

SITE DATA
LEGAL DESCRIPTION
 TRACT B, AS SHOWN ON SOUTHERN GROVE PLAT NO. 42, AS RECORDED IN PLAT BOOK 119, PAGE 37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 5.86 ACRES, MORE OR LESS.

PARCEL ID #: 4315-804-0003-010-1
PROJECT NAME: TRADITION COMMERCE PARK
OWNERSHIP: PSL 1850 LLC
 3710 BUCKEYE ST STE 100
 PALM BEACH GARDENS, FL 33410-4290

FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT
ZONING: MPUD - MASTER PLANNED UNIT DEVELOPMENT
LAND SIZE: 253,751 S.F. (5.86 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE	68,890 S.F.
PROPOSED BUILDING 5	22,835 S.F.
PROPOSED BUILDING 6	22,835 S.F.
PROPOSED BUILDING 7	23,220 S.F.

PROVIDER OF UTILITIES:
 WATER: PSLUSD
 WASTEWATER: PSLUSD
 IRRIGATION: CDD

PARKING DATA

PROPOSED BUILDING 5	-OFFICE	18,927 S.F. @ (1 SPACE/1,000 S.F.)	19 SPACES
PROPOSED BUILDING 6	-OFFICE	3,908 S.F. @ (1 SPACE/200 S.F.)	20 SPACES
PROPOSED BUILDING 7	-WAREHOUSING	18,927 S.F. @ (1 SPACE/1,000 S.F.)	19 SPACES
	-OFFICE	3,908 S.F. @ (1 SPACE/200 S.F.)	20 SPACES
PROPOSED BUILDING 7	-OFFICE	23,220 S.F. @ (1 SPACE/200 S.F.)	116 SPACES
TOTAL REQUIRED PARKING SPACES			194 SPACES (7 ADA)
STANDARD PARKING PROVIDED			239 SPACES (8 ADA)

STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

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.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND DRIVES WILL MEET FOOT AND ADA REQUIREMENTS

TRAFFIC STATEMENT:
 THE NET DAILY, AM AND PM PEAK HOUR TRIPS POTENTIALLY GENERATED DUE TO THE PROPOSED 68,890 SF WAREHOUSE/OFFICE DEVELOPMENT AT THE TCC TRACT B PROPERTY ARE 452, 60 (52 IN/8 OUT) AND 68 (12 IN/56 OUT) TRIPS RESPECTIVELY. LIKEWISE, THE AM AND PM PEAK TRIPS DURING THE PEAK HOUR OF TRIP ORIGIN ARE 61 (53 IN/8 OUT) AND 68 (12 IN/56 OUT) TRIPS RESPECTIVELY. TRAFFIC CONCURRENCY FOR THIS SITE IS VESTED THROUGH THE SOUTHERN GROVE DR2.

PSLUSD PROJECT#
 53398-1
 P23-145-A1

REV	DATE	DESCRIPTION	BY	CHK.
2	2025.12.15	COMMENT RESPONSE (LAMB, LABELS, ISLAND MOVE, SEPARATION)	J.L.	JRH/RJK
1	2025.11.14	COMMENT RESPONSE (B.KEAN, PWK, LARRIE, & PSLUSD/LAAB)	J.L.	JRH/RJK

NOT FOR CONSTRUCTION

HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 LAND PLANNING | INTERIOR DESIGN
 10250 Village Parkway, Suite 201
 Port Saint Lucie, Florida 34987
 772.462.2455

TCC TRACT B
 PORT ST. LUCIE, FLORIDA

811
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SITE PLAN AMENDMENT

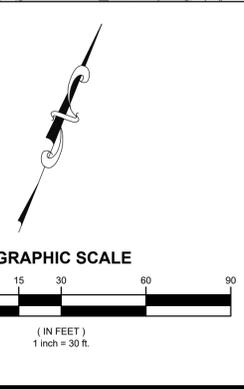
DATE	12/16/2025	SCALE	AS SHOWN		
DRAWN BY	J.J.L.	DESIGNED BY	J.J.L.	CHECKED BY	JRH/RJK
PROJECT NO.	25-309 R25 DWG	CERTIFICATE OF AUTHORIZATION NO.	32664		
DRAWING NO.	#82270	DATE			
PROJECT	10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455	REV.			
SP-101			2		

FILE LOCATION: Z:\ECC\2025\309 - PSL MK LLC TRADITION - HW\ENGINEERING\DWG\25-309 R25 DWG 2025.12.16_116.PDW
 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.

STORMWATER DRAINAGE BASIN INFORMATION
 BASIN B (SFWMD PERMIT #56-103157-P)
 CONTROL ELEVATION = 24.00 NAVD
 MIN ROAD CROWN ELEVATION = 27.00 NAVD
 MIN FINISHED FLOOR ELEVATION = 28.50 NAVD

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.

- 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.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, UNLESS OTHERWISE PERMITTED THROUGH AN APPROVED USAGE AGREEMENT.
 - 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(a).
 - ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.
 - ALL AC UNITS TO BE MOUNTED ON ROOFTOP AND SCREENED FROM VIEW DEVELOPMENT WILL BE SERVED BY LIFT STATION WP-111



ZONING CODE FOR: MPUD (MASTER PLANNED UNIT DEVELOPMENT)

YARD SETBACKS	BUILDING COVERAGE	BUILDING HEIGHT	USABLE OPEN SPACE	MAXIMUM IMPERVIOUS
FRONT 25'	80% MAX.	100' MAX.	5% MIN (2,666 S.F.)	90% MAX.
REAR 10'				
SIDE 10'				
PROPOSED 100'	27.00%	36'	2,969 S.F.	75.57%

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			

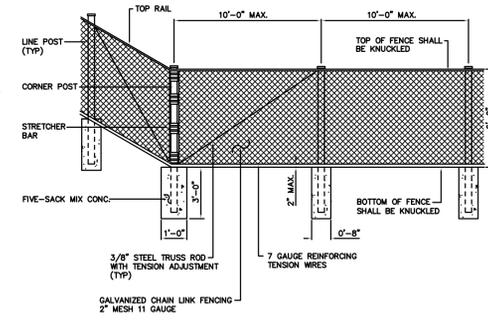
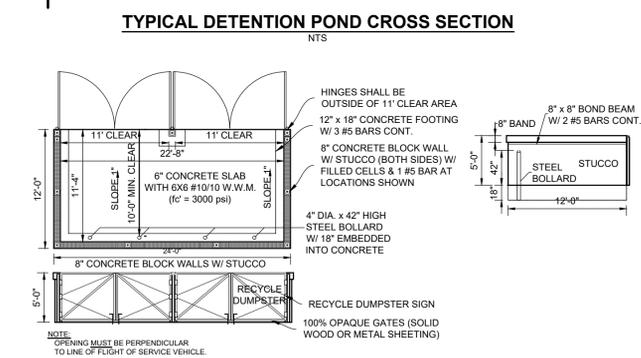
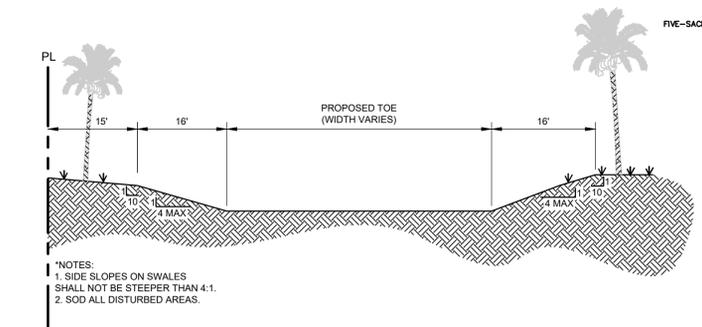
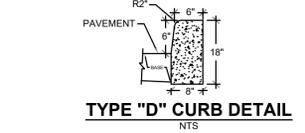
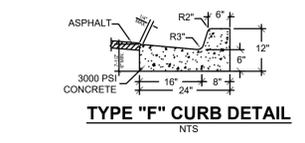
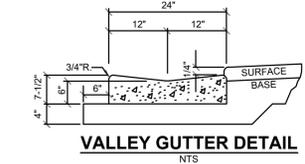
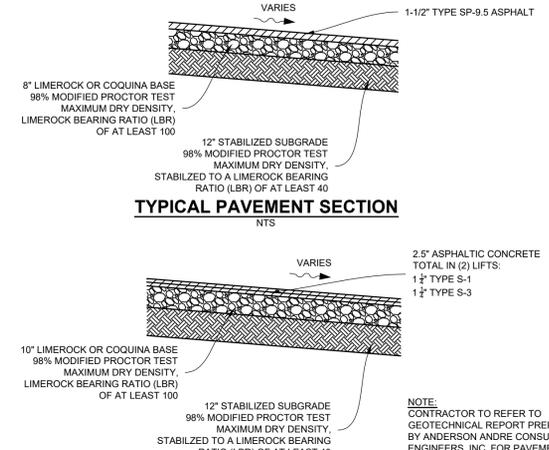
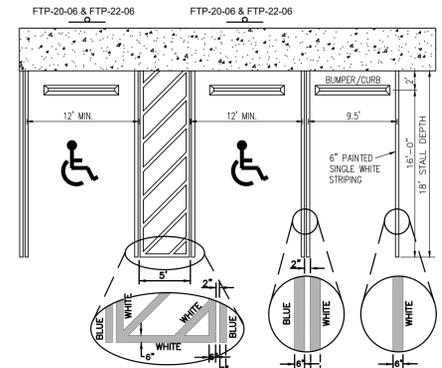
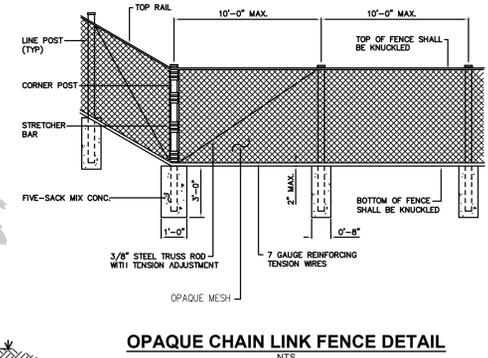
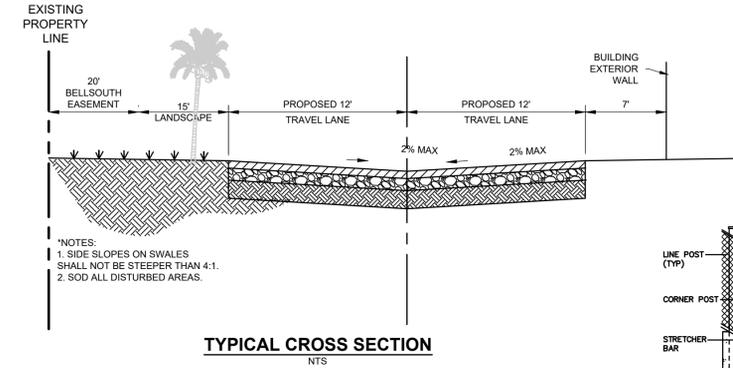
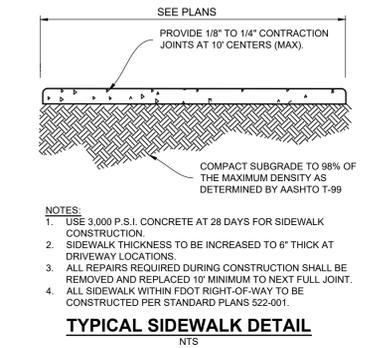
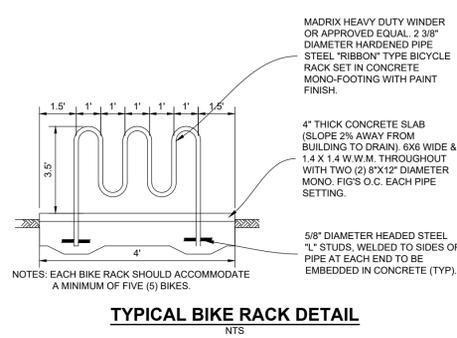
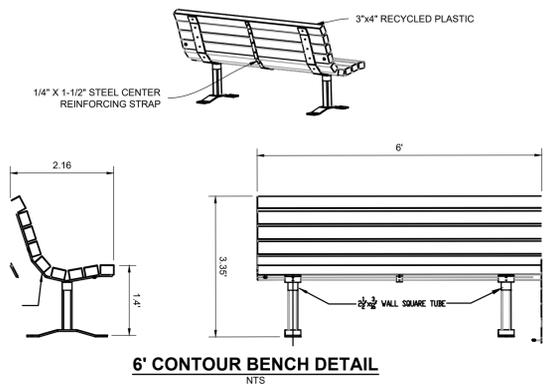
VERTICAL DATUM NOTE:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

SITE AREA DATA

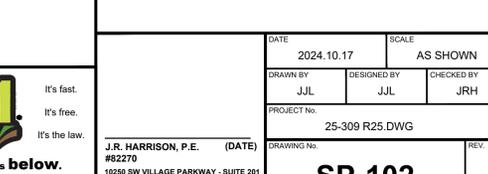
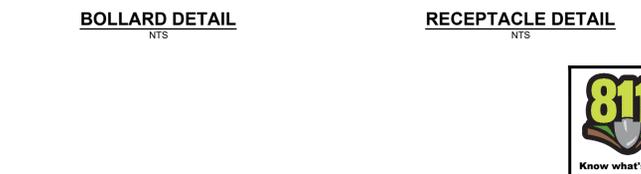
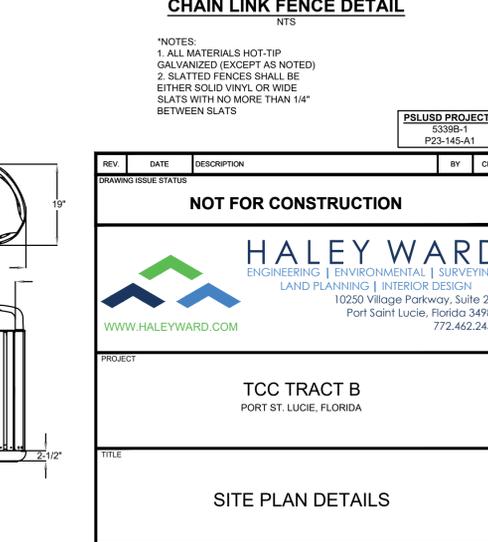
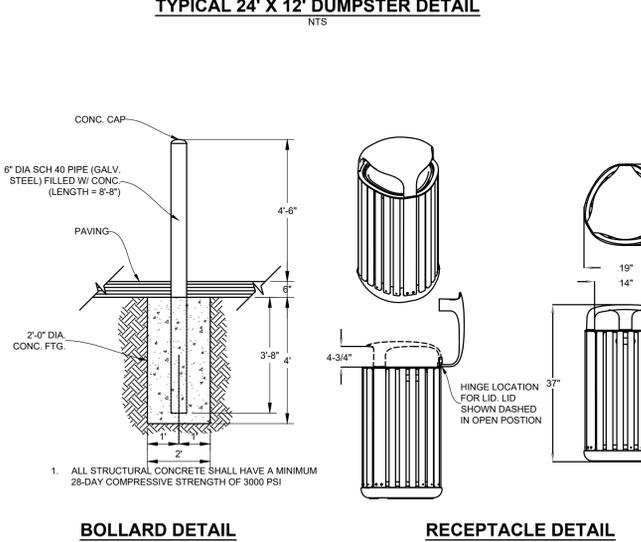
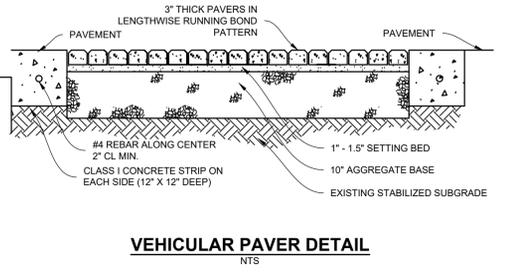
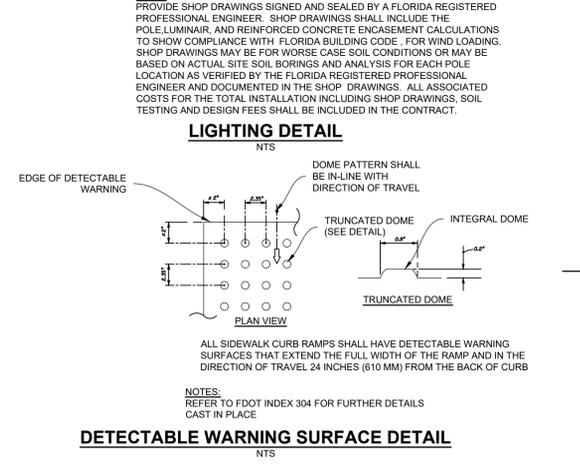
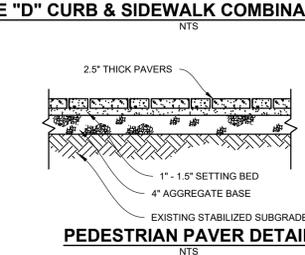
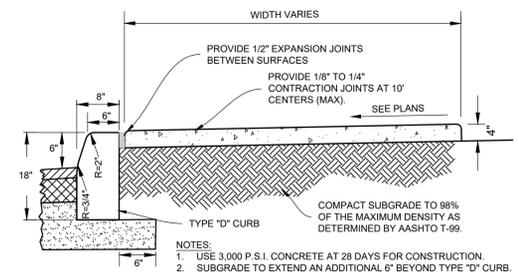
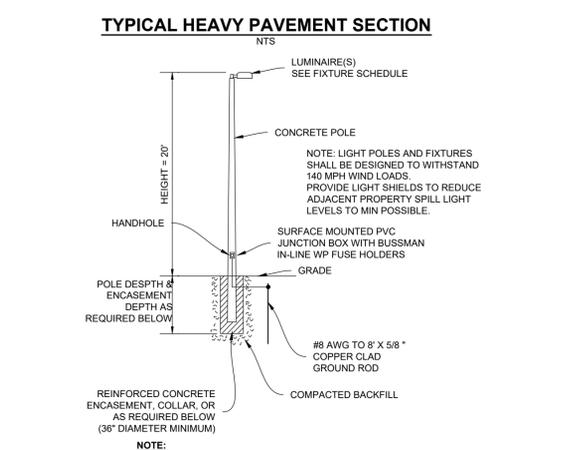
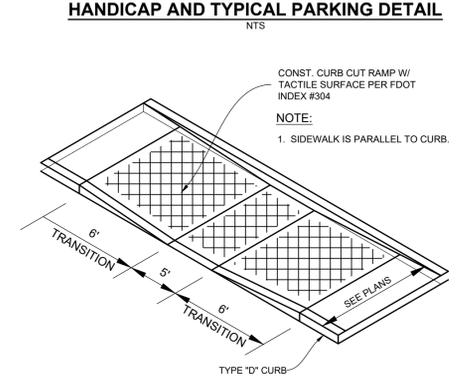
255,262 S.F.	5.86 AC	100.00%
192,914 S.F.	4.43 AC	75.57%
68,890 S.F.	1.58 AC	26.99%
9,865 S.F.	0.23 AC	3.86%
114,159 S.F.	2.62 AC	44.72%
62,348 S.F.	1.43 AC	24.43%
53,324 S.F.	1.22 AC	20.89%
9,024 S.F.	0.21 AC	3.54%
2,666 S.F.	0.00% OF THE OPEN SPACE	
2,969 S.F.	5.58% OF THE OPEN SPACE	

LEGEND

EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE



GENERAL NOTES:
 A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2010 SECTION 710.
 B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 1749, F7 2017-18.
 C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.
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 "5250 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.



PLUSD PROJECT# 5339B-1 P23-145-A1		
REV DRAWING ISSUE STATUS	DATE DESCRIPTION	BY CHK
NOT FOR CONSTRUCTION		
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING LAND PLANNING INTERIOR DESIGN 10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455 WWW.HALEYWARD.COM		
PROJECT TCC TRACT B PORT ST. LUCIE, FLORIDA		
TITLE SITE PLAN DETAILS		
DATE 2024.10.17	SCALE AS SHOWN	PROJECT No. 25-309 R25.DWG
DRAWN BY JJL	DESIGNED BY JJL	CHECKED BY JRH
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