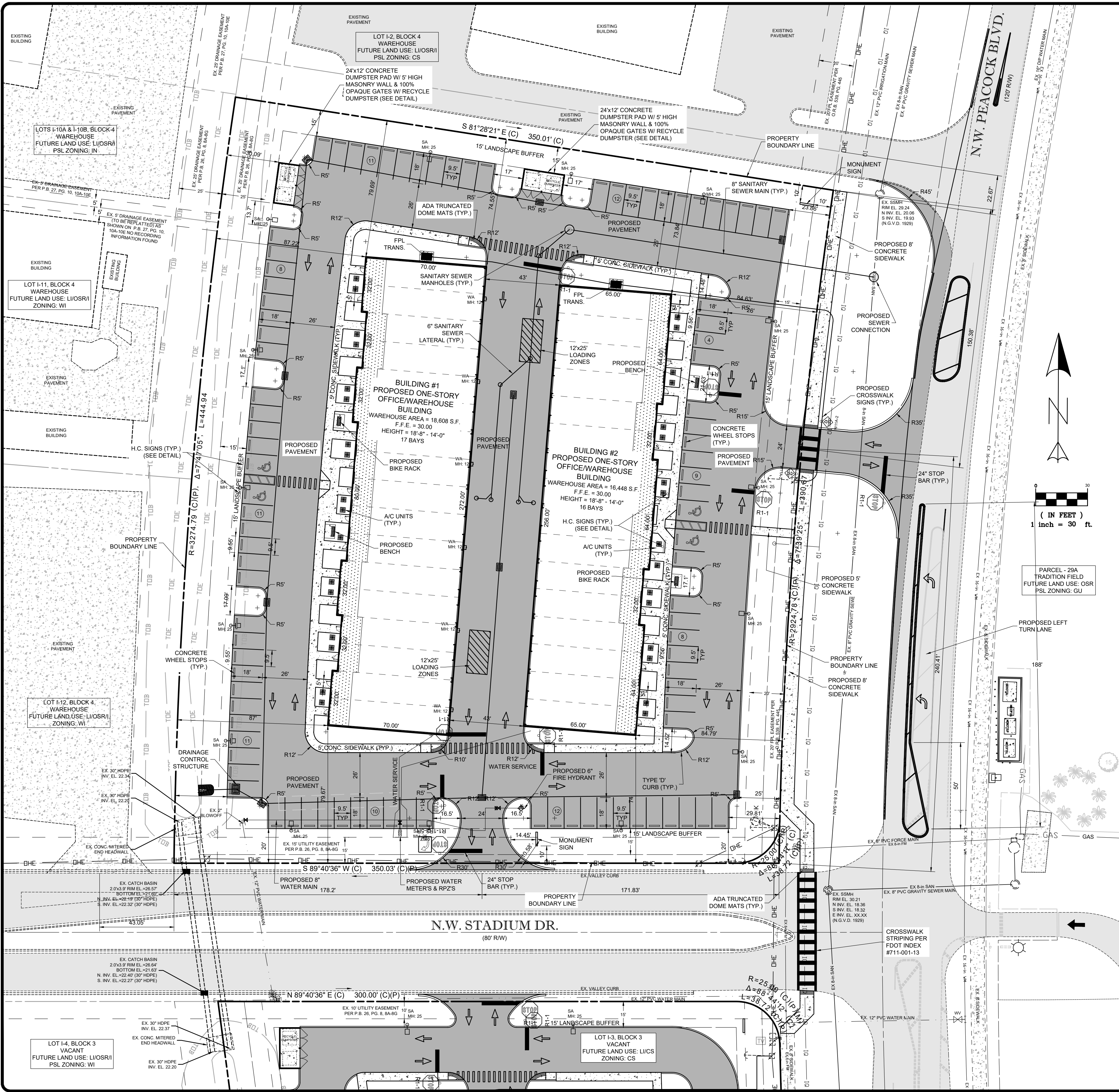


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LOCATION MAP
SCALE: 1" = 400'

LUMINAIRE SCHEDULE		ARRANGEMENT		LUMENS		LLF		DESCRIPTION	
SYMBOL	QTY	LABEL							
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	ILLUMINANCE	Fc	1.78	4.9	0.5	3.56	9.80
SPILL	ILLUMINANCE	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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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: 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
772-462-2455

21-251

1 OF 2

(DATE)

