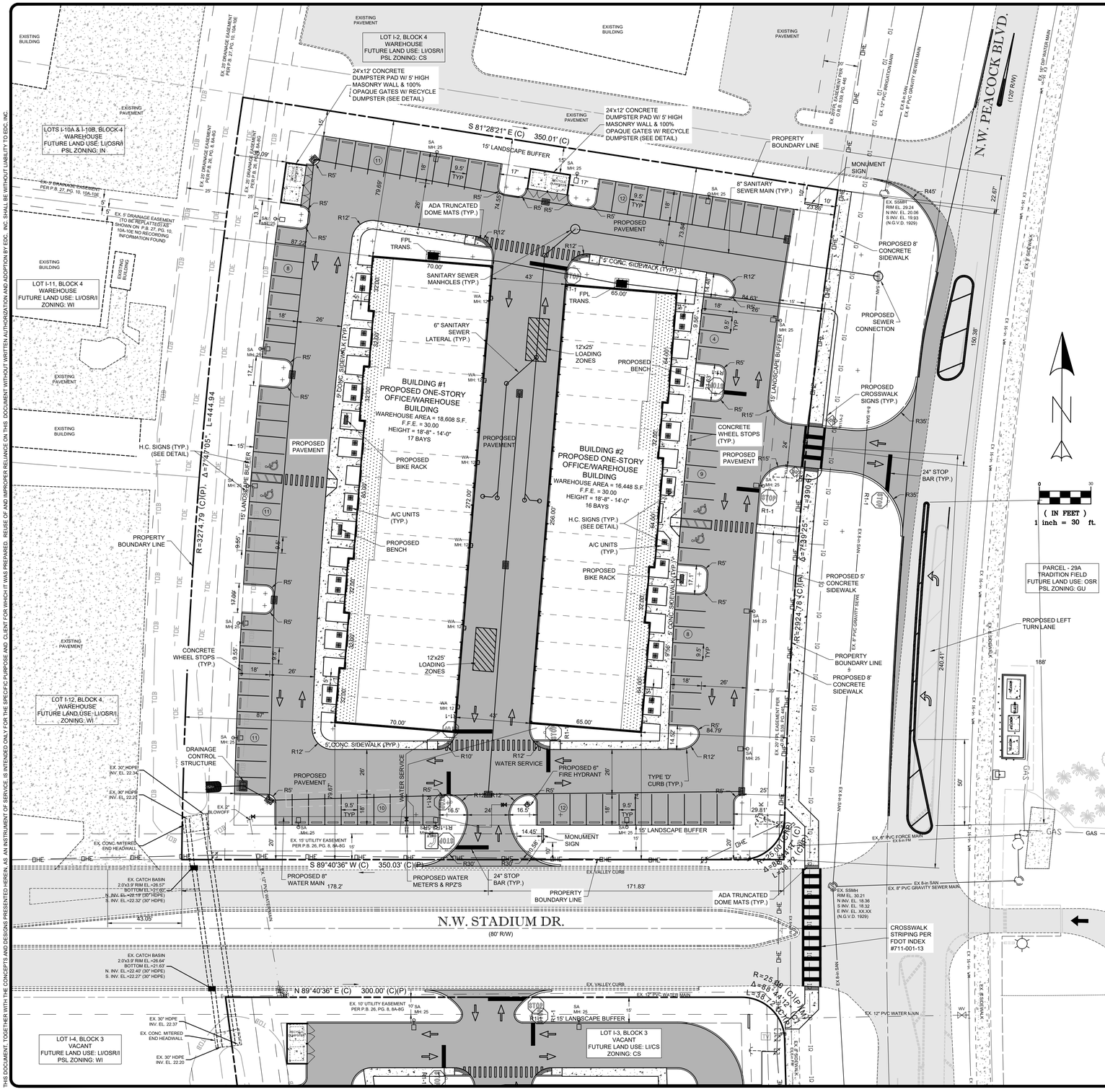
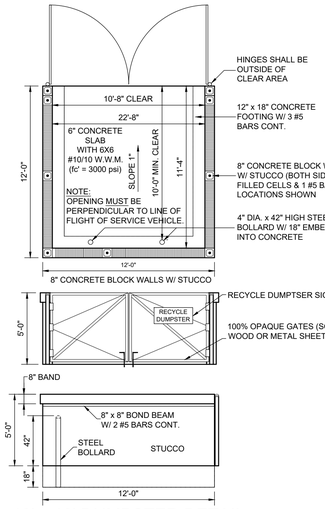
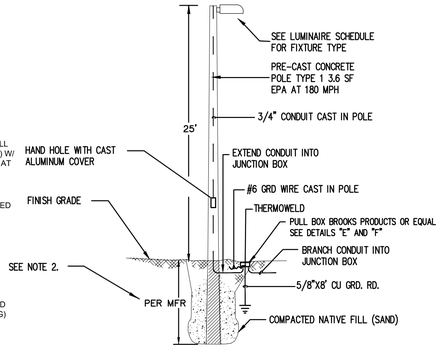

N.W. PEACOCK BLVD. (120' R/W)
N.W. STADIUM DR. (80' R/W)
S 81°28'21" E (C) 350.01' (C)
S 89°40'36" W (C) 350.03' (C)(P)
N 89°40'36" E (C) 300.00' (C)(P)
R=3274.79' (C)(P), Δ=7°47'05", L=444.94
R=2924.78' (C)(P), Δ=8°14'42", L=420.87
R=2924.78' (C)(P), Δ=7°39'25", L=390.97
R=25.00' (C)(P), Δ=88°14'42", L=38.51
15' LANDSCAPE BUFFER
ADA TRUNCATED DOME MATS (TYP.)
5' CONC. SIDEWALK (TYP.)
PROPERTY BOUNDARY LINE
MONUMENT SIGN
8" SANITARY SEWER MAIN (TYP.)
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED SEWER CONNECTION
PROPOSED CROSSWALK SIGNS (TYP.)
PROPOSED LEFT TURN LANE
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED 8' CONCRETE SIDEWALK
CROSSWALK STRIPING PER FDOT INDEX #711-001-13
24' STOP BAR (TYP.)
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING WAREHOUSE AREA = 18,608 S.F. F.F.E. = 30.00 HEIGHT = 18'-8" - 14'-0" 17 BAYS
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING WAREHOUSE AREA = 16,448 S.F. F.F.E. = 30.00 HEIGHT = 18'-8" - 14'-0" 16 BAYS
PROPOSED PAVEMENT
PROPOSED BENCH
PROPOSED BIKE RACK
CONCRETE WHEEL STOPS (TYP.)
12'x25' LOADING ZONES
A/C UNITS (TYP.)
H.C. SIGNS (TYP.) (SEE DETAIL)
24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)
6" SANITARY SEWER LATERAL (TYP.)
SANITARY SEWER MANHOLES (TYP.)
FPL TRANS.
DRAINAGE CONTROL STRUCTURE
WATER SERVICE
PROPOSED 6" FIRE HYDRANT
TYPE 'D' CURB (TYP.)
MONUMENT SIGN
PROPOSED 8" WATER MAIN
PROPOSED WATER METERS & RPZ'S
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 12" PVC WATER MAIN
EX. SSMH RIM EL. 29.24 N INV. EL. 20.06 S INV. EL. 19.93 (N.G.V.D. 1929)
EX. SSMH RIM EL. 30.21 N INV. EL. 18.36 S INV. EL. 18.32 E INV. EL. XX.XX (N.G.V.D. 1929)
EX. 25' DRAINAGE EASEMENT PER P.B. 27, PG. 10, 10A-10E
EX. 20' DRAINAGE EASEMENT PER P.B. 26, PG. 8, 6A-6G
EX. 5' DRAINAGE EASEMENT PER P.B. 27, PG. 10, 10A-10E
EX. 5' DRAINAGE EASEMENT (TO BE REPLATTED AS SHOWN ON P.B. 27, PG. 10, 10A-10E NO RECORDING INFORMATION FOUND
EX. 10' UTILITY EASEMENT PER P.B. 26, PG. 8, 6A-6G
EX. 15' UTILITY EASEMENT PER P.B. 26, PG. 8, 6A-6G
EX. 20' DRAINAGE EASEMENT PER O.R.B. 530, PG. 1646
EX. 12' FPL EASEMENT PER O.R.B. 530, PG. 1646
EX. 12' FPL EASEMENT PER O.R.B. 530, PG. 1646
EX. 12' PVC IRRIGATION MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 8" PVC DRY WATER MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" PVC GRAVITY SEWER



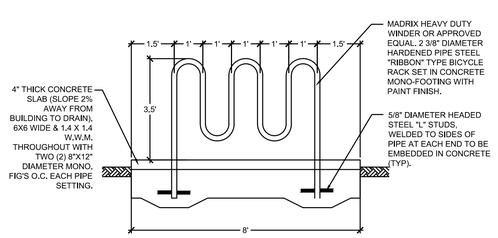
12' x 12' DUMPSTER DETAIL



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

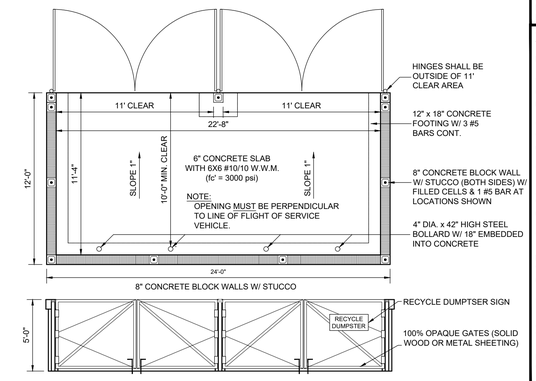
SCALE:NONE



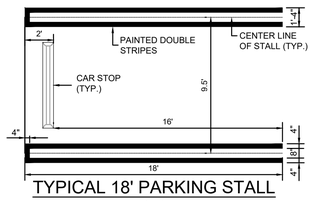
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL

N.T.S.

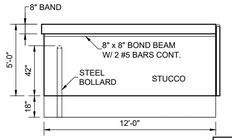


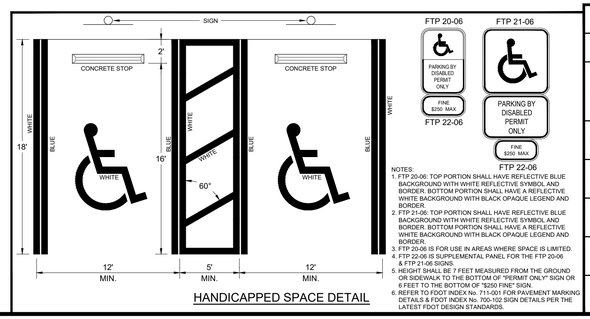
24' x 12' DUMPSTER DETAIL



TYPICAL 18' PARKING STALL

1" = 5'





NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

SITE PLAN NOTES:

1. 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.
2. 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.
3. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
4. AIR CONDITIONING CONDENSING AND COMPRESSOR UNITS SHALL BE FULLY SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR STREET RIGHTS-OF-WAY AT GROUND LEVEL ON THE PROPERTY LINE. SCREENING SHALL CONSIST OF AN OPAQUE FENCE AND A HEDGE OF SHRUBS AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED AND SPACED AT LEAST 24 INCHES ON CENTER AROUND THE ENTIRE AC UNIT OR COMPRESSOR, EXCEPT WHERE ACCESS TO THE EQUIPMENT IS NECESSARY. SCREENING MUST BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE PRINCIPAL USE AND THE SHRUBS PLANTED IN A MANNER THAT IS CONSISTENT WITH THE APPROVED LANDSCAPING PLAN, IN ACCORDANCE WITH PSL CITY CODE, SECTION 154.03(F).
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER. SECT. 158.126(J)(4).
6. 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).
7. ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

THERE ARE NO EXISTING FIRE HYDRANTS WITHIN 1,000 FEET TO THE SITE. A FIRE HYDRANT WILL BE INSTALLED IN FRONT OF THE SITE NO SW STADIUM DRIVE.

STORMWATER DRAINAGE BASIN INFORMATION

BASIN 7B - 1 (SFWMD PERMIT #56-00573-S)

CONTROL ELEVATION	= 21.52 NAVD (22.00 NGVD)
MIN ROAD CROWN ELEVATION	= 23.62 NAVD (25.10 NGVD)
MIN FINISHED FLOOR ELEVATION	= 26.02 NAVD (27.50 NGVD)
PERIMETER GRADE ELEVATION	= 23.62 NAVD (25.30 NGVD)

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

WAREHOUSING (150)
GENERAL OFFICE (710)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.		TRIPS
WEEKDAY DAILY TRIPS:				
WAREHOUSING (150)	1.71 / 1,000 S.F.	28,720 S.F.	=	49
GENERAL OFFICE (710)	10.84 / 1,000 S.F.	6,336 S.F.	=	69
TOTAL TRIPS			=	118
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC				
WAREHOUSING (150)	0.17 / 1,000 S.F.	28,720 S.F.	=	5
GENERAL OFFICE (710)	1.52 / 1,000 S.F.	6,336 S.F.	=	10
TOTAL TRIPS			=	15
P.M. PEAK HOUR ADJACENT STREET TRAFFIC				
WAREHOUSING (150)	0.18 / 1,000 S.F.	28,720 S.F.	=	5
GENERAL OFFICE (710)	1.44 / 1,000 S.F.	6,336 S.F.	=	9
TOTAL TRIPS			=	14
A.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	0.21 / 1,000 S.F.	28,720 S.F.	=	6
P.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	0.23 / 1,000 S.F.	28,720 S.F.	=	7

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCHES WITH THE DISCHARGE TO THE EXISTING MASTER DRAINAGE SYSTEM TO THE WEST OF THE PROPERTY TO THE EXISTING DRAINAGE DITCH. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00573-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.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	146,138 S.F. (3.35 AC.)
UPLAND AREA:	126,324 S.F. (2.90 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	47,393 S.F. (1.088 AC.)
(2.90 x 25% = 0.725 ACRES x 1.5 = 1.088 ACRES)	

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., JUNE 07, 2021)

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

PSL PROJECT NO.
P21-136-A1

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ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	21-251 (08-16-2024).dwg	21-251 SITE PLAN - 2	1" = 30'	01 JUNE 2021

DATE	REVISION COMMENTS
08-16-2024	REVISED SITE PLAN AMENDMENT PER SPRC COMMENTS. (08-14-2024)
10-27-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (08-06-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-15-2021)
07-12-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE AMENDMENT DETAILS
PORT ST. LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC_2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (08-16-2024).dwg, 21-251 SITE PLAN - 2, 8/16/2024 12:45:49 PM, Bob Frost, EDC, Inc., EDC, Inc.