

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
14	SA	SINGLE	N/A	0.900		CREE LIGHTING OSQ-M-B-11L-40K-3M-UL-NN-XX / OSQ-BL-SMF
7	WA	SINGLE	N/A	0.900		CREE LIGHTING XSPW-B-XX-AME-6L-40K-UL

LEGAL DESCRIPTION
 LOT 1-3, BLOCK 3, 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.

CONTAINING 135,910 SQUARE FEET OR 3.12 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #: 3323-500-0025-000-7

PROJECT NAME: 460 PEACOCK BUSINESS CENTER

PROPOSED USE: WHOLESALE TRADE

OWNER: 460 PEACOCK BUSINESS CENTER, LLC
 1935 COMMERCE LANE, #5
 JUPITER, FL 33458

ARCHITECT: MOREL DE GUIRONARD ARCHITECTURE LLC
 14080 MAHOGANY AVENUE
 JACKSONVILLE, FL 32258
 (911) 758-6454

DEVELOPER: 460 PEACOCK 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: LUCS
 ZONING: CS

GROSS SITE AREA: 135,910 S.F. (3.120 AC) = 100.00%

IMPERVIOUS AREA
 PROPOSED BUILDING #1: 14,816 S.F. (0.340 AC) = 10.90%
 PROPOSED BUILDING #2: 15,008 S.F. (0.345 AC) = 11.04%
 PROPOSED PAVEMENT: 57,445 S.F. (1.319 AC) = 42.27%
 PROPOSED CONCRETE: 9,023 S.F. (0.184 AC) = 5.90%

PERVIOUS AREA: 40,618 S.F. (0.932 AC) = 29.89%
 OPEN SPACE AREA: 0 S.F. (0.000 AC) = 0.00%
 DRY DETENTION AREA: 0 S.F. (0.000 AC) = 0.00%
 UPLAND 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 (10')
 SIDE BUILDING SETBACK (10')
 REAR BUILDING SETBACK (10')

BUILDING DATA:
 BUILDING #1
 WAREHOUSE AREA = 11,168 S.F.
 OFFICE AREA = 3,648 S.F.
 BUILDING #2
 WAREHOUSE AREA = 11,360 S.F.
 OFFICE AREA = 3,648 S.F.
 GROSS FLOOR AREA = 29,824 S.F.

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:
 22,528 S.F. WAREHOUSE AREA
 22,528 S.F. / 500 S.F. = 45 SPACES

7,296 S.F. OFFICE AREA
 7,296 S.F. / 200 S.F. = 37 SPACES

PARKING REQUIRED = 82 SPACES (4 HC)
 PARKING PROVIDED = 83 SPACES (4 HC)

PROVIDER OF UTILITIES:
 WATER: SLWSD
 WASTEWATER: SLWSD
 IRRIGATION: SLWSD

10250 SW VILLAGE PARKWAY
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772-462-2455

www.edo-inc.com
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY:	EDC
DATE:	01 JUNE 2021
DRAWN BY:	21-250 (09-29-2021) DWG
FILE NAME:	21-250 SITE PLAN-1
LAYOUT:	1" = 30'
SCALE:	1" = 30'
DATE:	01 JUNE 2021

NO.	DATE	REVISION COMMENTS	DATE	REVISION COMMENTS

460 PEACOCK BUSINESS CENTER

460 NW PEACOCK BLVD.

SITE PLAN

PORT ST. LUCIE, FLORIDA

(DATE)

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

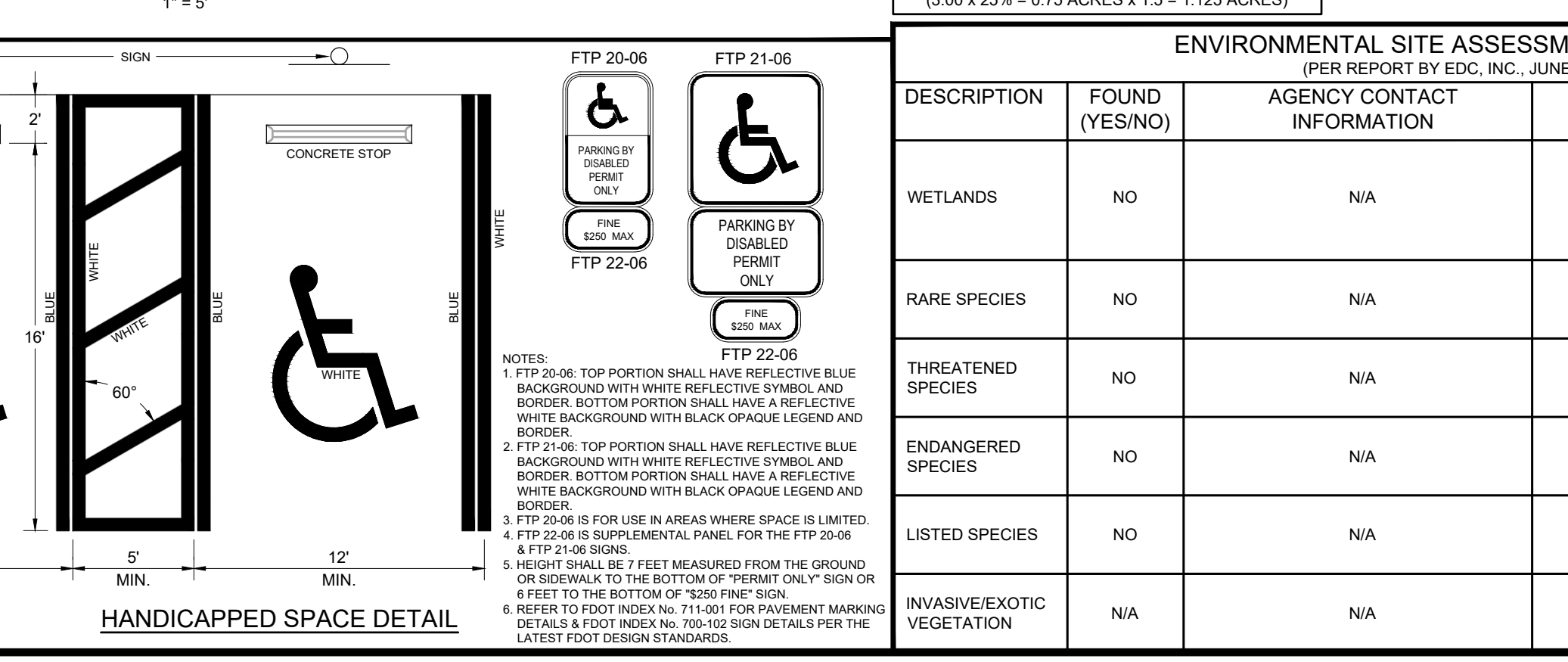
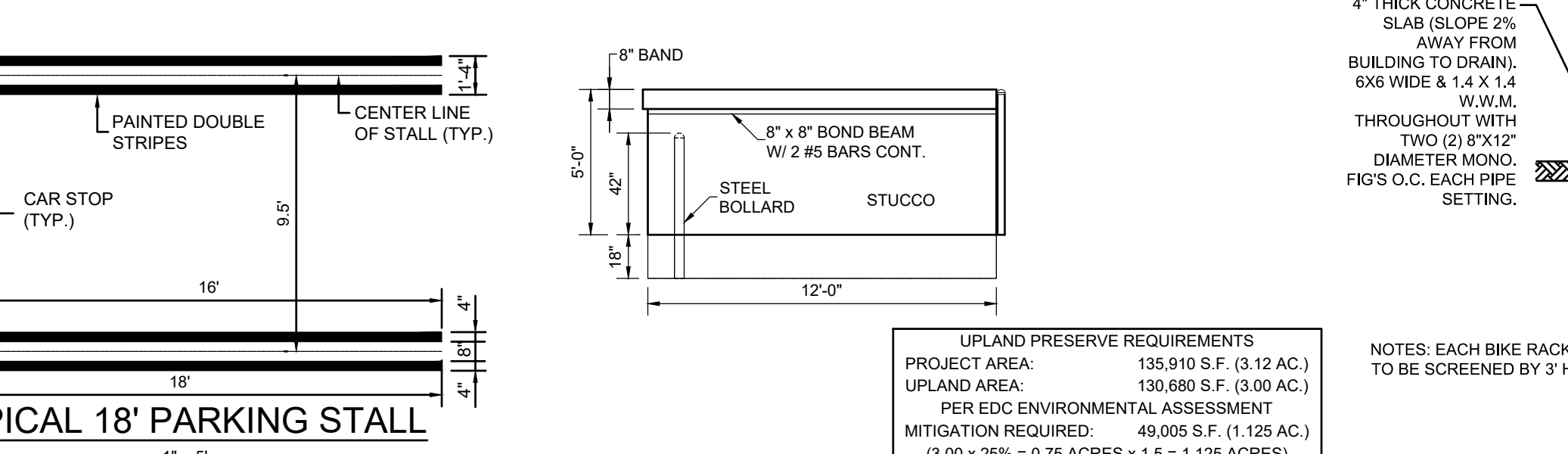
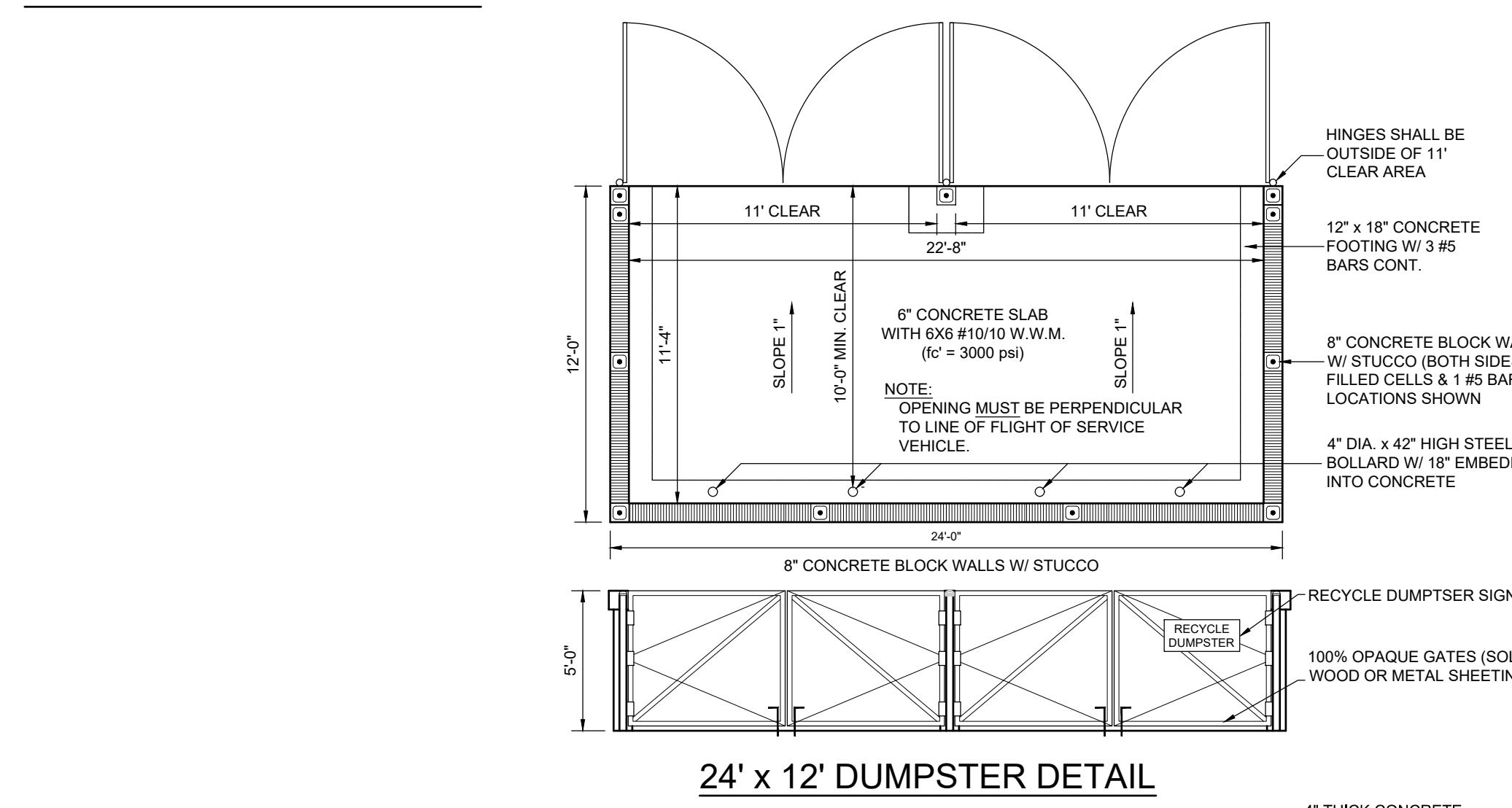
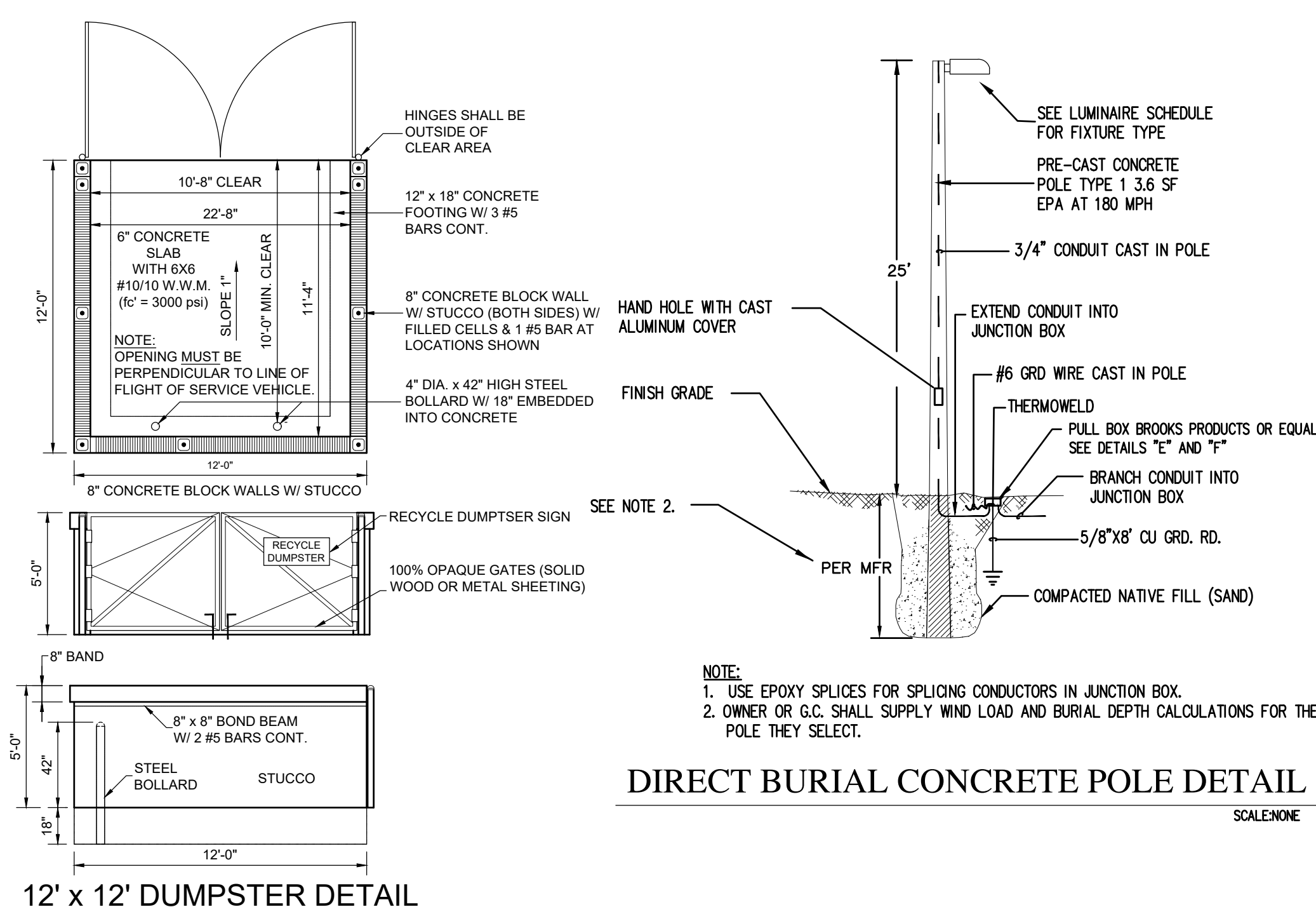
PSL PROJECT NO. P21-135

21-250

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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.
- 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 41.08(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 78-1 (SFVMD PERMIT #96-00573-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.

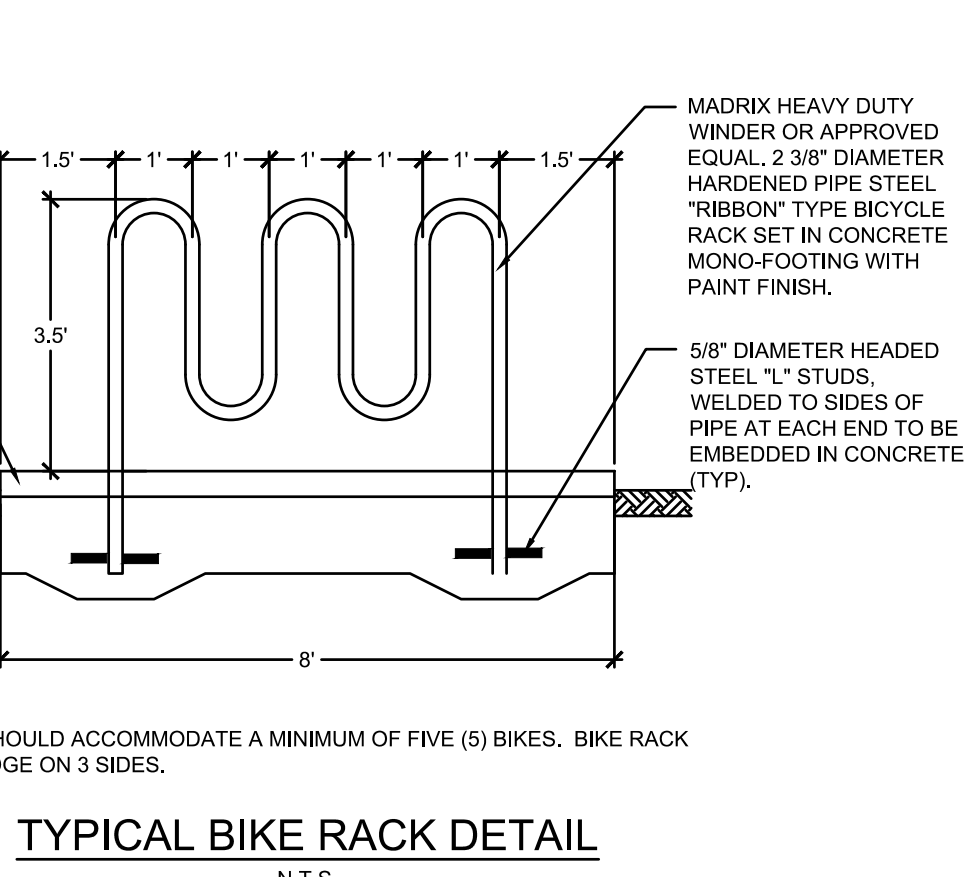
TRAFFIC STATEMENT
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

WAREHOUSING (150)	GENERAL OFFICE (710)	AVERAGE RATE	PROJECT S.F.	TRIPS
(AVERAGE RATES UTILIZED)				
WEEKDAY DAILY TRIPS:				
WAREHOUSING (150)	GENERAL OFFICE (710)	1.74/1,000 S.F.	22,528 S.F.	= 39
WAREHOUSING (150)	GENERAL OFFICE (710)	11.03/1,000 S.F.	7,296 S.F.	= 80
TOTAL TRIPS				= 119
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:				
WAREHOUSING (150)	GENERAL OFFICE (710)	0.17/1,000 S.F.	22,528 S.F.	= 4
WAREHOUSING (150)	GENERAL OFFICE (710)	1.56/1,000 S.F.	7,296 S.F.	= 11
TOTAL TRIPS				= 15
P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:				
WAREHOUSING (150)	GENERAL OFFICE (710)	0.19/1,000 S.F.	22,528 S.F.	= 4
WAREHOUSING (150)	GENERAL OFFICE (710)	1.49/1,000 S.F.	7,296 S.F.	= 11
TOTAL TRIPS				= 15

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. SFVMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFVMD PERMIT GP 58-00573-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:	135,910 S.F. (3.12 AC.)
UPLAND AREA:	130,680 S.F. (3.00 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	49,005 S.F. (1.125 AC.)
	(3.00 x 25% = 0.75 ACRES x 1.5 = 1.125 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

ENGINEERS & SURVEYORS ENVIRONMENTAL

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772-462-2455

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DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
FILE NAME	DATE
LAYOUT	DATE
SCALE	DATE
REVISION COMMENTS	DATE

06/09/2021	REVISED SITE PLAN PER SPEC COMMENTS (06/04/2021)
07/27/2021	REVISED SITE PLAN PER SPEC COMMENTS (07/14/2021)

460 PEACOCK BUSINESS CENTER

460 NW PEACOCK BLVD.

SITE DETAILS

PORT ST. LUCIE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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PSL PROJECT NO. P21-135

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Z:\EDC\2021\21-250 - Kelly - 460 NW Peacock\ENGINEERING\AutoCAD\DWG\21-250 (05-29-2021).dwg 21-250 SITE PLAN - 2-9/29/2021 1:45:38 PM Bob Ford EDC, INC.