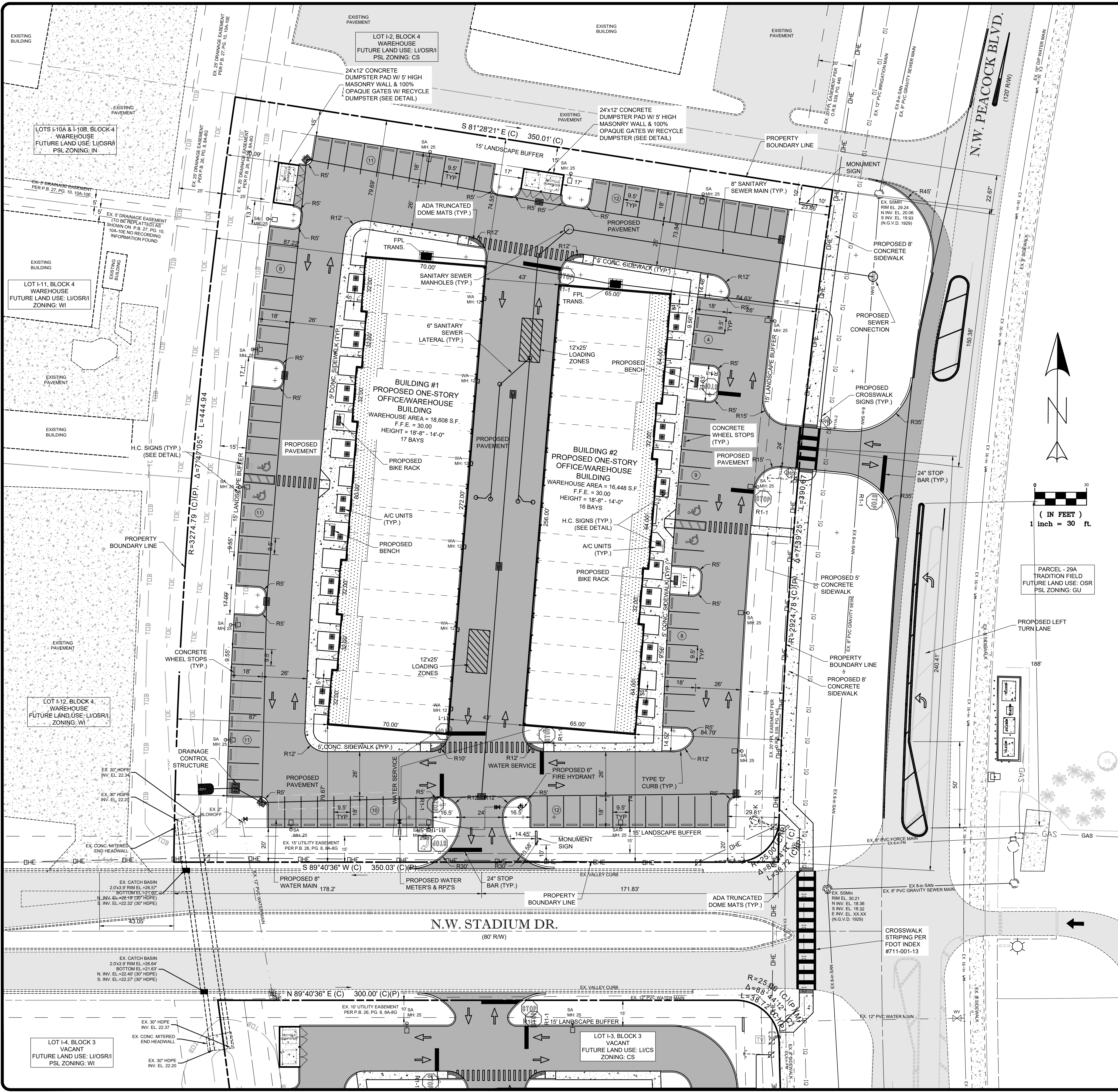


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LOCATION MAP
SCALE: 1" = 400'

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
6	WA	SINGLE	N/A	0.900		CREE LIGHTING XSPW-B-XX-4ME-6L-40K-UL
15	SA	SINGLE	N/A	0.900		CREE LIGHTING OSQ-M-B-11L-40K-7-3M-UL-NM-XX / OSQ-BLSMF

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LINES		Fc	1.78	4.9	0.5	3.56	9.80
SPILL		Fc	0.03	0.2	0.0	N/A	N/A

LEGAL DESCRIPTION

LOT 1-1, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST.

PARCEL ID #: 3323-500-0027-000-71

PROJECT NAME: 500 STADIUM BUSINESS CENTER

PROPOSED USE: WHOLESALE TRADE

OWNER: 500 STADIUM BUSINESS CENTER LLC
1935 COMMERCE LANE, #5
JUPITER, FL 33458

ARCHITECT: MOREL DE GUIMOND ARCHITECTURE LLC
14080 MAHOGANY AVENUE
JACKSONVILLE, FL 32256
(561) 758-8454

DEVELOPER: 500 STADIUM BUSINESS CENTER, LLC
1935 COMMERCE LANE, #5
JUPITER, FL 33458

SURVEYING: BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE
STUART, FL 34997
(772) 286-5753

ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.
CONTACT: R.J. KENNEDY, P.E.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.
CONTACT: BRADLEY J. CURRIE, AICP
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

SITE DATA

FUTURE LAND USE: LI/CS

ZONING: CS

GROSS SITE AREA: 146,138 S.F. (3.355 AC) = 100.00%

IMPERVIOUS AREA: 104,197 S.F. (2.392 AC) = 73.30%

PROPOSED BUILDING #1: 18,608 S.F. (0.427 AC) = 12.73%

PROPOSED BUILDING #2: 16,448 S.F. (0.378 AC) = 11.26%

PROPOSED PAVEMENT: 61,655 S.F. (1.415 AC) = 42.19%

PROPOSED CONCRETE: 7,486 S.F. (0.172 AC) = 5.12%

PERVIOUS AREA: 41,941 S.F. (0.973 AC) = 28.70%

OPEN SPACE AREA: 41,941 S.F. (0.973 AC) = 28.70%

DRY DETENTION AREA: 0 S.F. (0.000 AC) = 0.00%

WETLAND PRESERVE: 0 S.F. (0.000 AC) = 0.00%

WETLANDS: 0 S.F. (0.000 AC) = 0.00%

WETLAND BUFFERS: 0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:

CS (SERVICE COMMERCIAL): (25')

FRONT BUILDING SETBACK: (25')

SIDE BUILDING SETBACK: (10')

REAR BUILDING SETBACK: (10')

BUILDING DATA:

BUILDING #1: WAREHOUSE AREA = 15,344 S.F., OFFICE AREA = 3,264 S.F.

BUILDING #2: WAREHOUSE AREA = 13,376 S.F., OFFICE AREA = 3,072 S.F.

GROSS FLOOR AREA = 35,056 S.F.

PROVIDER OF UTILITIES:

WATER: SLWSD

WASTEWATER: SLWSD

IRRIGATION: SLWSD

BUILDING HEIGHT:

PROPOSED BUILDING #1 (35' MAX.): FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"

PROPOSED BUILDING #2 (35' MAX.): FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"

PARKING CALCULATIONS:

PARKING REQUIRED: 28,720 S.F. WAREHOUSE AREA, 28,720 S.F. / 500 S.F. = 58 SPACES

6,336 S.F. OFFICE AREA, 6,336 S.F. / 200 S.F. = 32 SPACES

PARKING REQUIRED = 90 SPACES (4 HC)

PARKING PROVIDED = 96 SPACES (4 HC)

APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE
CONDITIONS: YES ☒ NO ☐
DATE: 8/14/24

PSL PROJECT NO. P21-136-A1

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: 21-251 (08-16-2024).dwg

DRAWN BY: 21-251 SITE PLAN-1

FILE NAME: 21-251 SITE PLAN-1

LAYOUT: 1" = 30'

SCALE: 01 JUNE 2021

DATE:

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

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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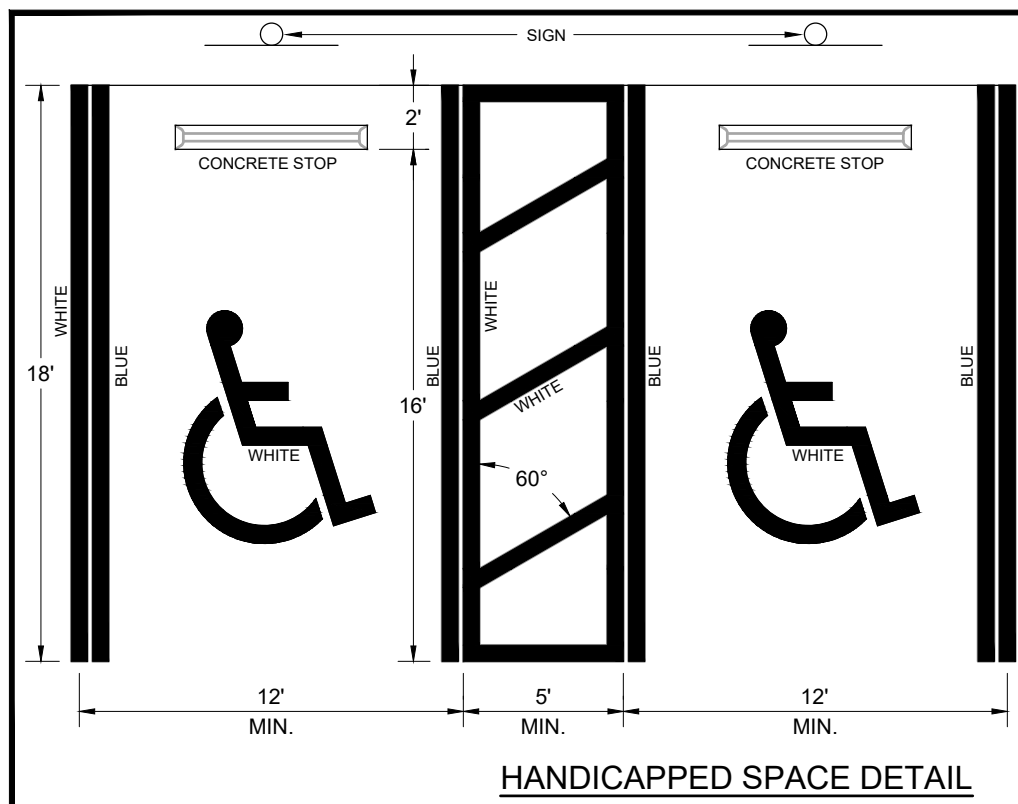
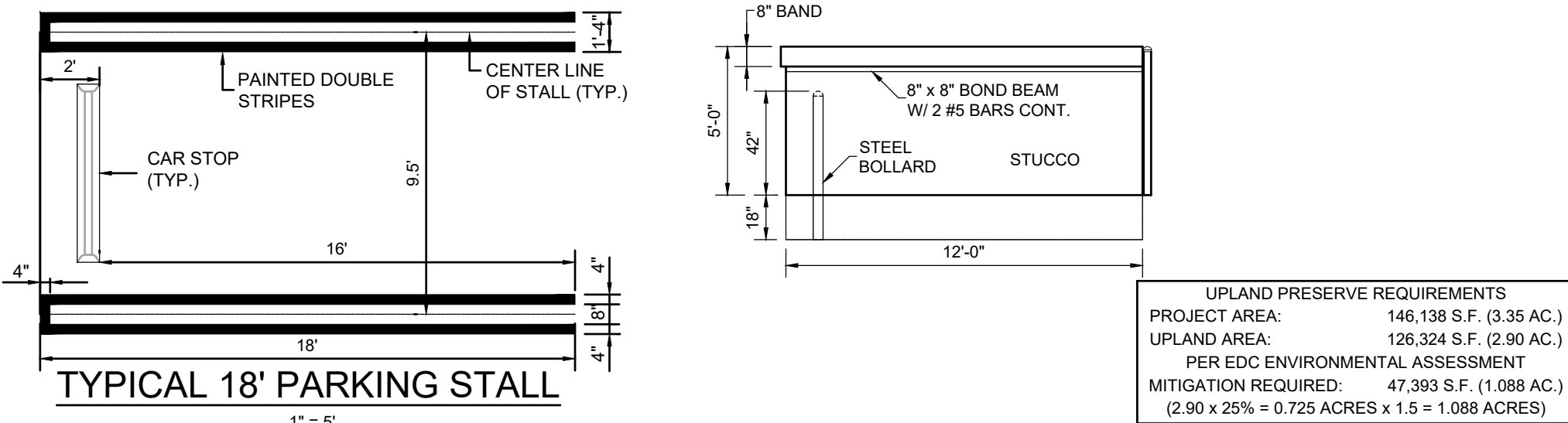
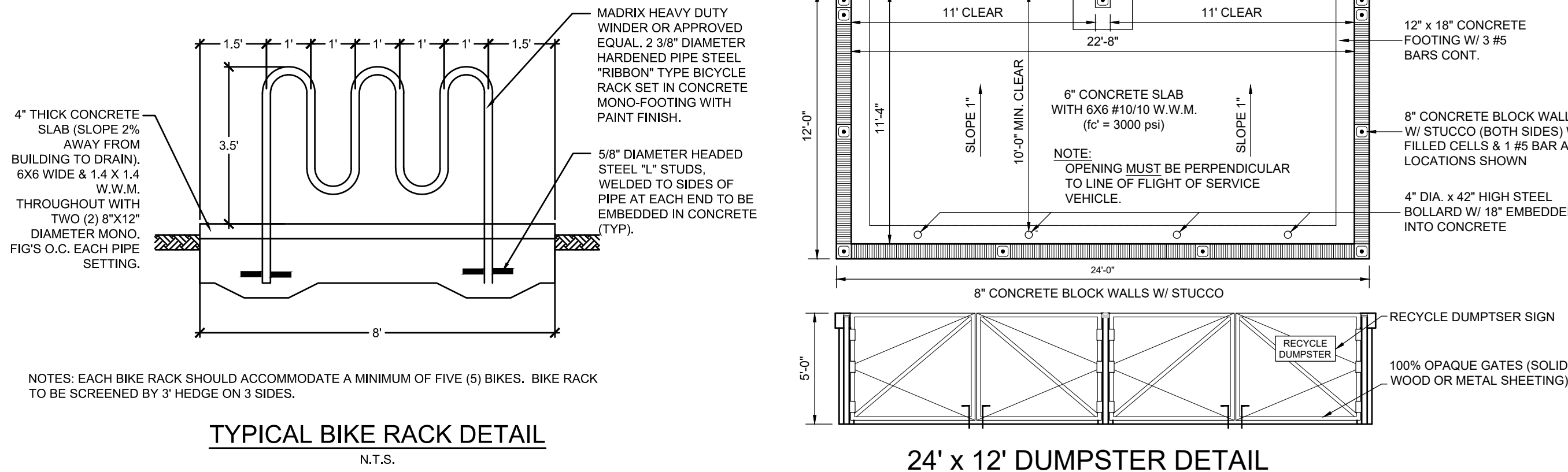
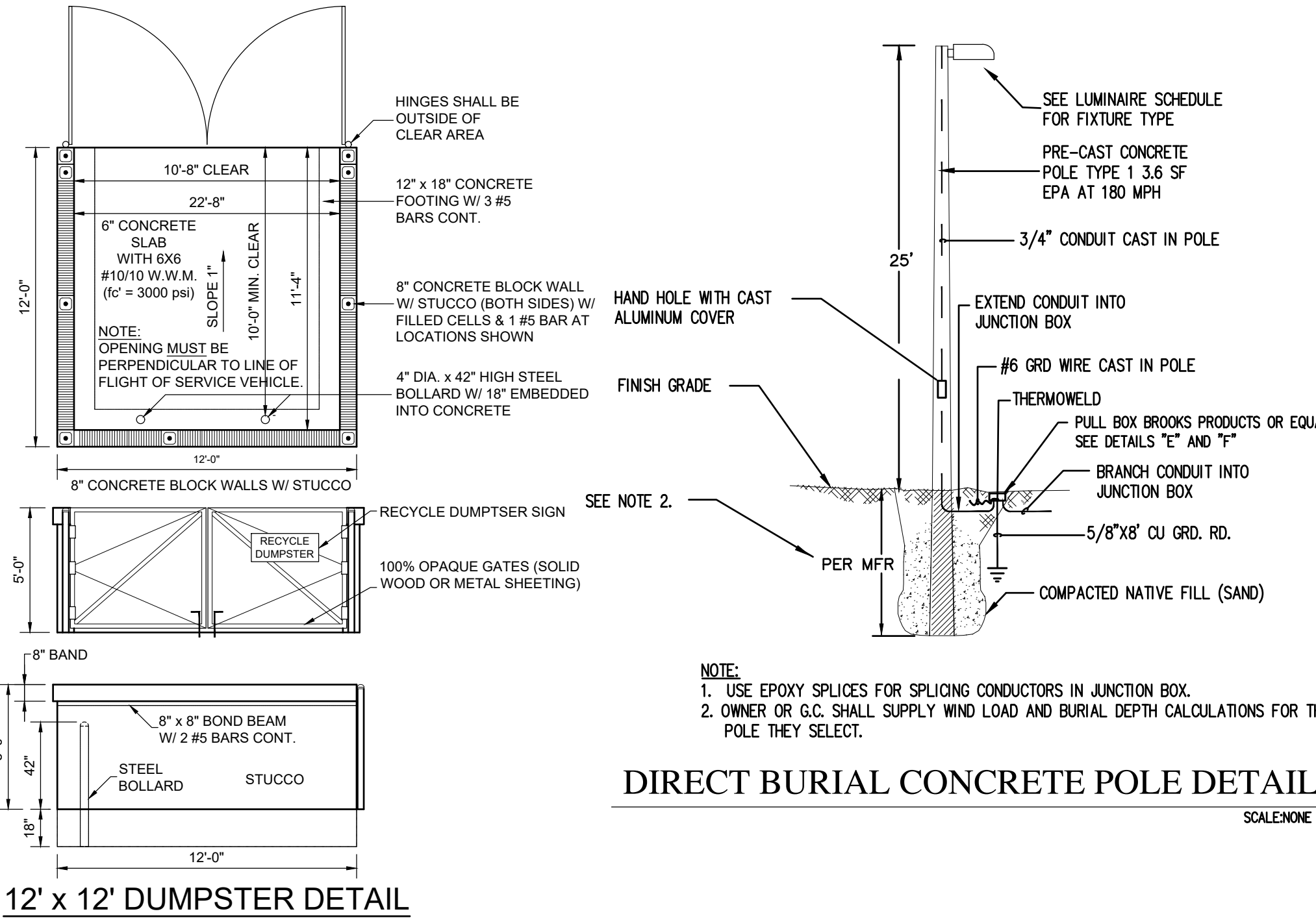
(DATE)

21-251

1 OF 2

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Z:\EDC-2023\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWG\21-251 (08-16-2024).dwg, 21-251 SITE PLAN - 2, 8/16/2024 12:45:49 PM, Bob Frost, EDC, Inc., EDC, Inc.



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 "NO PARKING" SIGN.
6. REFER TO FOOT INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS & FOOT INDEX NO. 700-100 SIGN DETAILS PER THE LATEST FOOT DESIGN STANDARDS.

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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SITE PLAN NOTES:

- 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.
- 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.
- TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
- 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).
- 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).
- 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 41.09(g).
- 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 ON 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 = 23.82 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 RATE	PROJECT S.F.	TRIPS
WAREHOUSING (150)	GENERAL OFFICE (710)	1.71 / 1,000 S.F.	28,720 S.F.	= 49
WAREHOUSING (150)	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)	GENERAL OFFICE (710)	0.17 / 1,000 S.F.	28,720 S.F.	= 5
WAREHOUSING (150)	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)	GENERAL OFFICE (710)	0.18 / 1,000 S.F.	28,720 S.F.	= 5
WAREHOUSING (150)	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)	GENERAL OFFICE (710)	0.21 / 1,000 S.F.	28,720 S.F.	= 6
P.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	GENERAL OFFICE (710)	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.



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

REVISION COMMENTS	DATE
08-16-2024: REVISED SITE PLAN AMENDMENT PER SPRC COMMENTS (08-14-2024)	
04-13-2022: ADDED NOTE #4 TO SITE PLAN NOTES	
03-02-2021: REVISED SITE PLAN PER SPRC COMMENTS (02-02-2021)	
02-02-2021: REVISED SITE PLAN PER SPRC COMMENTS (02-02-2021)	
07-19-2021: REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)	

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



10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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21-251

2 OF 2