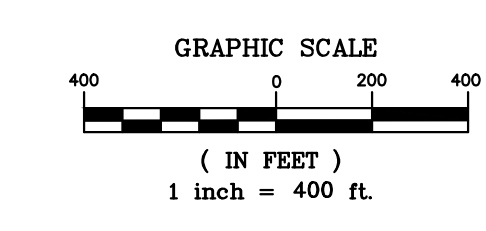
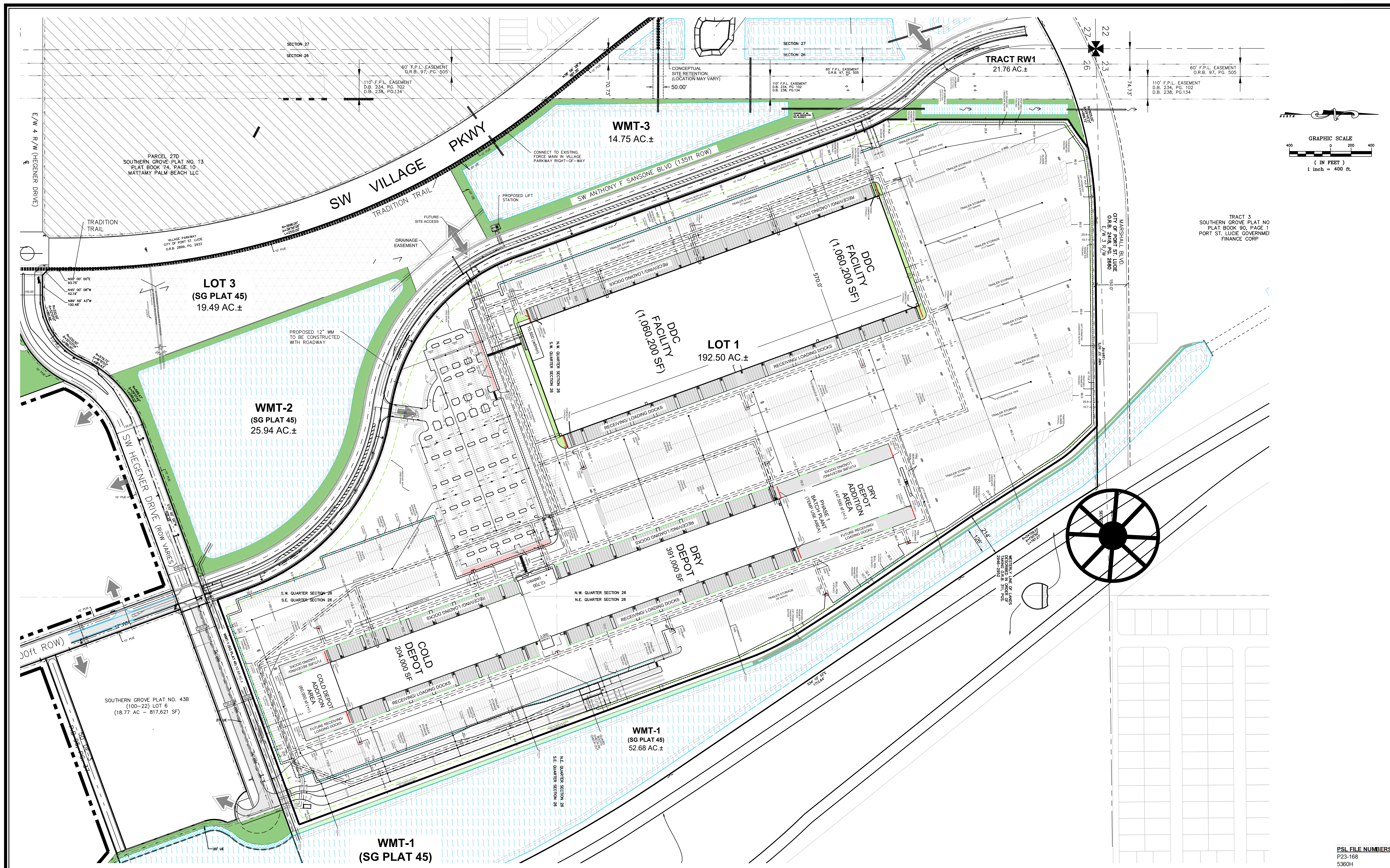


H:\2022\22-000 - legacy park - MPUD north\23-075 - legacy park - project everest (LP North)\23-075-000 - Amendment Np 1 (maps)\use this\mpud north master plan (rev.) - 231022 (0002)_recover.dwg Plotted: 11/27/2023 12:43 PM By: DENNIS MURPHY



TRACT 3
 SOUTHERN GROVE PLAT NO
 PLAT BOOK 90, PAGE 1
 PORT ST. LUCIE GOVERNMENT
 FINANCE CORP

PSL FILE NUMBERS
 P23-168
 5360H

COMPUTER FILE REF.	FIELD BK./PG.

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- REVISIONS -		BY	DATE
GEN LOT LAYOUT THRU	23.10.01	DJM	23.10.01
GEN LOT LAYOUT THRU	23.10.25	DJM	23.10.25

DESIGNED	BY	DATE

LEGACY PARK - PROJECT EVEREST

OVERALL SITE PLAN

DATE: 09/20/23
 HORIZ. SCALE: 1:400
 VERT. SCALE: ####
 JOB No. 23-075
 SHEET **1 of 8**

SITE DATA TABLE

Owner: Port St Lucie Governmental Finance Corp
121 SW Port St. Lucie Blvd.
Port St Lucie; Florida 34984
phone

Owner: PSL Project Apron Industrial Owner LLC
120 S Central Ave., Unit Ste 300
Saint Louis; MO 63105-1705
phone

Applicant: Port St Lucie Governmental Finance Corp
121 SW Port St. Lucie Blvd.
Port St Lucie; Florida 34984
phone

Applicant: Sansone Development Group
120 S Central Ave., Unit Ste 300
Saint Louis; MO 63105-1705
phone

Engineer / Surveyor: Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone (772)-464-3537
Fax: (772) 464-9497
www.ct-eng.com

Owners Representatives: Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone (772)-464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscape Architect: Conceptual Design Group, Inc
900 East Ocean Blvd
Stuart, FL 34994
Phone: (561) 371-1644
Fax:

Architect:

- Project Name:** Project Everest (a Regional Distribution Center)
- Location:** East side of Sansone Boulevard, north of Hegener Drive, (Lot 1, per SG Plat No. 45).
- Project Description:** A 1,860,000 (approx.) Distribution Center
- Sec/Town/Range:** Section 35/ Range 37S/ Township 39E **Map ID:** 43/35N
- Parcel ID Numbers:**

4326-602-0007-000-0 (pt of)	4326-602-0001-000-8 (pt of)
4326-602-0009-000-4	4326-602-0002-000-5
4326-602-0010-000-4 (pt of)	4326-602-0004-000-9
- Gross Site Area:** 192.5 acres (proposed development tract)
8,385,300 sq feet (approximate)
- Zoning:** MPUD - Legacy Park (South) MP 192.50 ac
- Land Use:** NCD -- New Community District 192.50 ac
- Building Data:** (Minimum setbacks are per Legacy Park (North) MPUD)

Setbacks (feet)	Required	DDC Bldg	Depot Bldg (Ph 1)	Depot Bldg (Ph 2)
Front (South)	25	319.0 (W)	365.0 (NE)	217.0 (NE)
Rear (North)	15	n/a	n/a	n/a
Side (east)	15	998.0	1213.0	623.0
Side (west)	15	614.0	411.0	170.0
- Development Schedule:**

Start	3rd Qtr 2024	Complete	4th Qtr 2025
-------	--------------	----------	--------------
- Flood Zone:** The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0400 J. (2/16/2012 - not printed)
- Site Coverage:**

	Impervious	SF	ACRE	%Site
Buildings	1,870,640.00		42.94	22.3%
Pavement	5,476,398.00		125.72	65.3%
Misc. Imperv.	31,000.00		0.71	0.4%
Total Impervious	7,378,038.00		169.38	88.0%

	Pervious	SF	ACRE	%Site
Open Space	1,007,262.00		23.12	12.0%
Total Pervious	1,007,262.00		23.12	12.0%

Total	8,385,300.00		192.50	100.0%
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Note: All coverages are approximate and subject to revision as part of final construction plans. All coverages will be consistent with Legacy Park North MPUD design standards.
- Open Space:** Each development site in the Legacy Park (North) MPUD is required to designate a minimum of 10% of the gross site area as open space (open space includes general landscape areas). Each site must designate a minimum of 5% (must be contiguous and of functional shape) of the minimum open space requirements as usable open useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas. This requirement will be met by designating an area the area outside the main entrance to the each of the primary buildings, approximately 42,000 SF, for employee recreation and break area.
- Building Hgt.:**

Maximum Bldg.	100 feet
Proposed Bldg.	DDC 35 feet (Maximum) Depot 25 feet (Maximum)
- Utility Service:**

Water Svc.	Port St. Lucie	Electric Svc	FPL
Sewage Svc.	Port St. Lucie	Cable Svc	t/b/d
Re-Use Water	n/a		
- Fire Services:** A series of on-site fire hydrants are provided in a looped system around the the proposed building as indicated on the project site plan. Off site hydrants within the Sansone Blvd. and Hegener Drive ROW will be available to support the project site. All hydrants and layout shall comply with SLCFD and PSLUSD standards.

- Site Lighting:** Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles. Parking lot (truck court and parking) shall be an average of 1.5 ft Candles. Site lighting to be LED fixtures.
- Refuse Collection:** Trash and solid waste is collected by approved City of Port St. Lucie Service provider.
- Parking Required:** Land Use - Warehouse Distribution as per Legacy Park North MPUD

Building Area (1,860 msf):	sq feet	reqd parking
first 10,000 sf at 1/500	10,000	20
remaining sf at 1/2000	1,850,000	925
		945

Handicapped Required (2% of total) (part of total) 19
- Parking Provided:**

standard	996
handicapped	21
total	1017

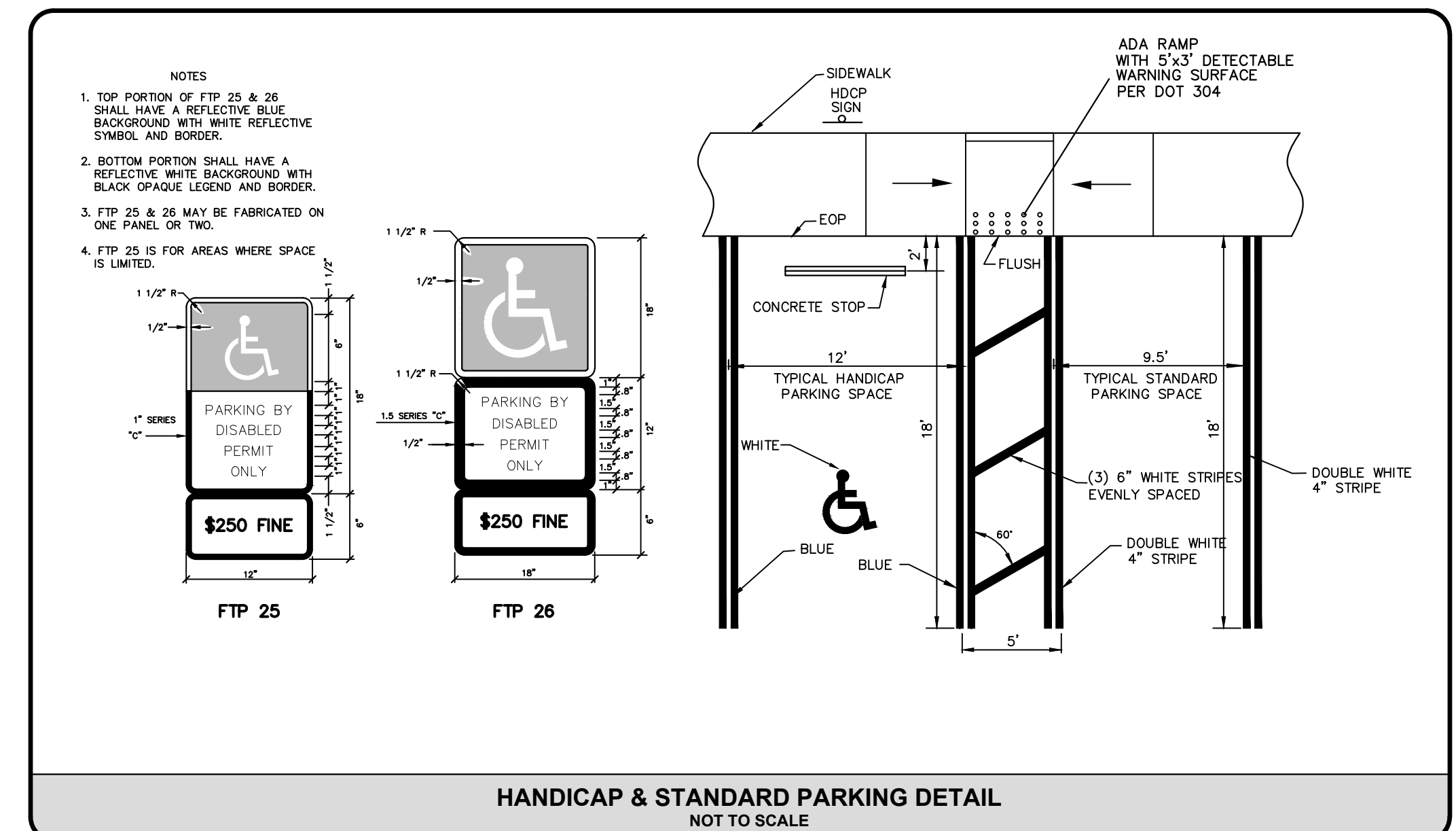
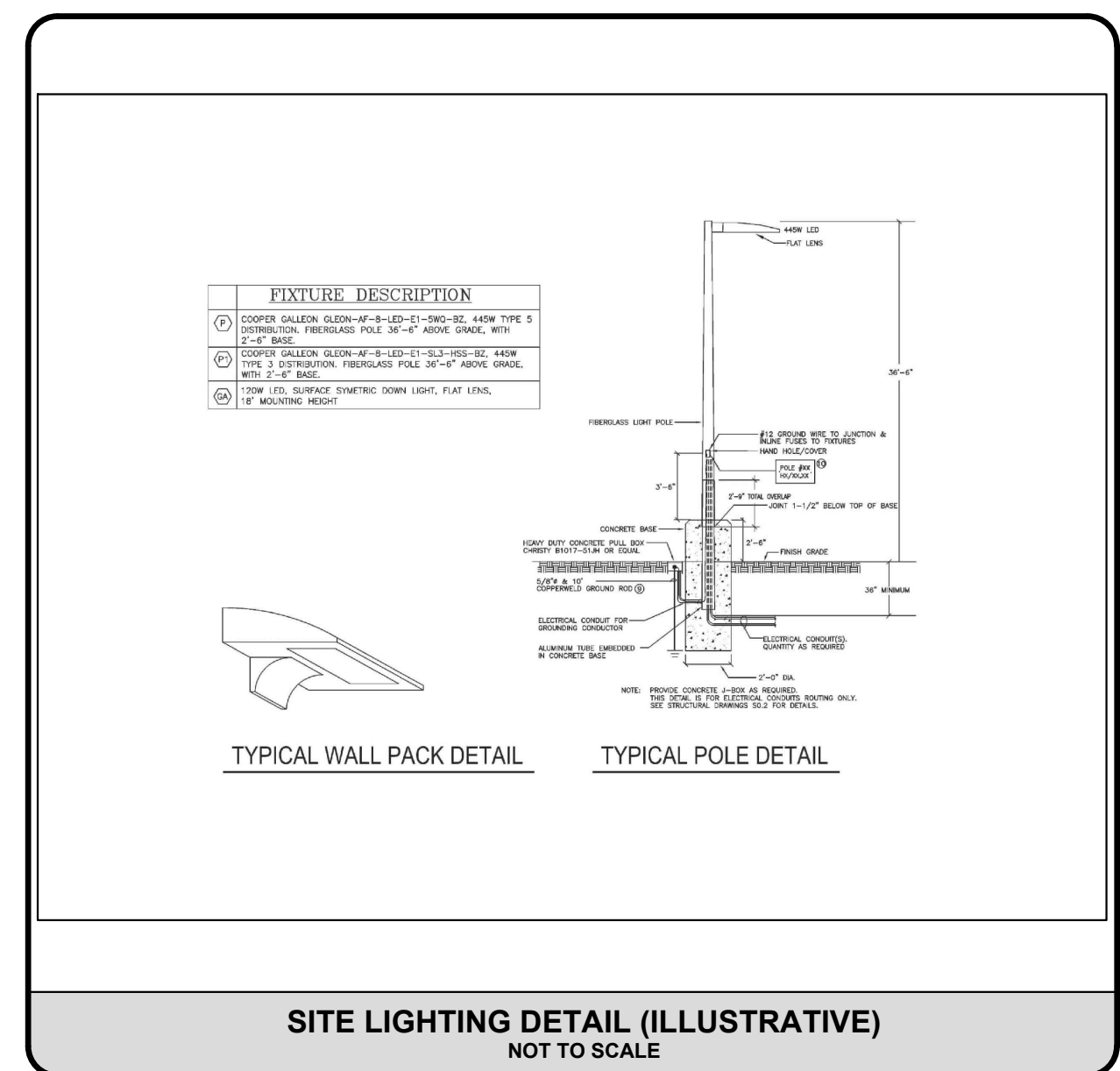
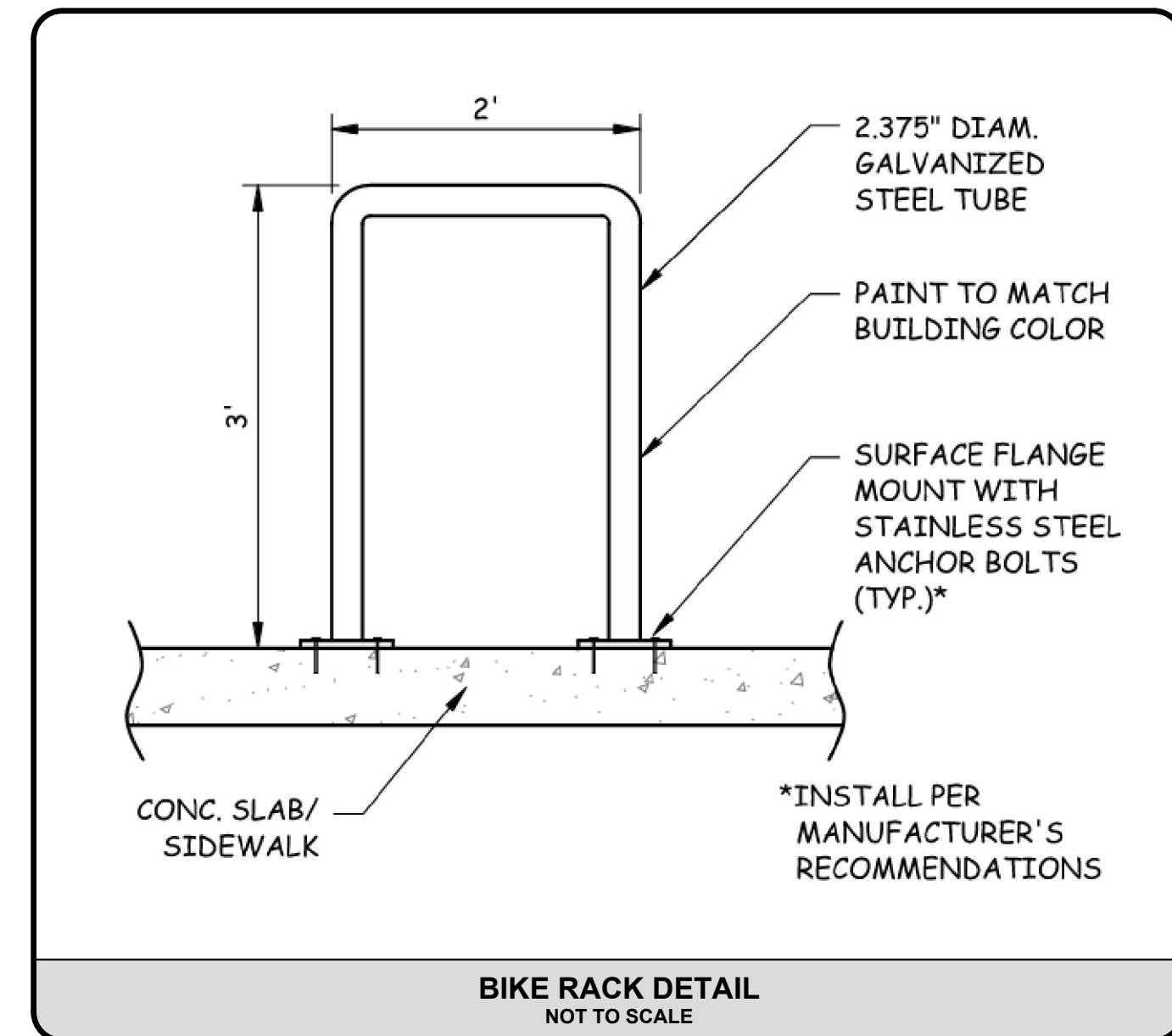
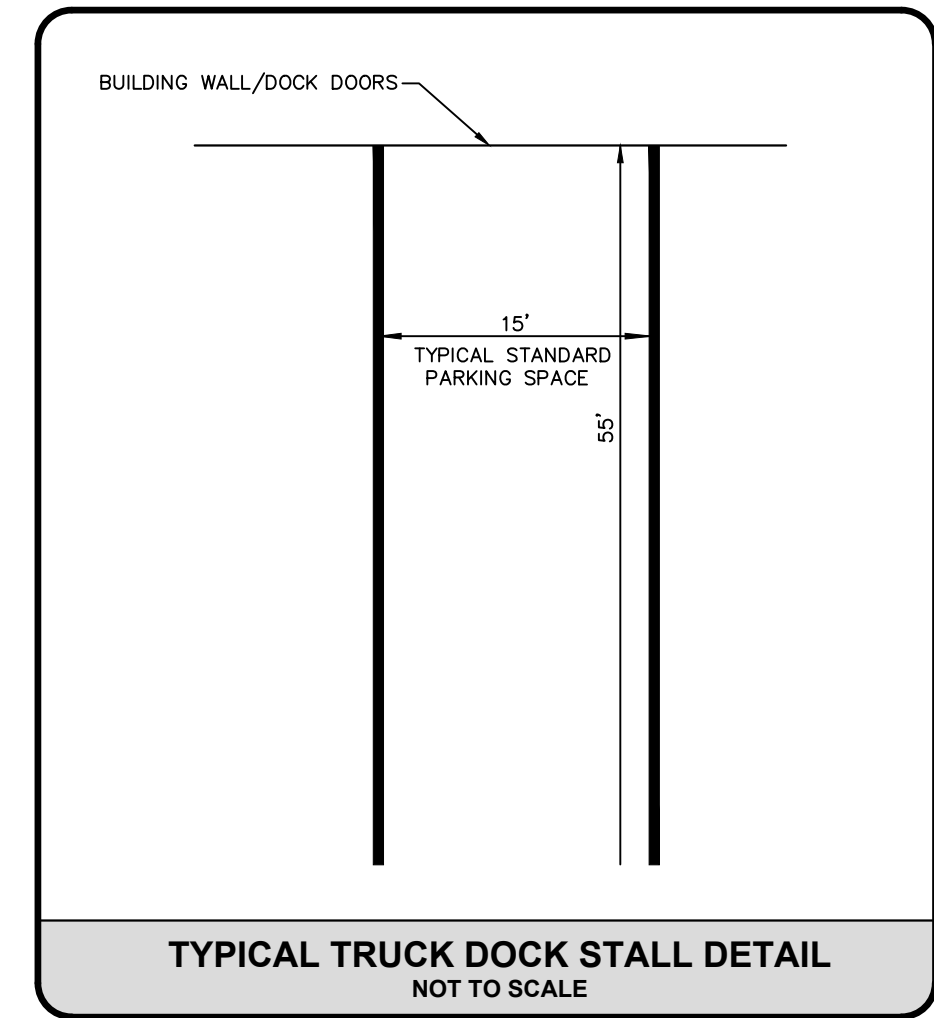
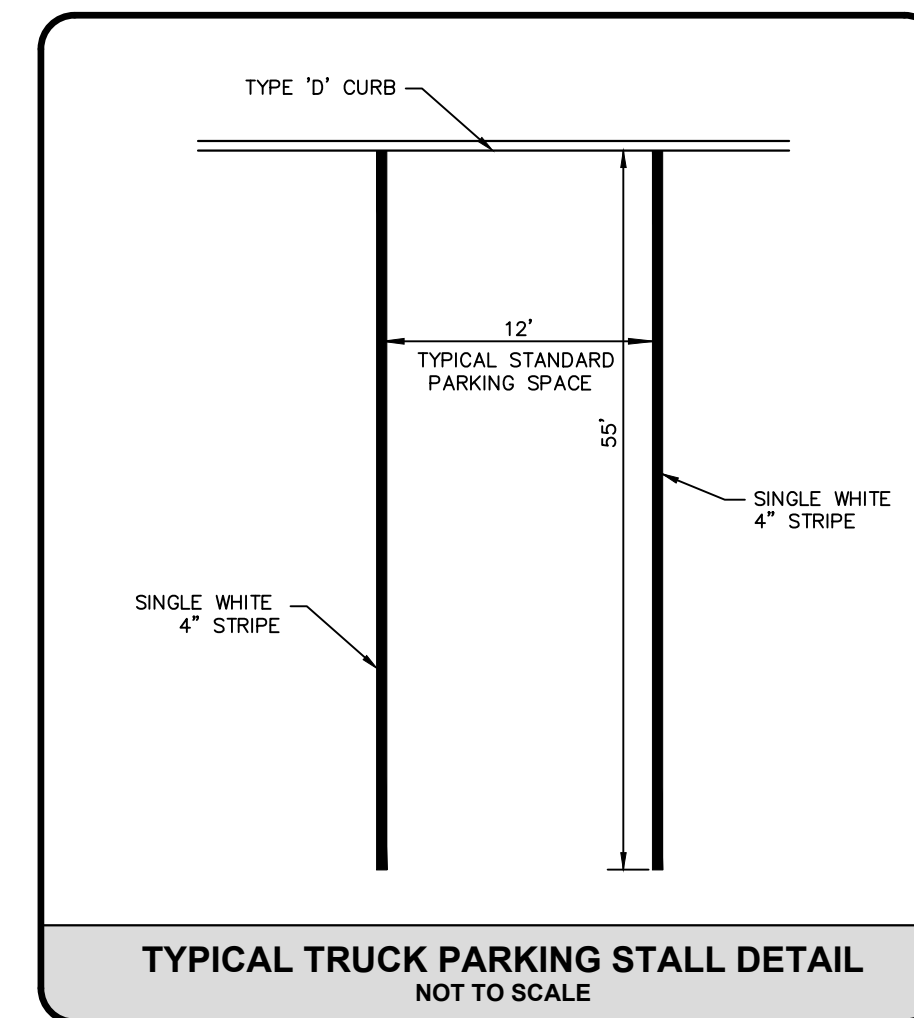
truck/ cab spaces ¹	204
truck/ trailer spaces ¹	2248

Notes: 1.) actual parking stall counts for trailer spaces may vary based on final striping plans.
- Site Drainage:** The stormwater management system for the overall project area (Legacy Park (North) MPUD), is governed by the Southern Grove, South Florida Water Management District Permit No. 56-103157-P (as may be amended). The project sites within the MPUD are required to provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system OR provide assurances that hazardous materials will not enter the project's surface water management system in accordance with Section 5.2.2(a) of the SFWMD Basis of Review.
- Traffic Statement:** Trip generation is based upon Institute of Transportation Engineers (ITE) Code 154 (11th edition) - High-Cube Transload and Short-Term Storage Warehouse.

	average rate	gross sf	trips
Weekday Daily Trips:	1.40	1,870,640	2,619
AM Peak Hour	0.13	1,870,640	243
PM Peak Hour	0.17	1,870,640	318
- Hazardous Waste Statement:** 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.
- Environmental Statement:** The project site is included in the overall Southern Grove DRI and environmental items were addressed as part of that particular development review process. The project site is currently vacant. According to the previous environmental summaries for this site, there are no environmentally sensitive lands or regulated wetlands on the proposed development site. No wildlife, or evidence of wildlife, including that from the list of state and federally protected species, rare, threatened, endangered, or species of special concern was observed on the property. No portions of the property appear to be environmentally sensitive, as defined by the City of Port St. Lucie.

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	Yes		*Yes	*Yes
Rare Habitat	No			
Threatened Species	Yes		No	No
Endangered Species	No			
Species of Special Concern	No			
Invasive/Exotic Vegetation	Yes		N/A	N/A

*See existing permits: SFWMD 56-01544-P, 56-0279-P, and 56-02531-P / USACE SAJ-2006-02046 IP-AAZ
- General Notes:** a.) 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).



PSL FILE NUMBERS
P23-168
5360H

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BY	DATE

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BY	DATE

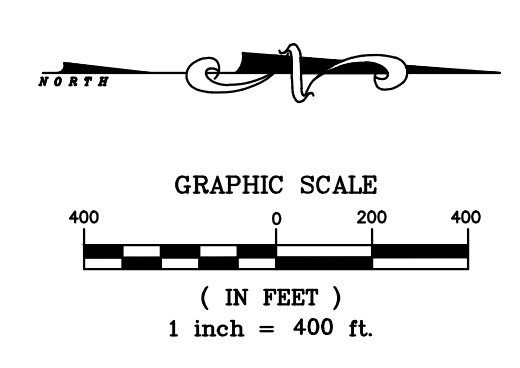
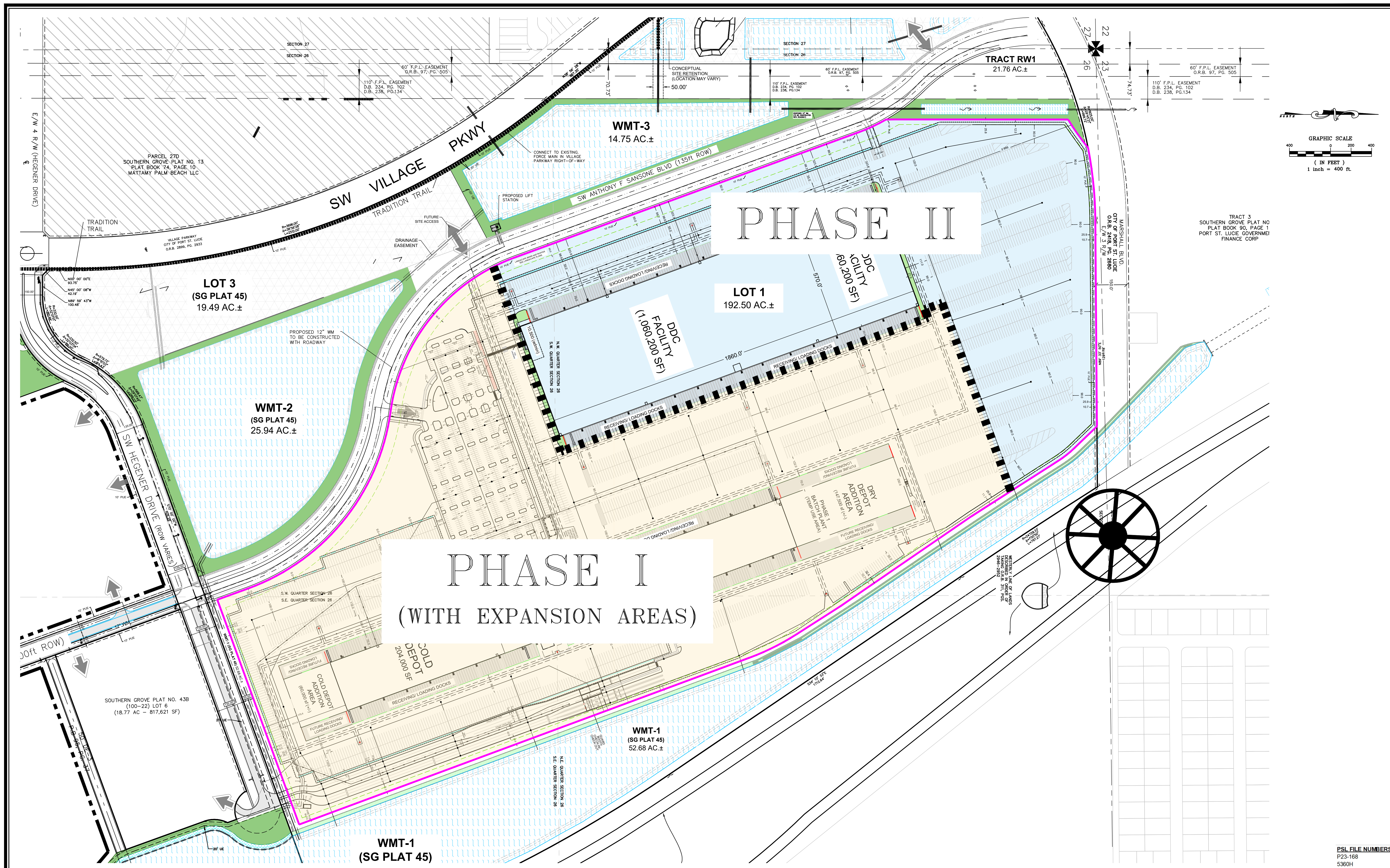
BY	DATE
DESIGNED	##
CALCS.	##
DRAWN	DJM 9/20/23
DETAILED	##
CHECKED	##
APPROVED	##

PROJECT EVEREST @ LEGACY PARK

SITE PLAN - DATA

DATE: 09/20/23
HORIZ. SCALE: n/a
VERT. SCALE: ####
JOB No. 23-075
SHEET 2 of 8

H:\2022\22-000 - legacy park - MPUD north\23-075 - legacy park - project\everest (LP North)\23-075.000 - MPUD North - Amendment Np 1 (maps)\use this\mpud north master plan (rev.) - 231022 (0002)_recover.dwg Plotted: 11/27/2023 1:05 PM By: DENNIS MCKINNEY



PHASE I (WITH EXPANSION AREAS)

PHASE II

PSL FILE NUMBERS
 P23-168
 5360H

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- REVISIONS -		BY	DATE
GEN LOT LAYOUT THRU	23.10.01	DJM	23.10.01
GEN LOT LAYOUT THRU	23.10.25	DJM	23.10.25

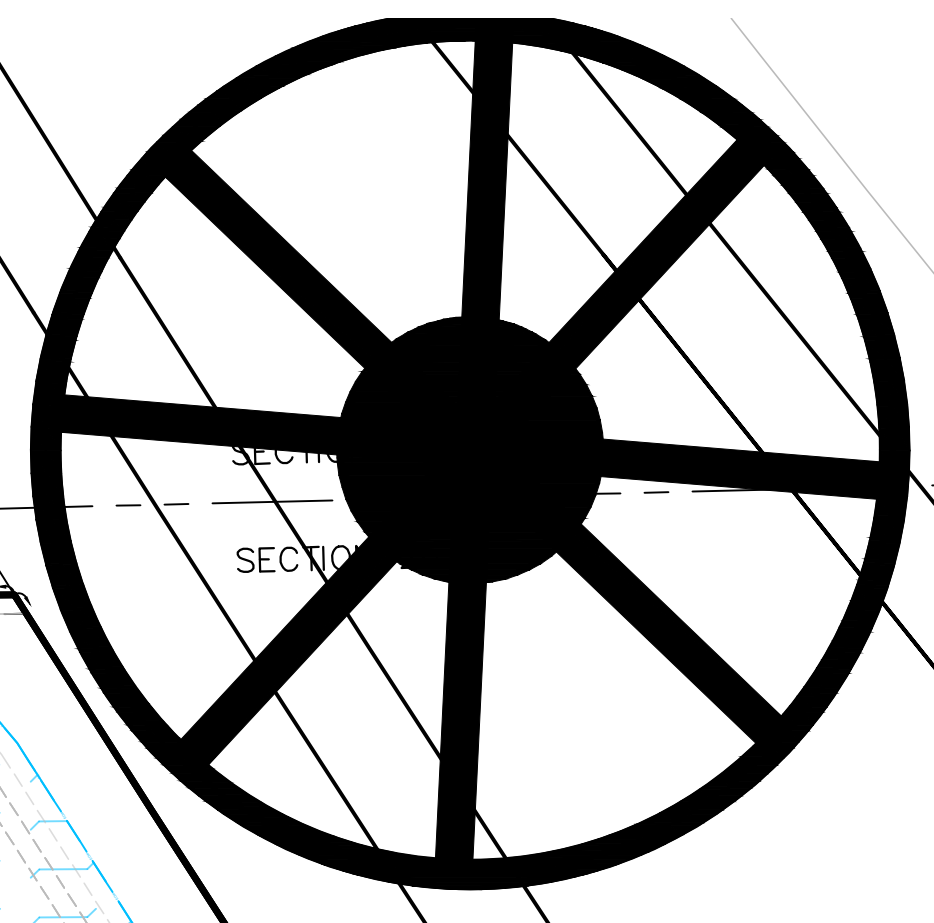
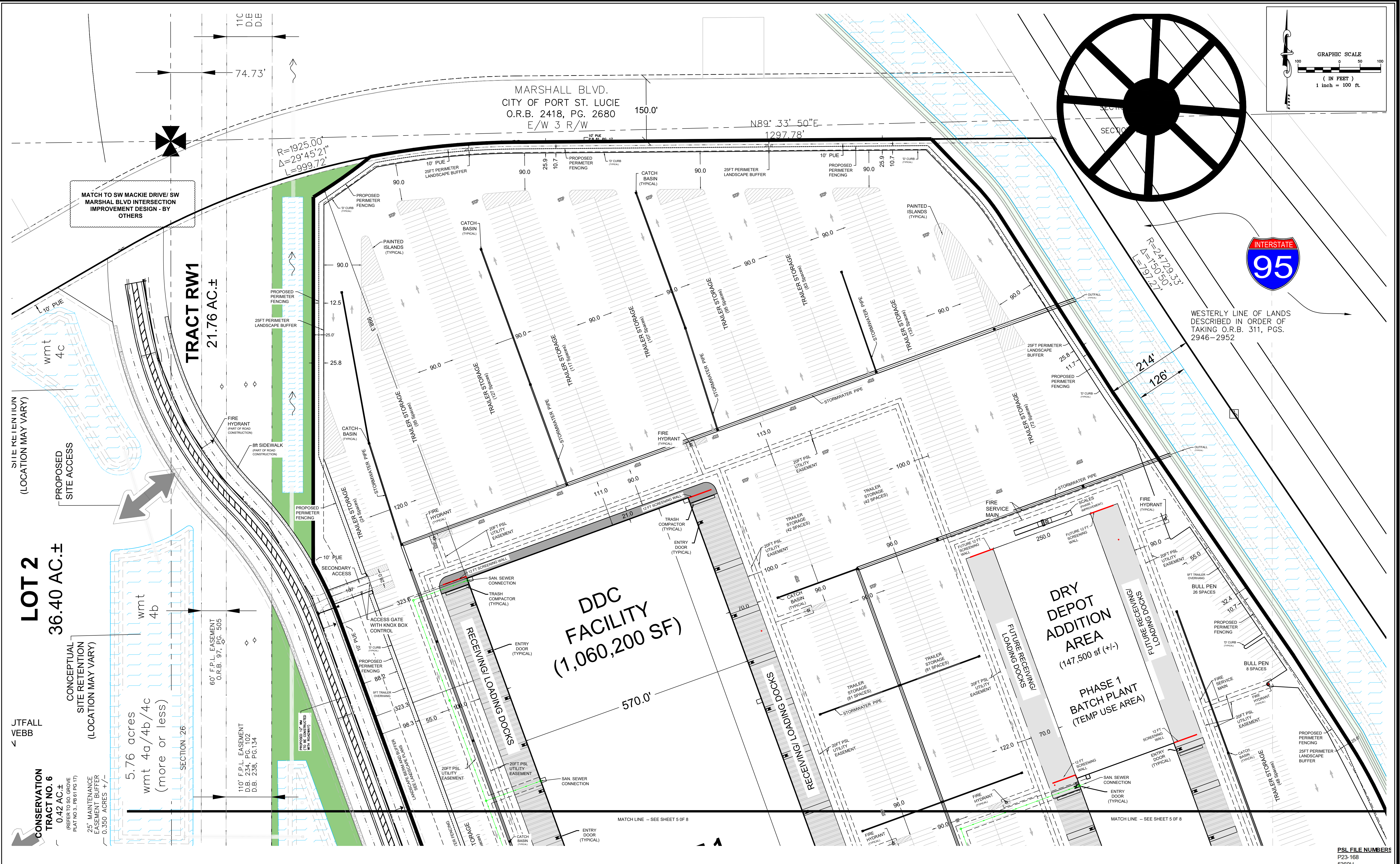
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	DJM	9/20/23
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

LEGACY PARK - PROJECT EVEREST

GENERAL PHASE PLAN

DATE: 09/20/23
 HORIZ. SCALE: 1:400
 VERT. SCALE: ####
 JOB No. 23-075
 SHEET **3 of 8**

HP:\2022\22-000 - legacy park - MUD north\23-075-000 - legacy park - MUD North - Amendment No. 1 (maps)\use this\mud north master plan (rev.1) - 231022 (0002)_recover.dwg Plotted: 11/27/2023 11:29 AM By: DENNIS MURPHY



WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING O.R.B. 311, PGS. 2946-2952

LOT 2
36.40 AC.±
CONCEPTUAL SITE RETENTION (LOCATION MAY VARY)
JTFALL VEBB

TRACT RW1
21.76 AC.±

DDC FACILITY
(1,060,200 SF)

DRY DEPOT ADDITION AREA
(147,500 sf +/-)

PHASE 1 BATCH PLANT
(TEMP USE AREA)

COMPUTER FILE REF.	FIELD BK./PG.

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GEN LOT LAYOUT THRU	23.10.25	DJM	23.10.25

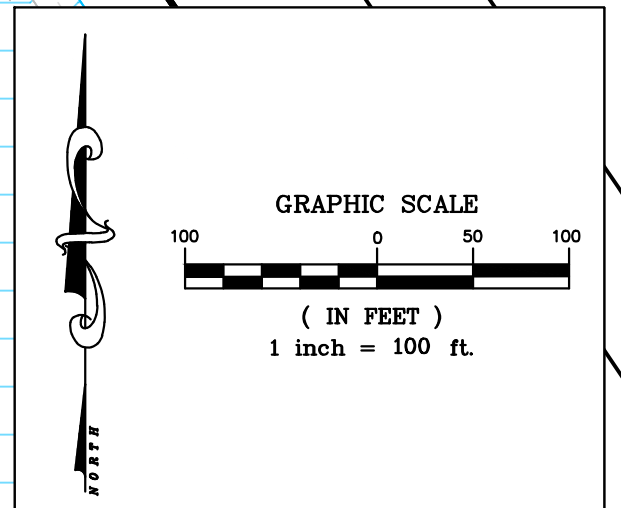
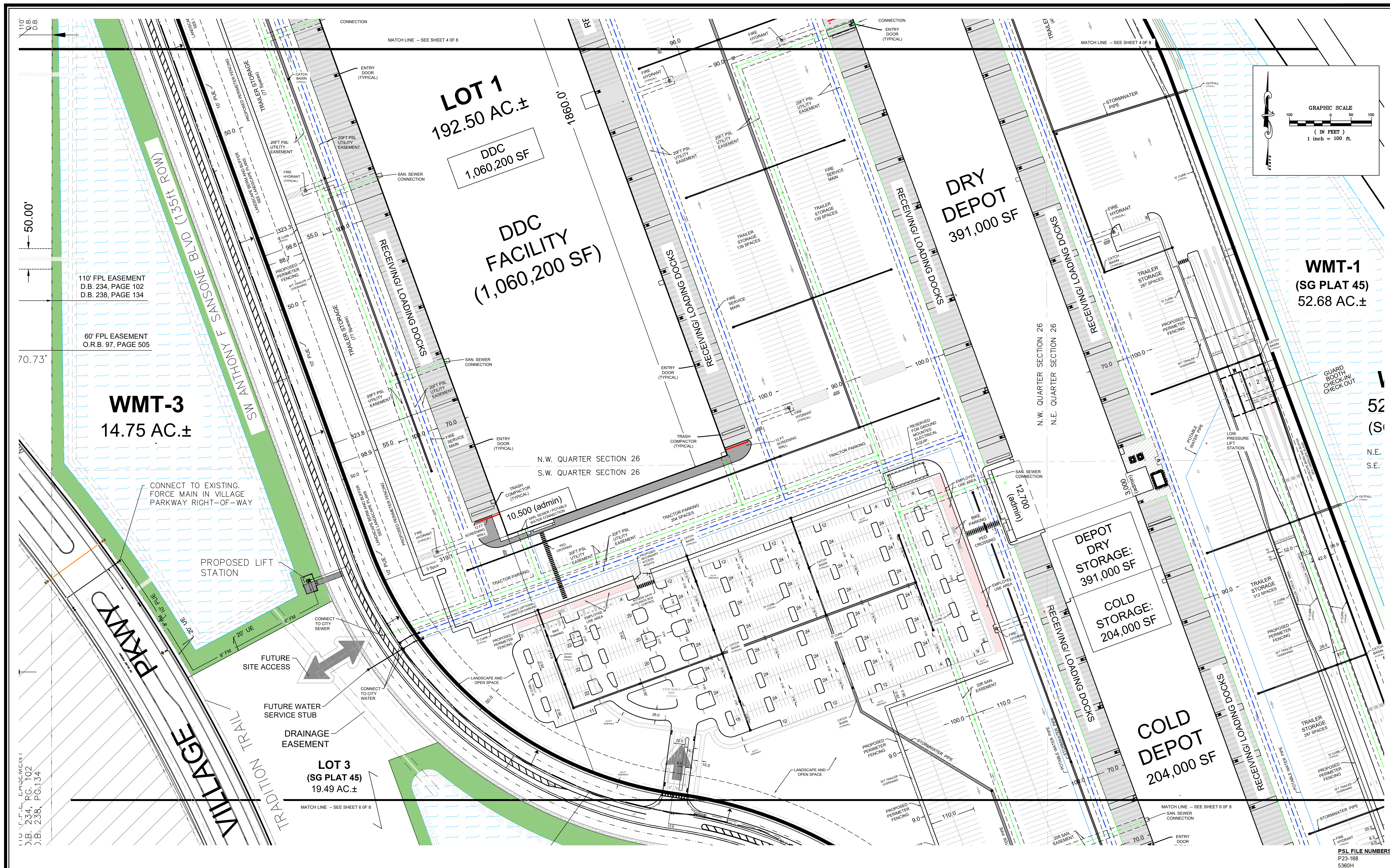
DESIGNED	BY	DATE

PROJECT EVEREST @ LEGACY PARK
SITE PLAN

DATE: 09/20/23
HORIZ. SCALE: 1:100
VERT. SCALE: #####
JOB No. 23-075
SHEET 4 of 8

PSL FILE NUMBERS
P23-168
5360H

H:\2022\23-000 - legacy park - project - MUD north\23-075-000 - legacy park - MUD North - Amendment Np 1 (maps)\use this\mud north master plan (rev.j) - 231022 (0002)_recover.dwg Plotted: 11/27/2023 11:30 AM By: DENIS MURPHY



110' FPL EASEMENT
D.B. 234, PAGE 102
D.B. 238, PAGE 134

60' FPL EASEMENT
O.R.B. 97, PAGE 505

WMT-3
14.75 AC.±

LOT 1
192.50 AC.±

DDC
1,060,200 SF

DDC FACILITY
(1,060,200 SF)

DRY DEPOT
391,000 SF

WMT-1
(SG PLAT 45)
52.68 AC.±

CONNECT TO EXISTING
FORCE MAIN IN VILLAGE
PARKWAY RIGHT-OF-WAY

PROPOSED LIFT
STATION

FUTURE
SITE ACCESS

FUTURE WATER
SERVICE STUB

DRAINAGE
EASEMENT

LOT 3
(SG PLAT 45)
19.49 AC.±

10,500 (admin)
SAN SEWER/POTABLE
WATER CONNECTION

**DEPOT
DRY STORAGE:**
391,000 SF

**COLD
STORAGE:**
204,000 SF

**COLD
DEPOT**
204,000 SF

52
(S)
N.E.
S.E.

PSL FILE NUMBERS
P23-168
5360H

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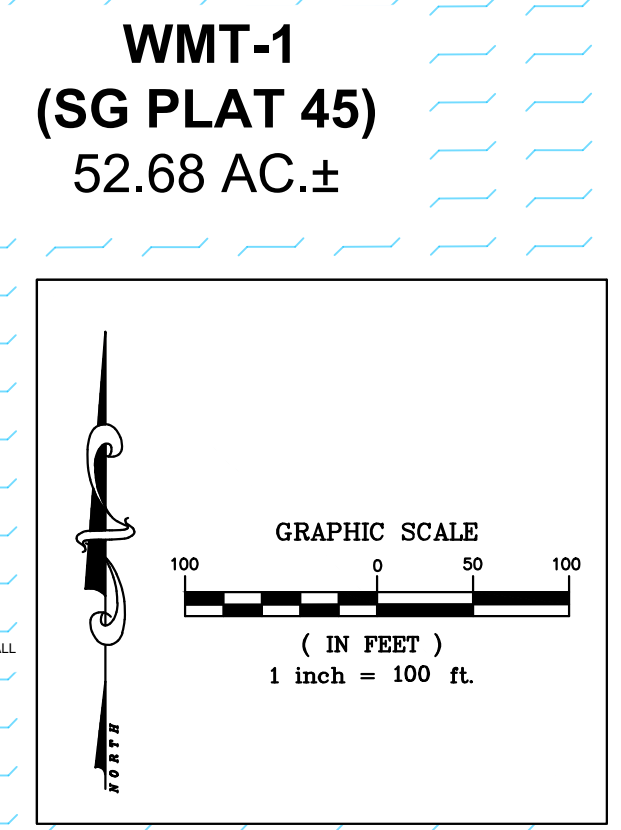
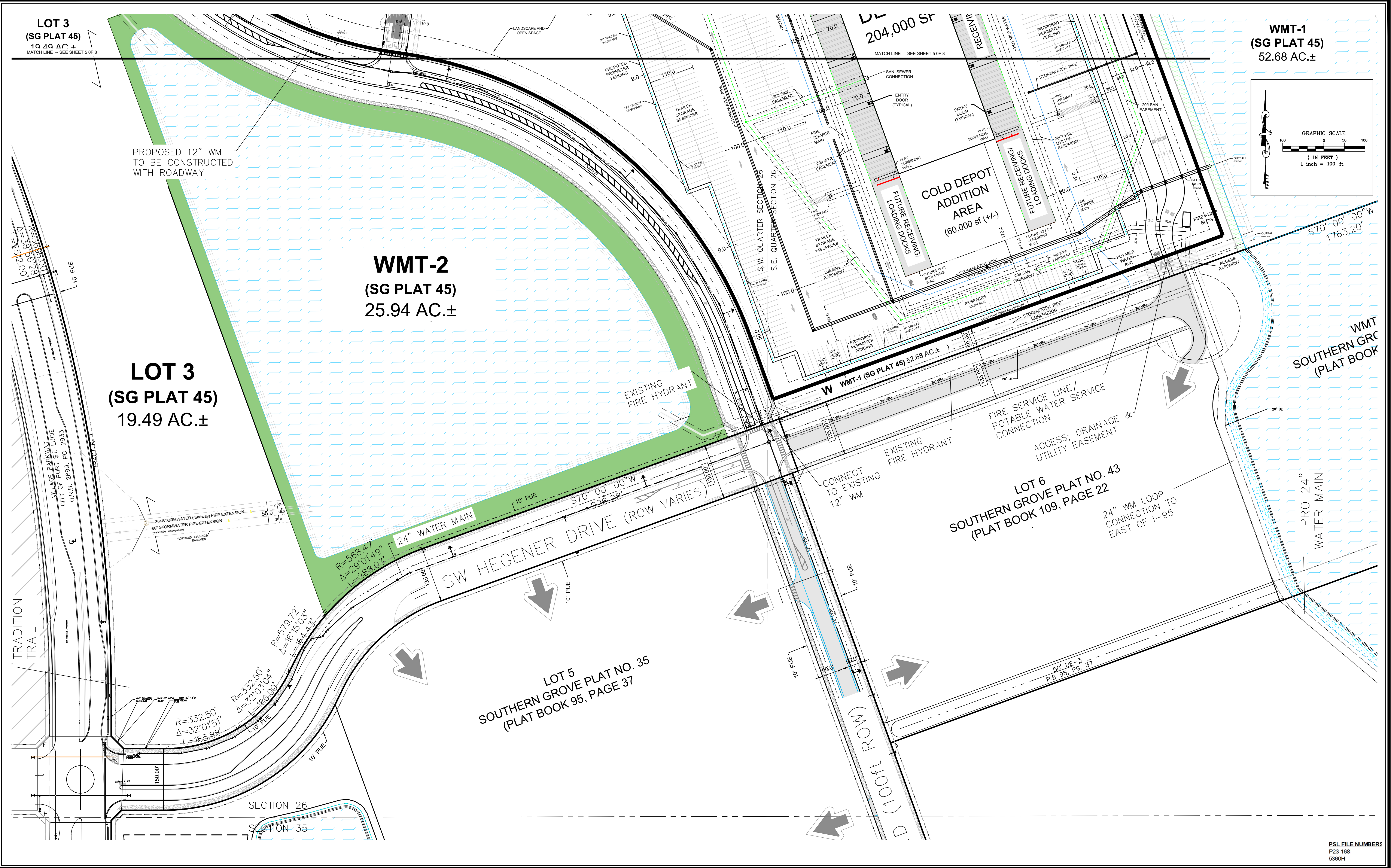
DESIGNED	BY	DATE

PROJECT EVEREST @ LEGACY PARK

SITE PLAN

DATE: 09/20/23
HORIZ. SCALE: 1:100
VERT. SCALE: #####
JOB No. 23-075
SHEET 5 of 8

H:\2022\22-000 - legacy park - MPUD north\23-075 - legacy park - MPUD North - Amendment No. 1 (maps)\use this\mpud north master plan (rev.) - 231022 (0002)_recover.dwg Plotted: 11/27/2023 11:31 AM By: DENNIS MURPHY



LOT 5
SOUTHERN GROVE PLAT NO. 35
(PLAT BOOK 95, PAGE 37)

LOT 6
SOUTHERN GROVE PLAT NO. 43
(PLAT BOOK 109, PAGE 22)

WMT
SOUTHERN GROVE
(PLAT BOOK)

- REVISIONS -

NO.	DESCRIPTION	BY	DATE
1	GEN LOT LAYOUT THRU 23.10.01	DJM	23.10.01
2	GEN LOT LAYOUT THRU 23.10.25	DJM	23.10.25

DESIGNED	BY	DATE
##	##	##
CALCS.	BY	DATE
##	##	##
DRAWN	BY	DATE
DJM	DJM	9/20/23
DETAILED	BY	DATE
##	##	##
CHECKED	BY	DATE
##	##	##
APPROVED	BY	DATE
##	##	##

PROJECT EVEREST @ LEGACY PARK

SITE PLAN

DATE: 09/20/23
HORIZ. SCALE: 1:100
VERT. SCALE: ####
JOB No. 23-075
SHEET 6 of 6

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