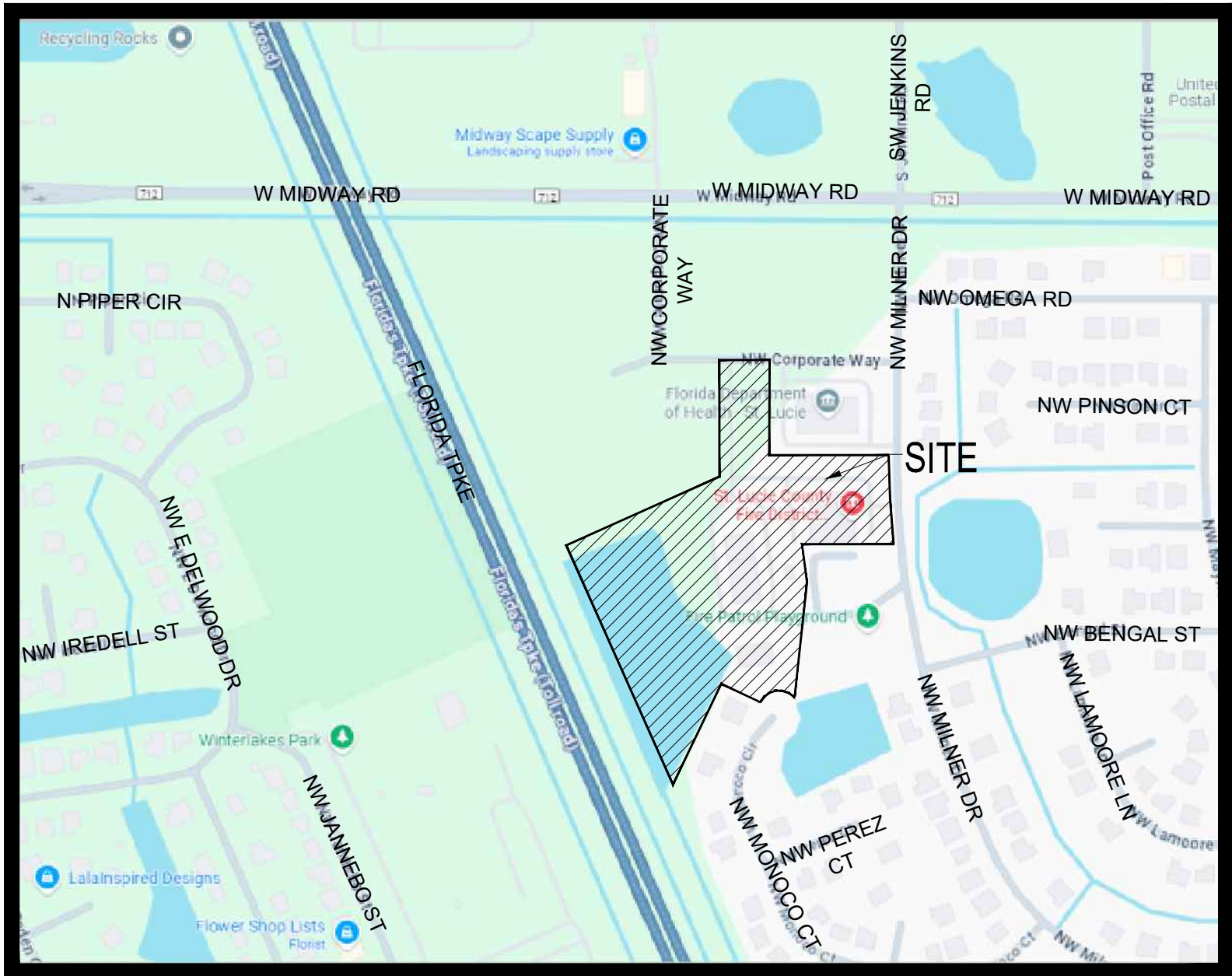


MILNER LOGISTICS BUILDING - NORTH

SITE PLAN

SECTION 6, TOWNSHIP 36 S, RANGE 40 E
CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL 3 OF THE MIDWAY COMMERCE CENTER PLAT AS APPROVED BY THE CITY COUNCIL APRIL 26, 1999, RESOLUTION NO. R99-18, BEING A PORTION OF PORT ST. LUCIE SECTION 48 FIRST REPLAT TRACT.

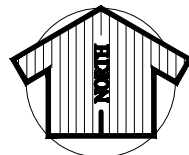
TOGETHER WITH:

TRACT B, FIRST RE-PLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL, PER OFFICIAL RECORDS BOOK 4789, PAGE 494):

COMMENCING AT THE NORTH EAST CORNER OF SAID TRACT B; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY OF MILNER DRIVE, ALONG AN ARC HAVING A RADIUS OF 2389.96 FEET, THROUGH A CENTRAL ANGLE OF 06°10'53", AN ARC DISTANCE OF 257.41 FEET, TO THE POINT OF BEGINNING.

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 89°49'18" WEST, A DISTANCE OF 264.47 FEET; THENCE SOUTH 07°15'49" EAST, A DISTANCE OF 110.19 FEET; THENCE SOUTH 06°09'48" WEST, A DISTANCE OF 334.34 FEET TO THE RIGHT OF WAY OF MONOCO CIRCLE, BEING A POINT OF CURVATURE, OF A NON-RADIAL CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 48°11'04" WEST, A RADIAL DISTANCE OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°59'31", AND ARC DISTANCE OF 33.50 FEET; THENCE NORTH 75°10'46" EAST, A DISTANCE OF 357.12 FEET TO THE WESTERLY RIGHT OF WAY OF MILNER DRIVE TO A POINT OF CURVATURE OF A NON-RADIAL CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 74°27'18" EAST, A RADIAL DISTANCE OF 2385.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID RIGHT OF WAY, ALONG AN ARC HAVING A RADIUS OF 2385.96 FEET, THROUGH A CENTRAL ANGLE OF 09°19'32", AND ARC DISTANCE OF 388.35 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT PORTION TRACT B CONTAINS 128,587.025 SQUARE FEET MORE OR LESS, OR 2.95 ACRES. REMAINDER TRACT B CONTAINS 450,043 SQUARE FEET MORE OR LESS.



VICINITY \ AERIAL MAP
N.T.S.

PLAN FOR
CLAREN ARCHITECTURE & DESIGN INC.

ENGINEER & SURVEYOR



VELCON

ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 24-1037

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01 - 03	SITE PLAN

NOTE:
PSLUSD STANDARDS AND DETAILS (01-01-2019)

GOVERNING DESIGN STANDARDS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2023-24 STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
<http://www.fdot.gov/design/standardplans>

APPLICABLE IRS:
GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, 2023-24 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
<http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks>

GOVERNING SPECIFICATIONS:
CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS FOR LAND DEVELOPMENT (MOST CURRENT EDITION), AS AMENDED BY CONTRACT DOCUMENTS.



REVISIONS:	BY:	DATE:	COMMENT:
LG	07-17-25		REVISED PLANS PER COMMENTS
LG	09-15-25		REVISED PLANS PER COMMENTS

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

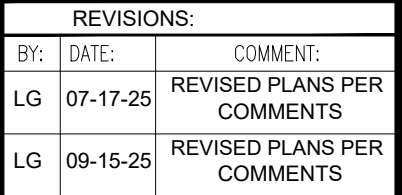
--	--	--	--

--	--	--	--

--	--	--	--

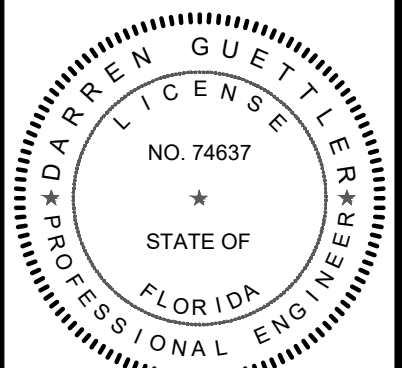


CITY OF PSL PROJECT NO. P07-002-A4
PSLUSD FILE NO. 5002-07B



PROJECT: **MILNER LOGISTICS
BUILDING - NORTH**
SAINT LUCIE COUNTY,
FLORIDA

CLIENT: CLAREN
ARCHITECTURE
& DESIGN, INC.



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
10/21/25

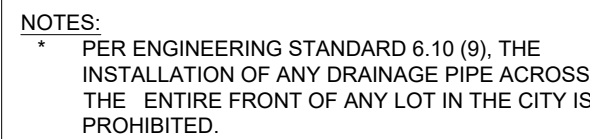
PROJECT No.: 24-1037
DRAWN BY: LG
CHECKED BY: SG
DATE: 10/21/2024
CAD I.D.: 24-1037 - SITE PLAN

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

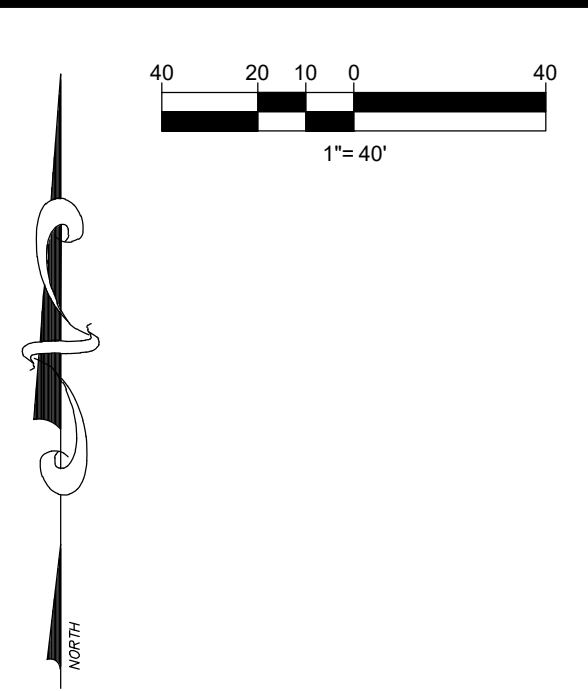
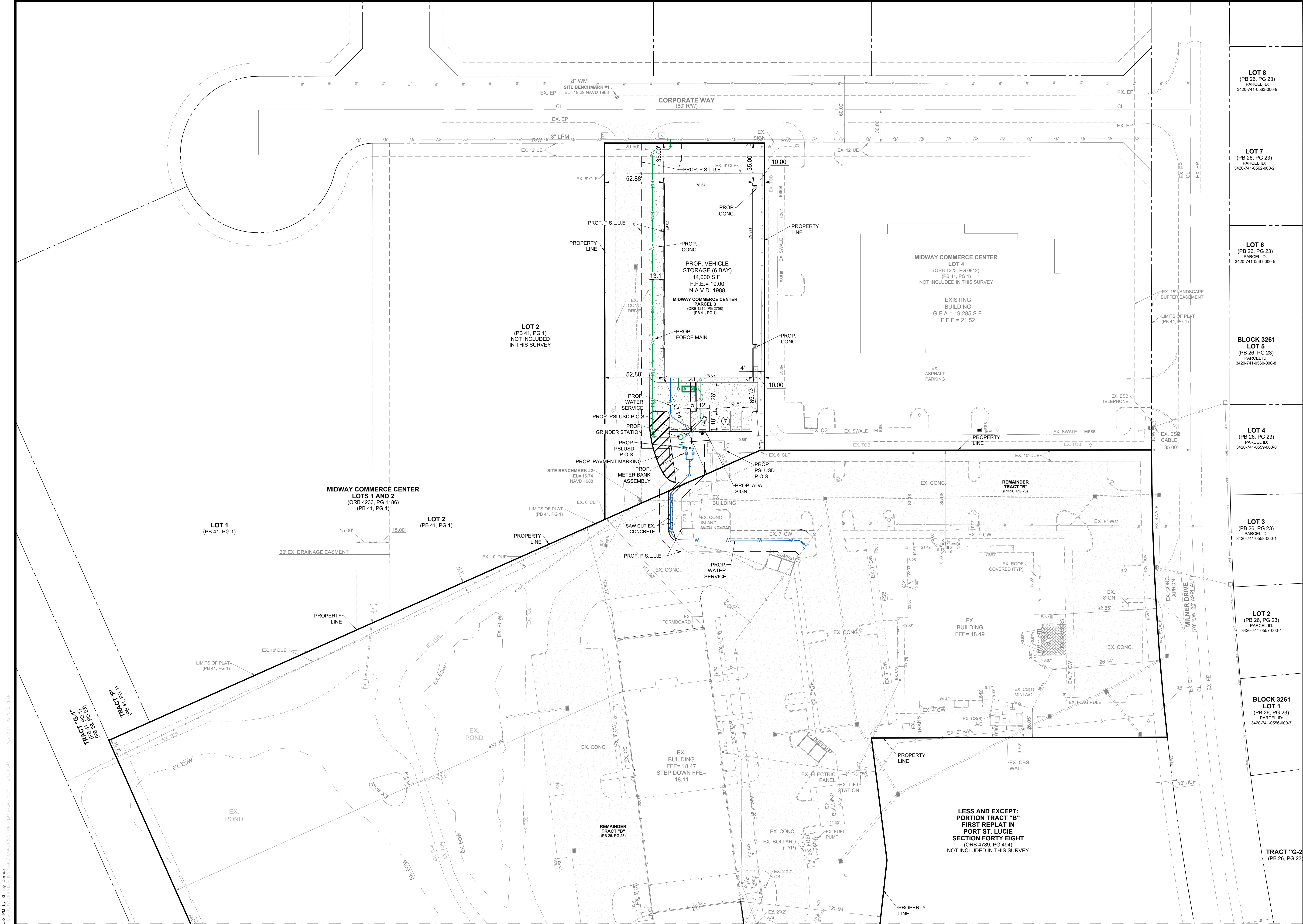
01



NOTE:
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. P07-002-A4
PSLUSD FILE NO. 5002-07B



LEGEND	
	PROPOSED NUMBER OF PARKING
	PROPOSED HANDICAP PARKING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED CLEAN OUT
	PROPOSED GRAVITY SEWER MAIN
	PROPOSED BLDG. SEWER
	PROPOSED FORCE MAIN
	PROPOSED WATER SERVICE
TOB	TOP OF BANK
UE	UTILITY EASEMENT
	EXISTING GRADE ELEVATION
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING MITERED END SWALE
	EXISTING WATER MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING LIGHT POLE

NOTE:
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).

NOTES:
* PER ENGINEERING STANDARD 6.10 (9), THE INSTALLATION OF ANY DRAINAGE PIPE ACROSS THE ENTIRE FRONT OF ANY LOT IN THE CITY IS PROHIBITED.
* PER ENGINEERING STANDARD 6.10 (d)(TYP.), THE CULVERT MATERIAL, SIZE, INVERTS AND LENGTHS SHALL BE SUPPLIED BY THE CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT AFTER THE COMPLETION OF THE DRIVEWAY STAKEOUT INSPECTION.

MATCH LINE SHEET 3

ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-5477
FBIE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
LG	07-17-25
LG	09-15-25
COMMENT:	
REVISED PLANS PER COMMENTS	
REVISED PLANS PER COMMENTS	

PROJECT:

MILNER LOGISTICS BUILDING - NORTH

SAINT LUCIE COUNTY, FLORIDA

CLIENT:

CLAREN ARCHITECTURE & DESIGN, INC.

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
10/21/25

PROJECT No.:	24-1037
DRAWN BY:	LG
CHECKED BY:	SG
DATE:	10/21/2024
CAD I.D.:	24-1037 - SITE PLAN

SHEET TITLE:

SITE PLAN

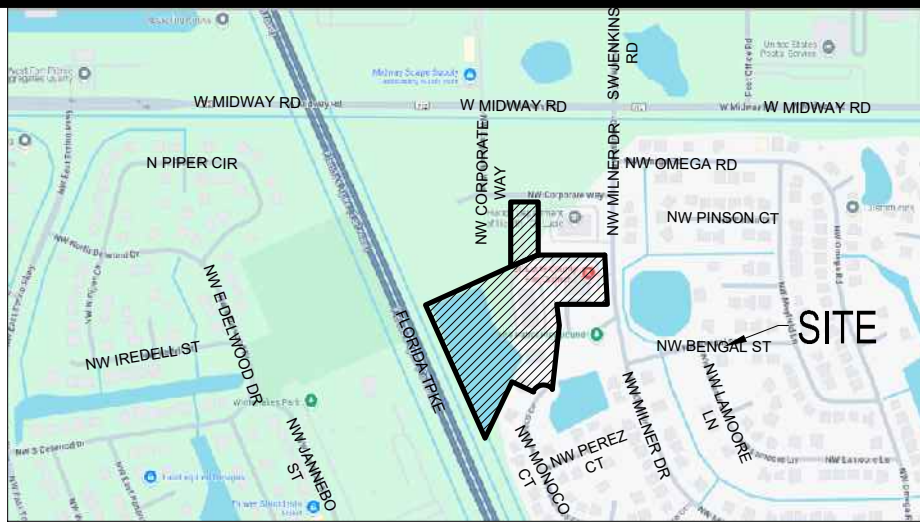
SHEET NUMBER:

02



CITY OF PSL PROJECT NO. P07-002-A4
PSLUSD FILE NO. 5002-07B

MATCH LINE SHEET 2



LOCATION MAP

1" = 1000'

LEGEND	
	PROPOSED NUMBER OF PARKING
	PROPOSED HANDICAP PARKING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED CLEAN OUT
	PROPOSED GRAVITY SEWER MAIN
	PROPOSED BLDG. SEWER
	PROPOSED FORCE MAIN
	PROPOSED WATER SERVICE
TOB	TOP OF BANK
UE	UTILITY EASEMENT
	EXISTING GRADE ELEVATION
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING MITERED END SWALE
	EXISTING WATER MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING LIGHT POLE

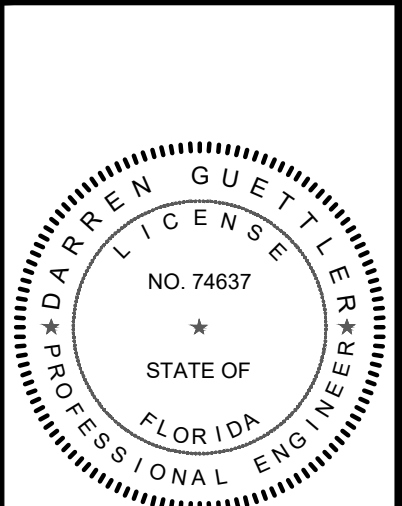


REVISIONS:	
BY:	DATE:
LG	07-17-25
REVISED PLANS PER COMMENTS	
LG	09-15-25
REVISED PLANS PER COMMENTS	

--	--

PROJECT: MILNER LOGISTICS BUILDING - NORTH
SAINT LUCIE COUNTY, FLORIDA

CLIENT: CLAREN ARCHITECTURE & DESIGN, INC.



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
10/21/25

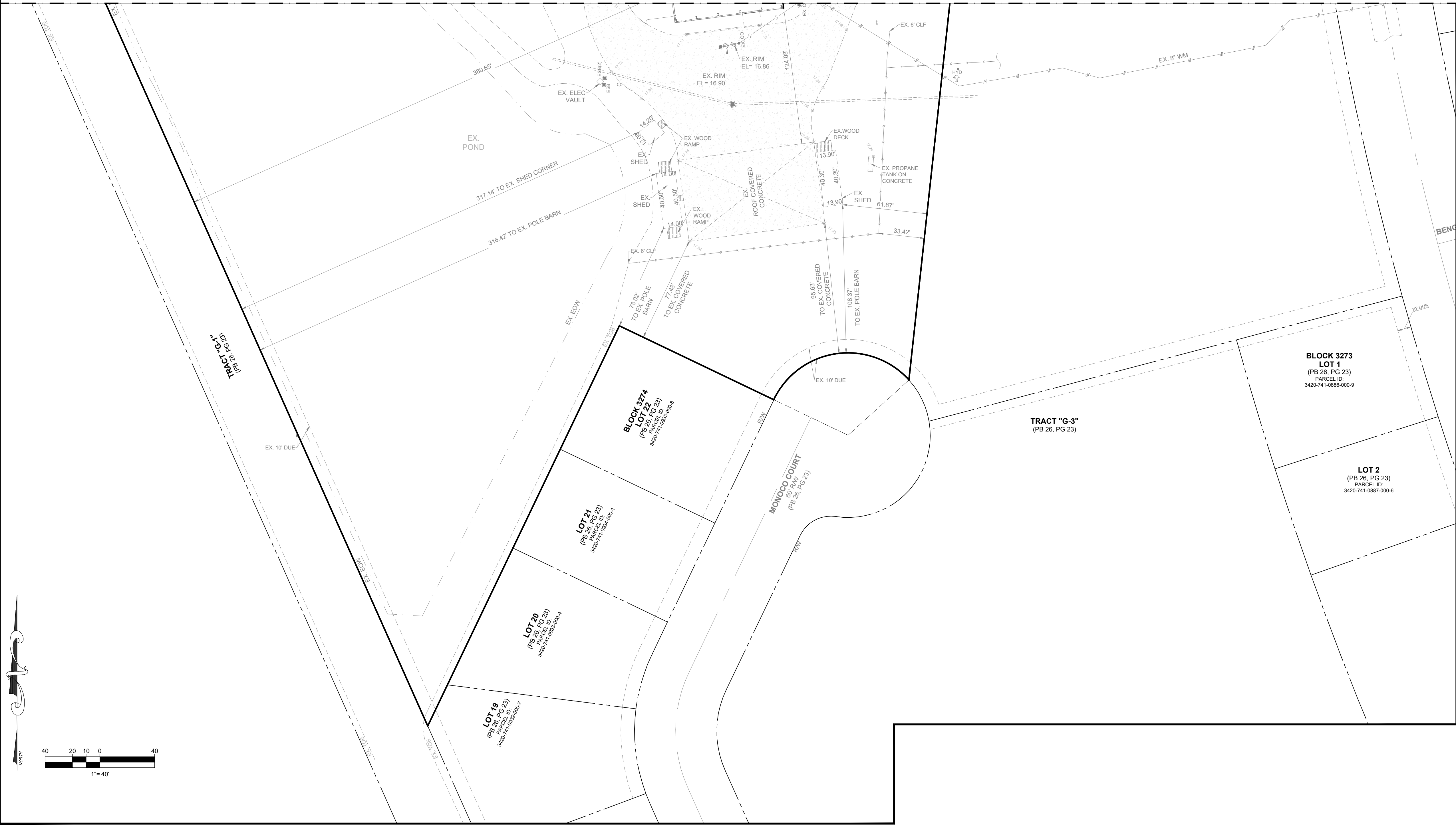
PROJECT No.: 24-1037
DRAWN BY: LG
CHECKED BY: SG
DATE: 10/21/2024
CAD I.D.: 24-1037 - SITE PLAN

SHEET TITLE: SITE PLAN

SHEET NUMBER: 03



CITY OF PSL PROJECT NO. P07-002-A4
PSLUSD FILE NO. 5002-07B



NOTE:
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).

- NOTES:
- PER ENGINEERING STANDARD 6.10 (b), THE INSTALLATION OF ANY DRAINAGE PIPE ACROSS THE ENTIRE FRONT OF ANY LOT IN THE CITY IS PROHIBITED.
 - PER ENGINEERING STANDARD 6.10 (b)(TYP.), THE CULVERT MATERIAL, SIZE, INVERTS AND LENGTHS SHALL BE SUPPLIED BY THE CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT AFTER THE COMPLETION OF THE DRIVEWAY STAKEOUT INSPECTION.

LEGAL DESCRIPTION:
PARCEL 3 OF THE MIDWAY COMMERCE CENTER PLAT AS APPROVED BY THE CITY COUNCIL, APRIL 26, 1999, RESOLUTION NO. R99-18, BEING A PORTION OF PORT ST. LUCIE SECTION 48 FIRST REPLAT TRACT.

TOGETHER WITH:

TRACT B, FIRST RE-PLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL PER OFFICIAL RECORDS BOOK 4789, PAGE 454:

COMMENCING AT THE NORTH EAST CORNER OF SAID TRACT B; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY OF MILNER DRIVE, ALONG AN ARC HAVING A RADIUS OF 2389.96 FEET, THROUGH A CENTRAL ANGLE OF 06°10'53", AN ARC DISTANCE OF 257.41 FEET, TO THE POINT OF BEGINNING.

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 89°49'18" WEST, A DISTANCE OF 264.47 FEET; THENCE SOUTH 07°15'49" EAST, A DISTANCE OF 110.19 FEET; THENCE SOUTH 06°09'46" WEST, A DISTANCE OF 334.34 FEET TO THE RIGHT OF WAY OF MONOCO CIRCLE, BEING A POINT OF CURVATURE, OF A NON-RADIAL CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 48°11'04" WEST, A RADIAL DISTANCE OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°59'31", AND ARC DISTANCE OF 33.50 FEET; THENCE NORTH 75°10'48" EAST, A DISTANCE OF 357.12 FEET TO THE WESTERLY RIGHT OF WAY OF MILNER DRIVE TO A POINT OF CURVATURE OF A NON-RADIAL CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 74°27'16" EAST, A RADIAL DISTANCE OF 2385.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID RIGHT OF WAY, ALONG AN ARC HAVING A RADIUS OF 2385.96 FEET, THROUGH A CENTRAL ANGLE OF 09°19'32", AND ARC DISTANCE OF 388.35 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT PORTION TRACT B CONTAINS 128,587.025 SQUARE FEET MORE OR LESS, OR 2.95 ACRES.
REMAINDER TRACT B CONTAINS 450,043 SQUARE FEET MORE OR LESS.