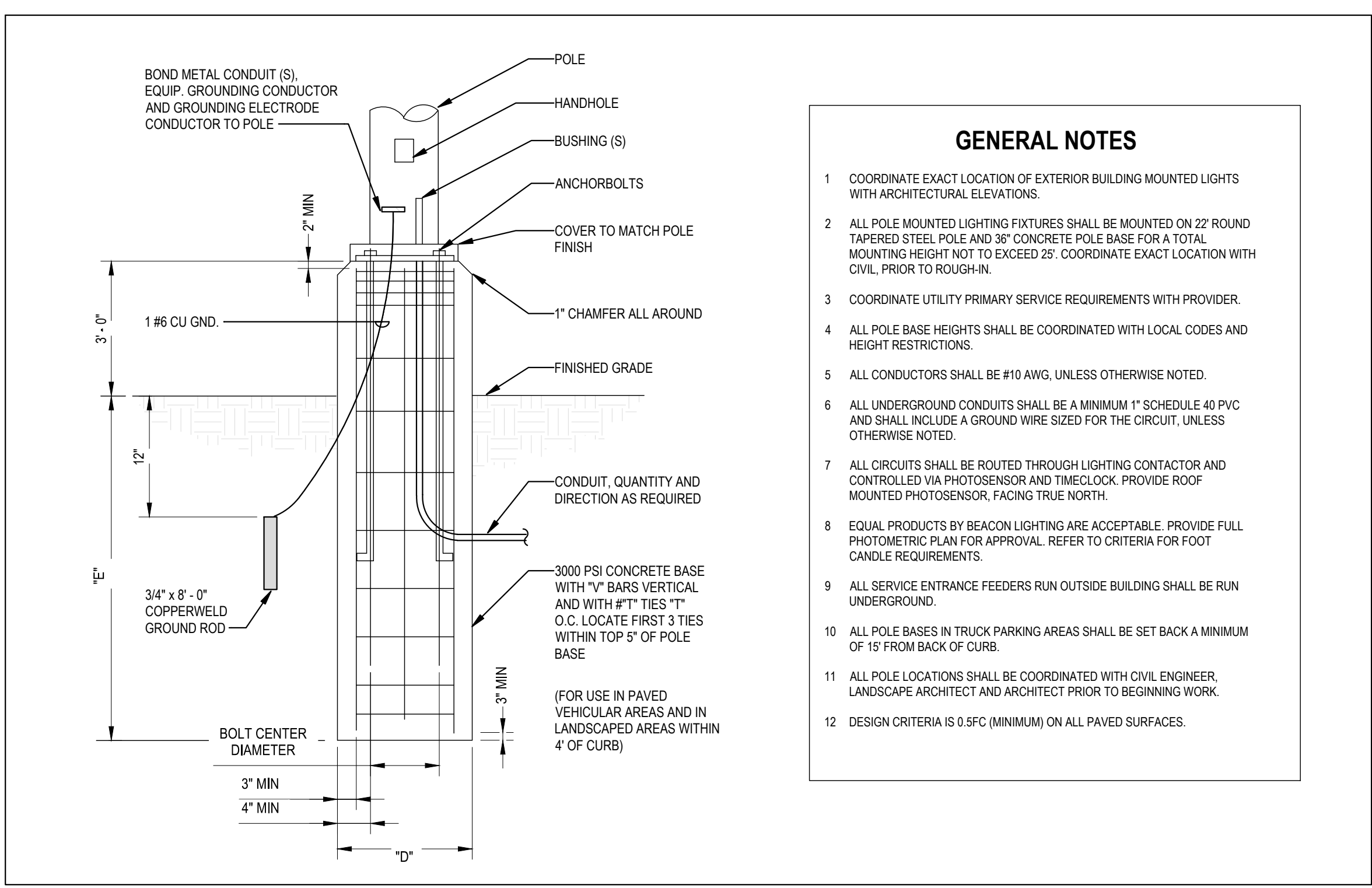
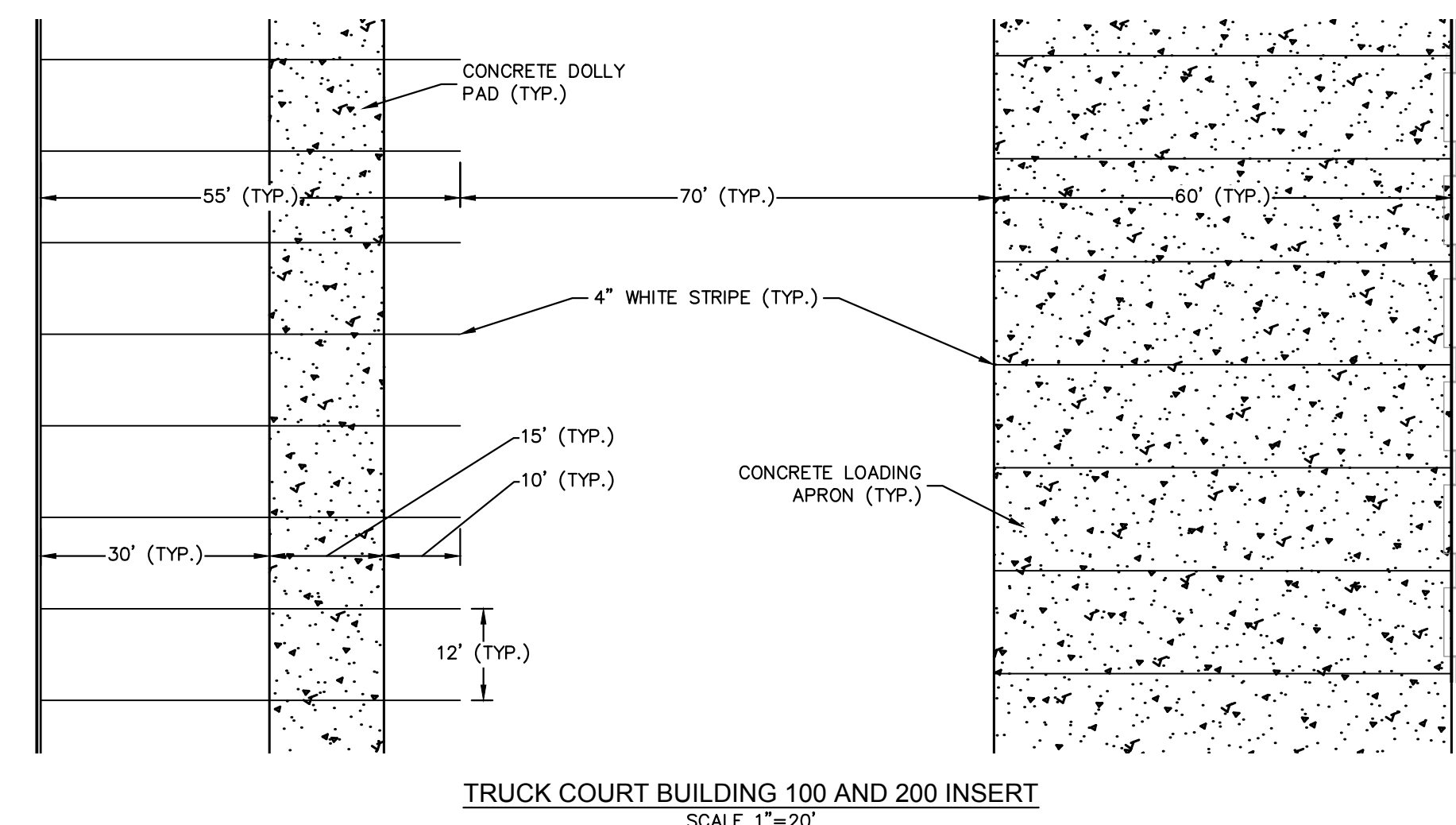
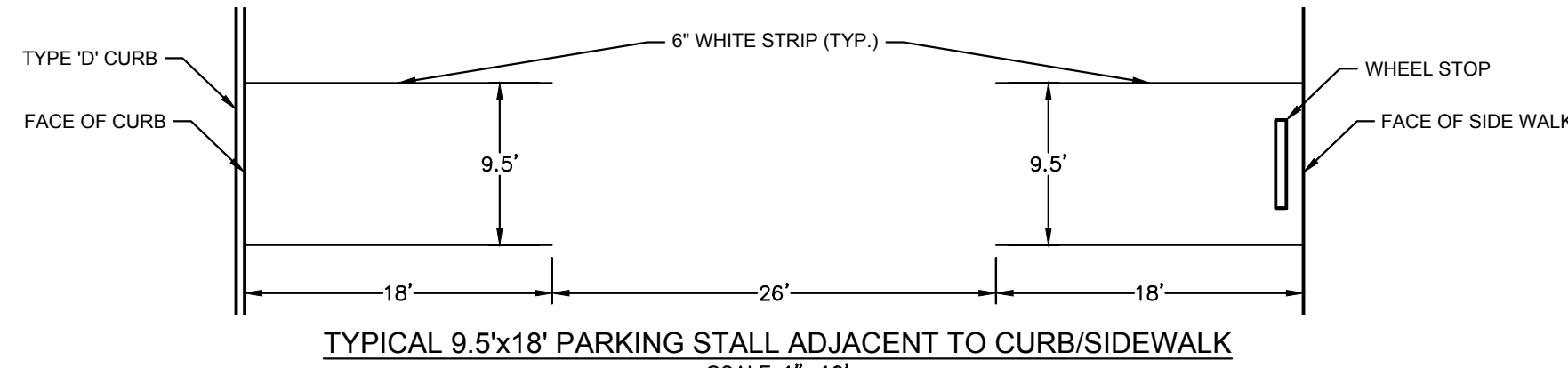
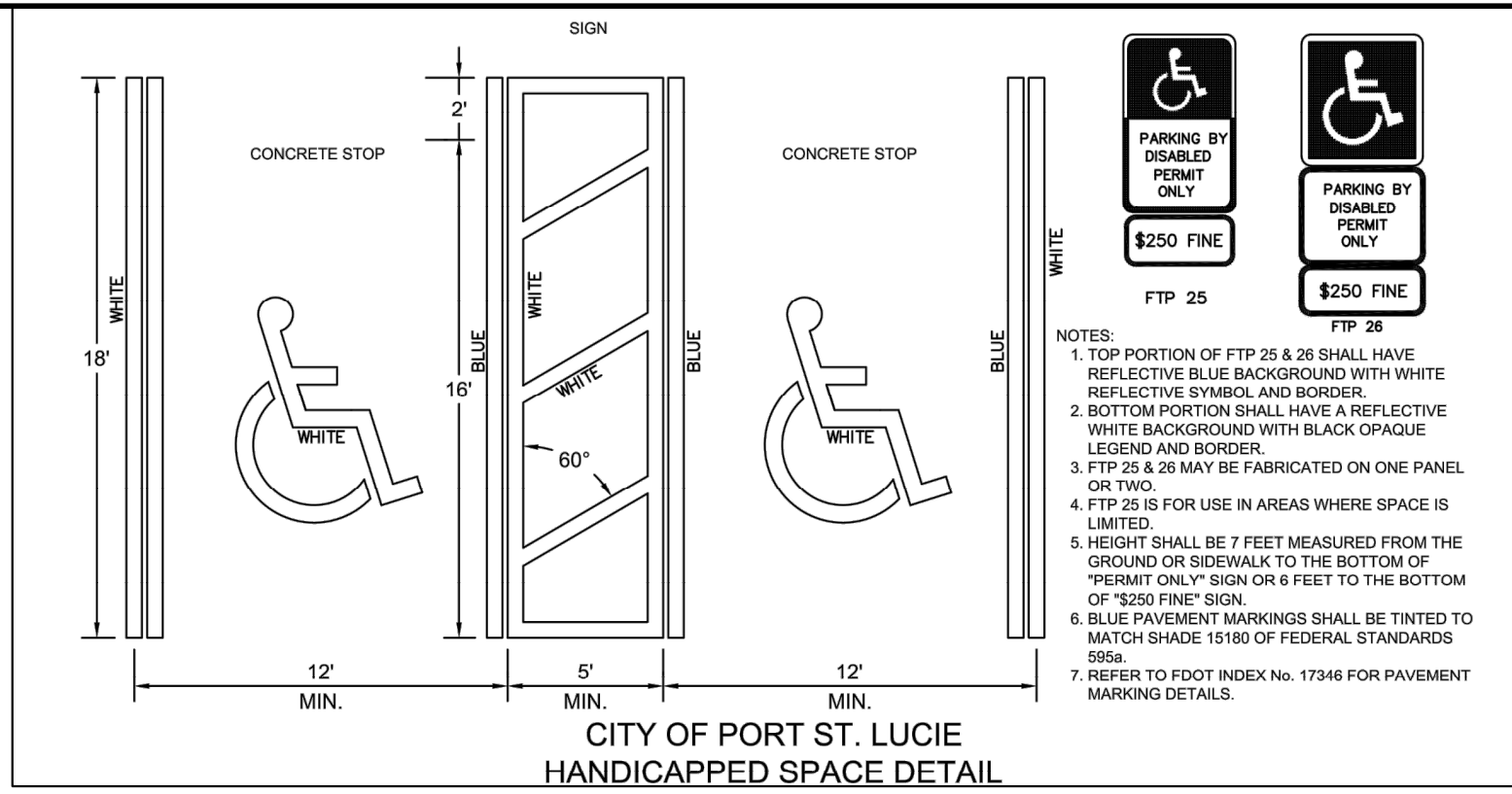
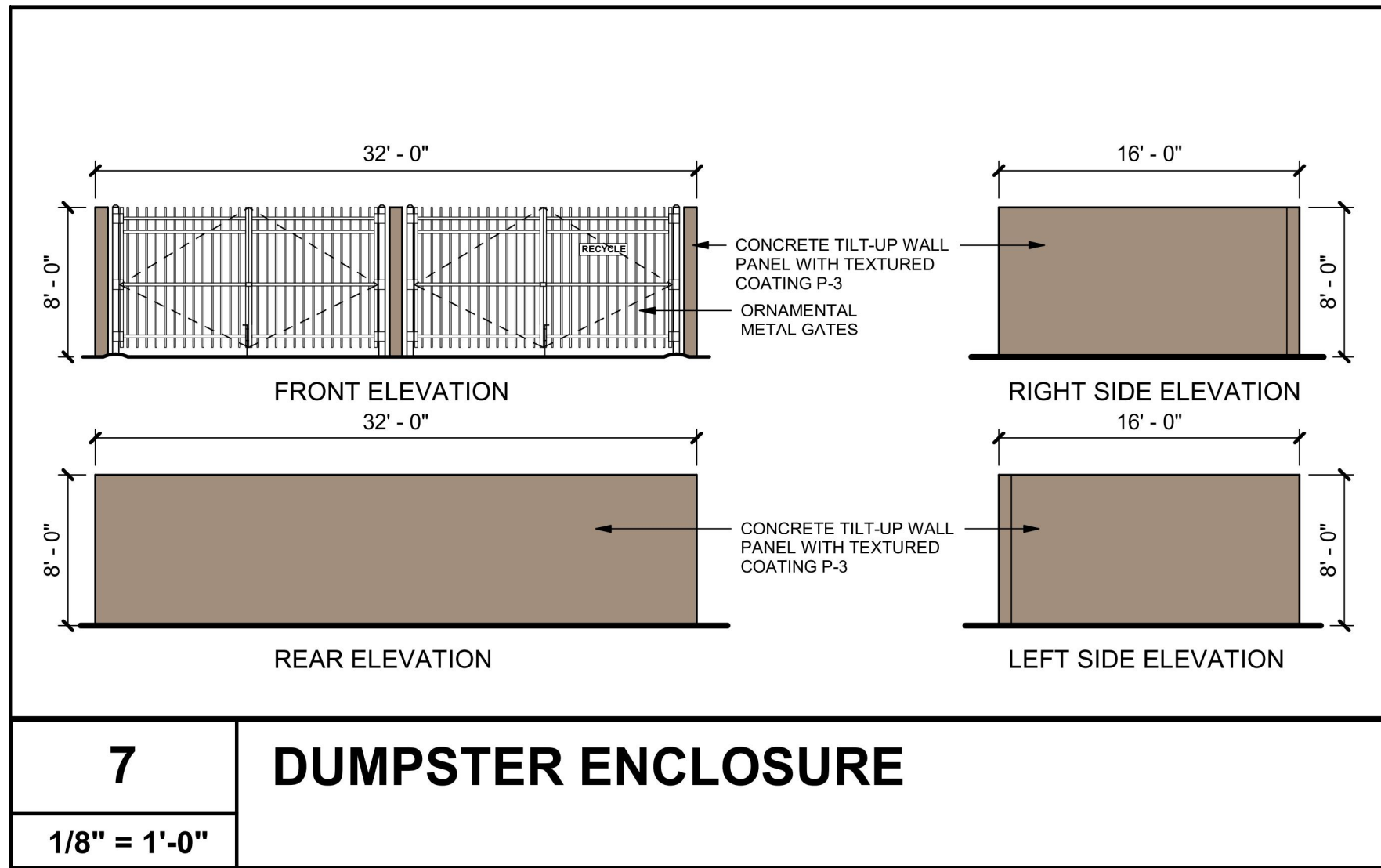
ENVIRONMENTAL STATEMENT

PER THE ENVIRONMENTAL ASSESSMENT CONDUCTED IN OCTOBER 2021 AND A REVIEW OF CONCEPTUAL PERMIT 56-103113-P AND 56-01480-P OF THE SFWMD, THE ON-SITE WETLANDS HAVE BEEN PERMITTED, MITIGATED FOR, OR CONSERVED IN THE PAST. A WETLAND DELINEATION FOR STATE APPROVAL WILL NOT BE NEEDED. LISTED SPECIES IDENTIFIED ON-SITE WILL BE PERMITTED FOR PRIOR TO SITE DEVELOPMENT.

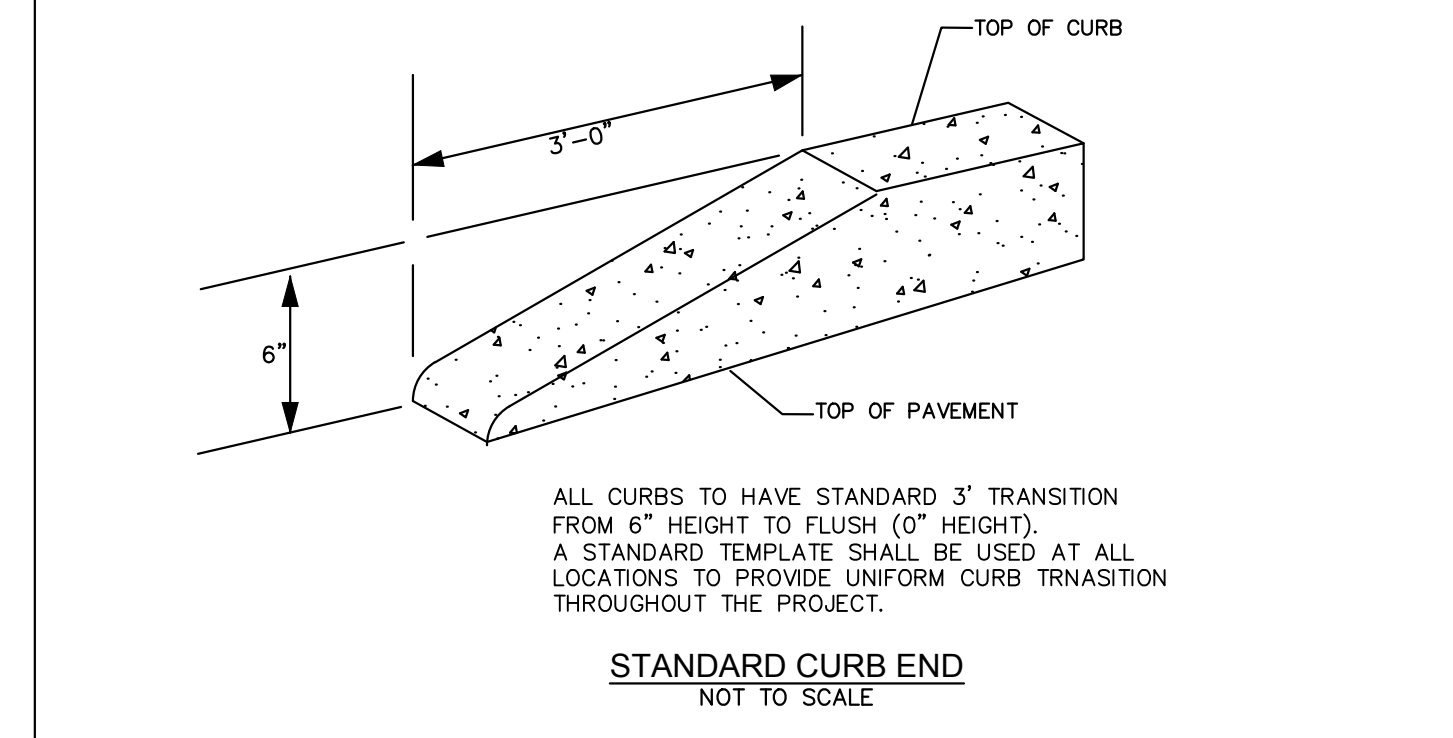
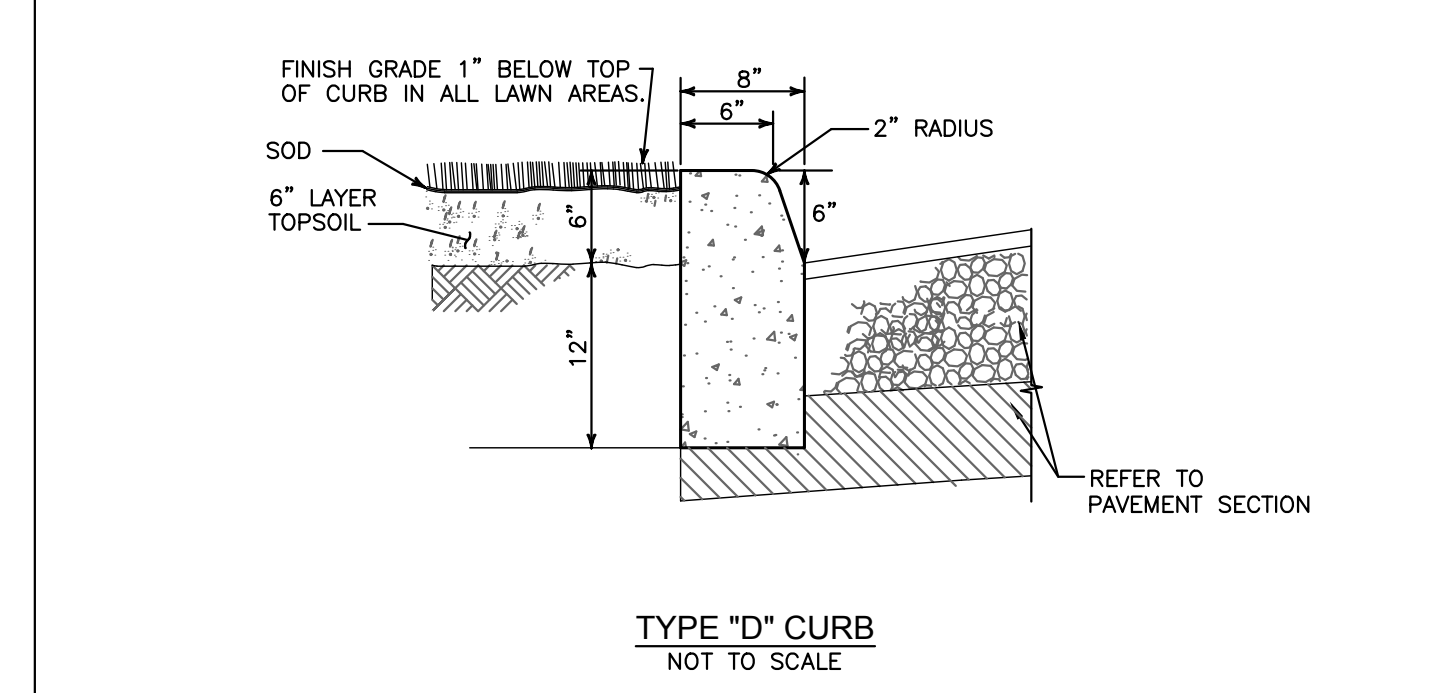
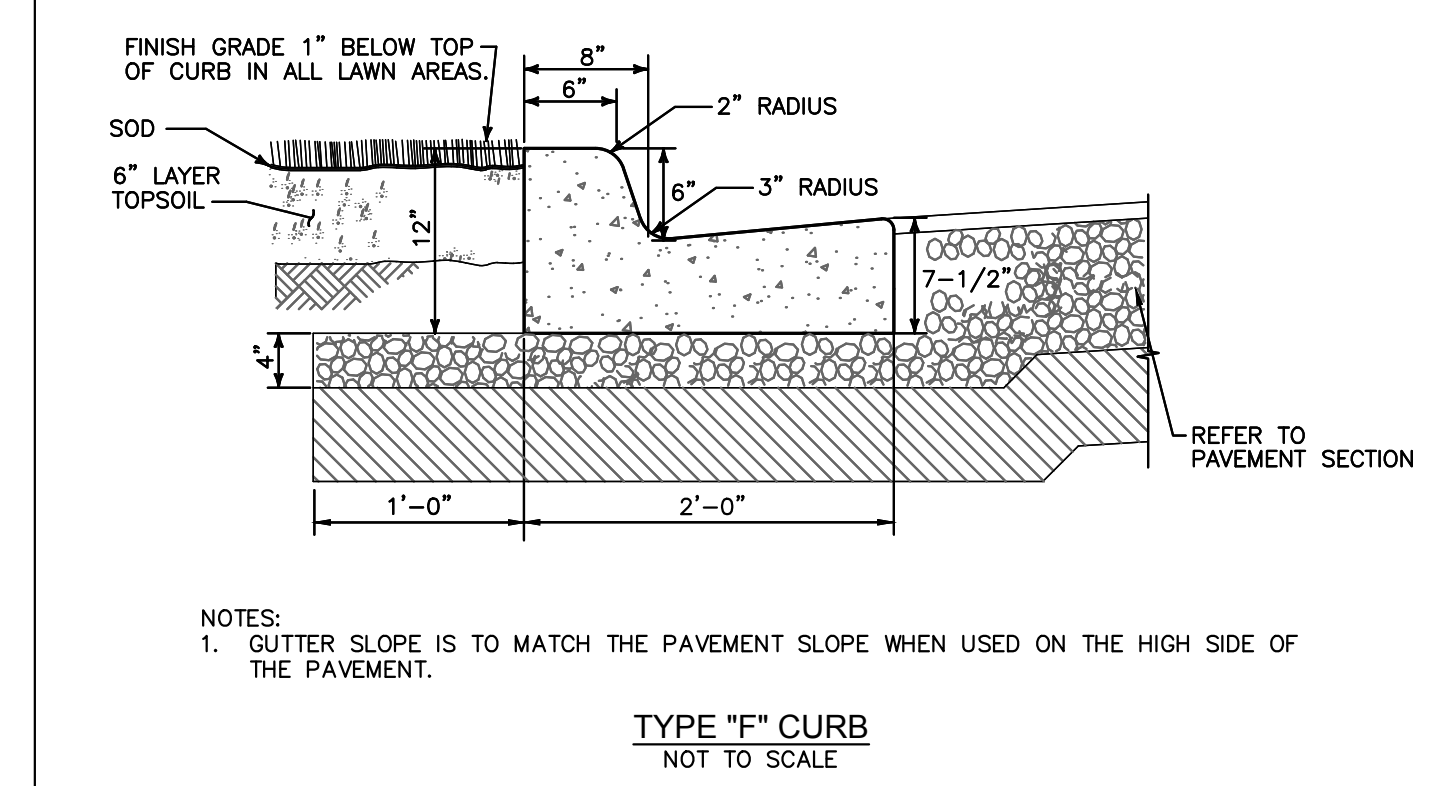
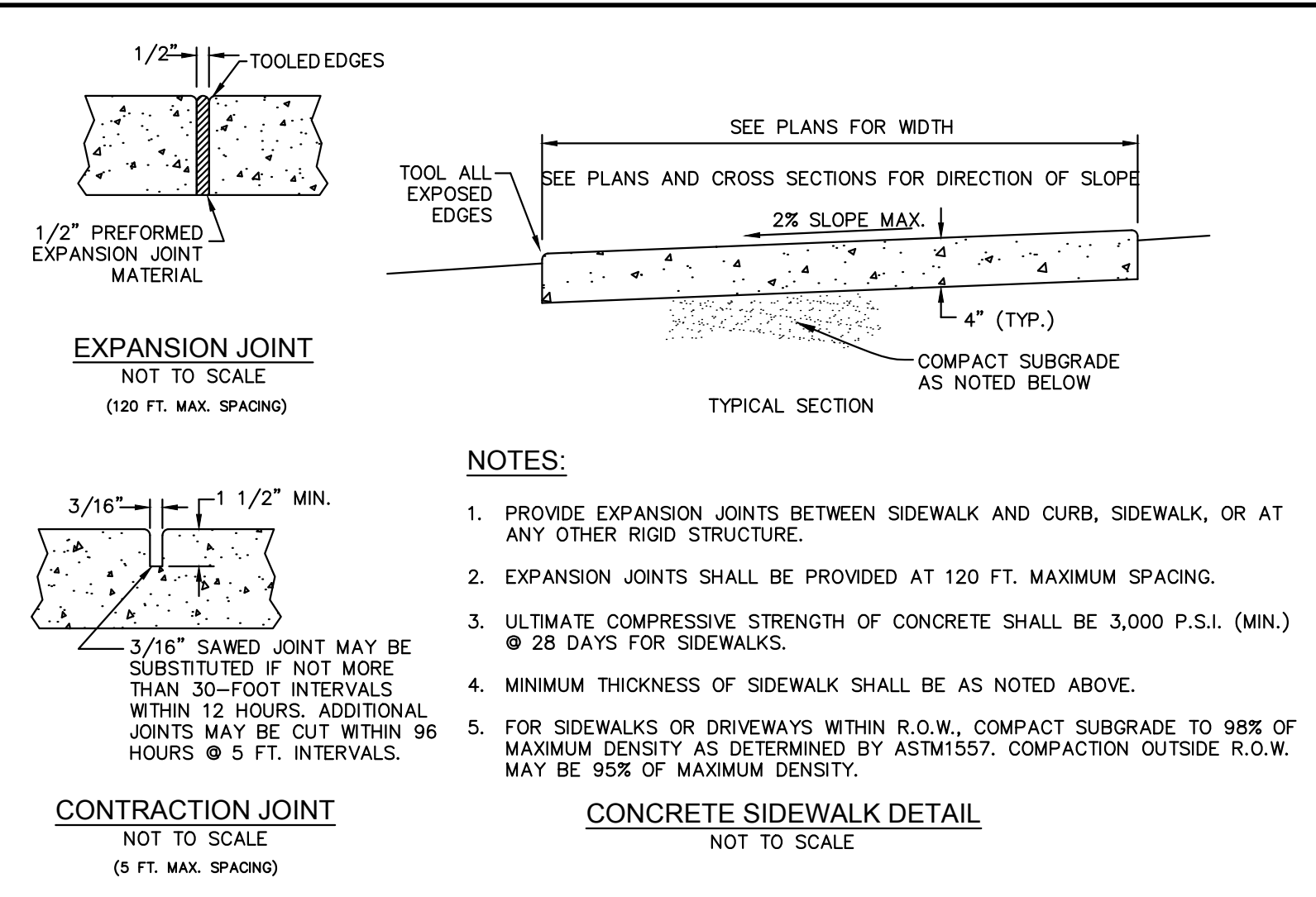
NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT OF SITE **APPROX. DISTANCE PER ST. LUCIE COUNTY GIS**

FIVE (5) HYDRANTS LOCATED ALONG EAST SIDE OF LTC PARKWAY ≈200 - ≈850 FT

TOTAL = APPROX. 5 HYDRANTS WITHIN 1,000 FT OF SITE



- GENERAL NOTES**
- COORDINATE EXACT LOCATION OF EXTERIOR BUILDING MOUNTED LIGHTS WITH ARCHITECTURAL ELEVATIONS.
 - ALL POLE MOUNTED LIGHTING FIXTURES SHALL BE MOUNTED ON 22 RND TAPERED STEEL POLE AND 36" CONCRETE POLE BASE FOR A TOTAL MOUNTING HEIGHT NOT TO EXCEED 25'. COORDINATE EXACT LOCATION WITH CIVIL PRIOR TO ROUGH-IN.
 - COORDINATE UTILITY PRIMARY SERVICE REQUIREMENTS WITH PROVIDER.
 - ALL POLE BASE HEIGHTS SHALL BE COORDINATED WITH LOCAL CODES AND HEIGHT RESTRICTIONS.
 - ALL CONDUCTORS SHALL BE #10 AWG, UNLESS OTHERWISE NOTED.
 - ALL UNDERGROUND CONDUITS SHALL BE A MINIMUM 1" SCHEDULE 40 PVC AND SHALL INCLUDE A GROUND WIRE SIZED FOR THE CIRCUIT, UNLESS OTHERWISE NOTED.
 - ALL CIRCUITS SHALL BE ROUTED THROUGH LIGHTING CONTACTOR AND CONTROLLED VIA PHOTOSENSOR AND TIMECLOCK. PROVIDE ROOF MOUNTED PHOTOSENSOR, FACING TRUE NORTH.
 - EQUAL PRODUCTS BY BEACON LIGHTING ARE ACCEPTABLE. PROVIDE FULL PHOTOMETRIC PLAN FOR APPROVAL. REFER TO CRITERIA FOR FOOT CANDLE REQUIREMENTS.
 - ALL SERVICE ENTRANCE FEEDERS RUN OUTSIDE BUILDING SHALL BE RUN UNDERGROUND.
 - ALL POLE BASES IN TRUCK PARKING AREAS SHALL BE SET BACK A MINIMUM OF 15' FROM BACK OF CURB.
 - ALL POLE LOCATIONS SHALL BE COORDINATED WITH CIVIL ENGINEER, LANDSCAPE ARCHITECT AND ARCHITECT PRIOR TO BEGINNING WORK.
 - DESIGN CRITERIA IS 0.5FC (MINIMUM) ON ALL PAVED SURFACES.



NO.	REVISIONS	DATE	BY
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Kimley >>> Horn
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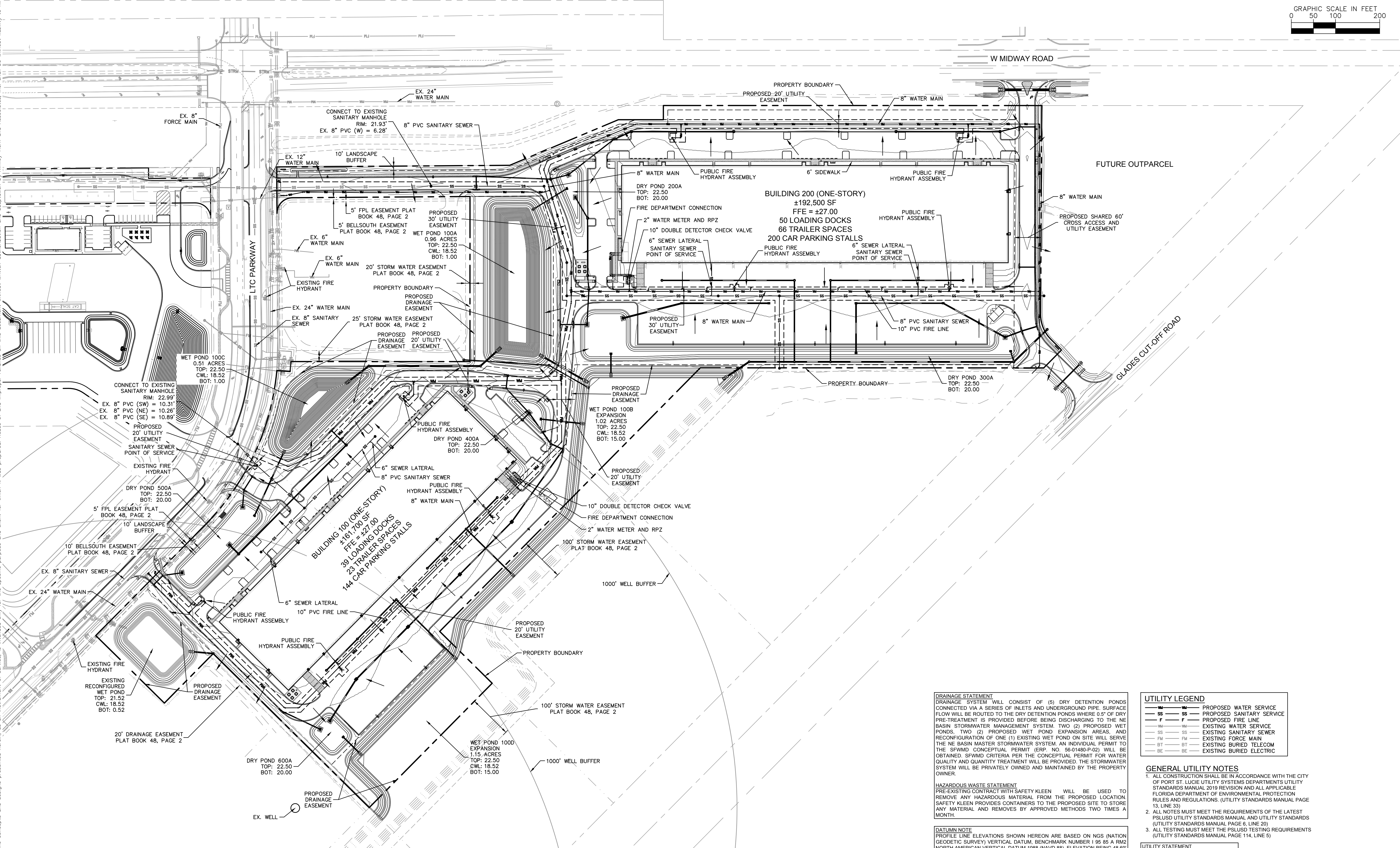
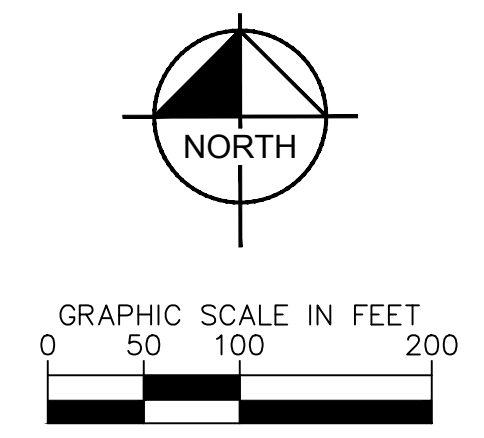
KHA PROJECT	046265028
DATE	OCT. 2021
SCALE	AS SHOWN
DESIGNED BY	JLH
DRAWN BY	CM
CHECKED BY	JLH

SITE DETAILS

PROJECT GLADES
PREPARED FOR
SEEFRIED INDUSTRIAL
PROPERTIES, INC.

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DRAINAGE STATEMENT
DRAINAGE SYSTEM WILL CONSIST OF (5) DRY DETENTION PONDS CONNECTED VIA A SERIES OF INLETS AND UNDERGROUND PIPE. SURFACE FLOW WILL BE ROUTED TO THE DRY DETENTION PONDS WHERE 0.5' OF DRY PRE-TREATMENT IS PROVIDED BEFORE BEING DISCHARGING TO THE NE BASIN STORMWATER MANAGEMENT SYSTEM. TWO (2) PROPOSED WET PONDS, TWO (2) PROPOSED WET POND EXPANSION AREAS, AND RECONFIGURATION OF ONE (1) EXISTING WET POND ON SITE WILL SERVE THE NE BASIN MASTER STORMWATER SYSTEM. AN INDIVIDUAL PERMIT TO THE SPWMD CONCEPTUAL PERMIT (ERP. NO. 56-01488-P-02) WILL BE OBTAINED. SPWMD CRITERIA PER THE CONCEPTUAL PERMIT FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. THE STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

HAZARDOUS WASTE STATEMENT
PRE-EXISTING CONTRACT WITH SAFETY KLEEN WILL BE USED TO REMOVE ANY HAZARDOUS MATERIAL FROM THE PROPOSED LOCATION. SAFETY KLEEN PROVIDES CONTAINERS TO THE PROPOSED SITE TO STORE ANY MATERIAL AND REMOVES BY APPROVED METHODS TWO TIMES A MONTH.

DATUM NOTE
PROFILE LINE ELEVATIONS SHOWN HEREON ARE BASED ON NGS (NATION GEODETIC SURVEY) VERTICAL DATUM, BENCHMARK NUMBER 1 95 85 A RM2 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.09' AND BENCHMARK NUMBER 195 V 13 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 48.82'.

FLOOD NOTE
THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120287028J, MAP NO. 12111028J, MAP REVISED FEBRUARY 16, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY LEGEND

—	—	PROPOSED WATER SERVICE
—	—	PROPOSED SANITARY SERVICE
—	—	PROPOSED FIRE LINE
—	—	EXISTING WATER SERVICE
—	—	EXISTING SANITARY SEWER
—	—	EXISTING FORCE MAIN
—	—	EXISTING BURIED TELECOM
—	—	EXISTING BURIED ELECTRIC

GENERAL UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENTS UTILITY STANDARDS MANUAL, 2019 REVISION AND ALL APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS. (UTILITY STANDARDS MANUAL PAGE 13, LINE 33)
- ALL NOTES MUST MEET THE REQUIREMENTS OF THE LATEST PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARDS (UTILITY STANDARDS MANUAL PAGE 6, LINE 20)
- ALL TESTING MUST MEET THE PSLUSD TESTING REQUIREMENTS (UTILITY STANDARDS MANUAL PAGE 114, LINE 5)

UTILITY STATEMENT
POTABLE WATER: PSLUSD
WASTEWATER: PSLUSD
IRRIGATION: PROPOSED LAKES

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PSLUSD PROJECT NO. 11-869-07A
CITY OF PSL PROJECT NO. P21-251

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KHA PROJECT 046265028
DATE OCT. 2021
SCALE AS SHOWN
DESIGNED BY JLH
DRAWN BY CW
CHECKED BY JLH

SITE DRAINAGE AND UTILITY PLAN

PROJECT GLADES PREPARED FOR SEEFRED INDUSTRIAL PROPERTIES, INC.

PORT ST. LUCIE FL

SHEET NUMBER C300