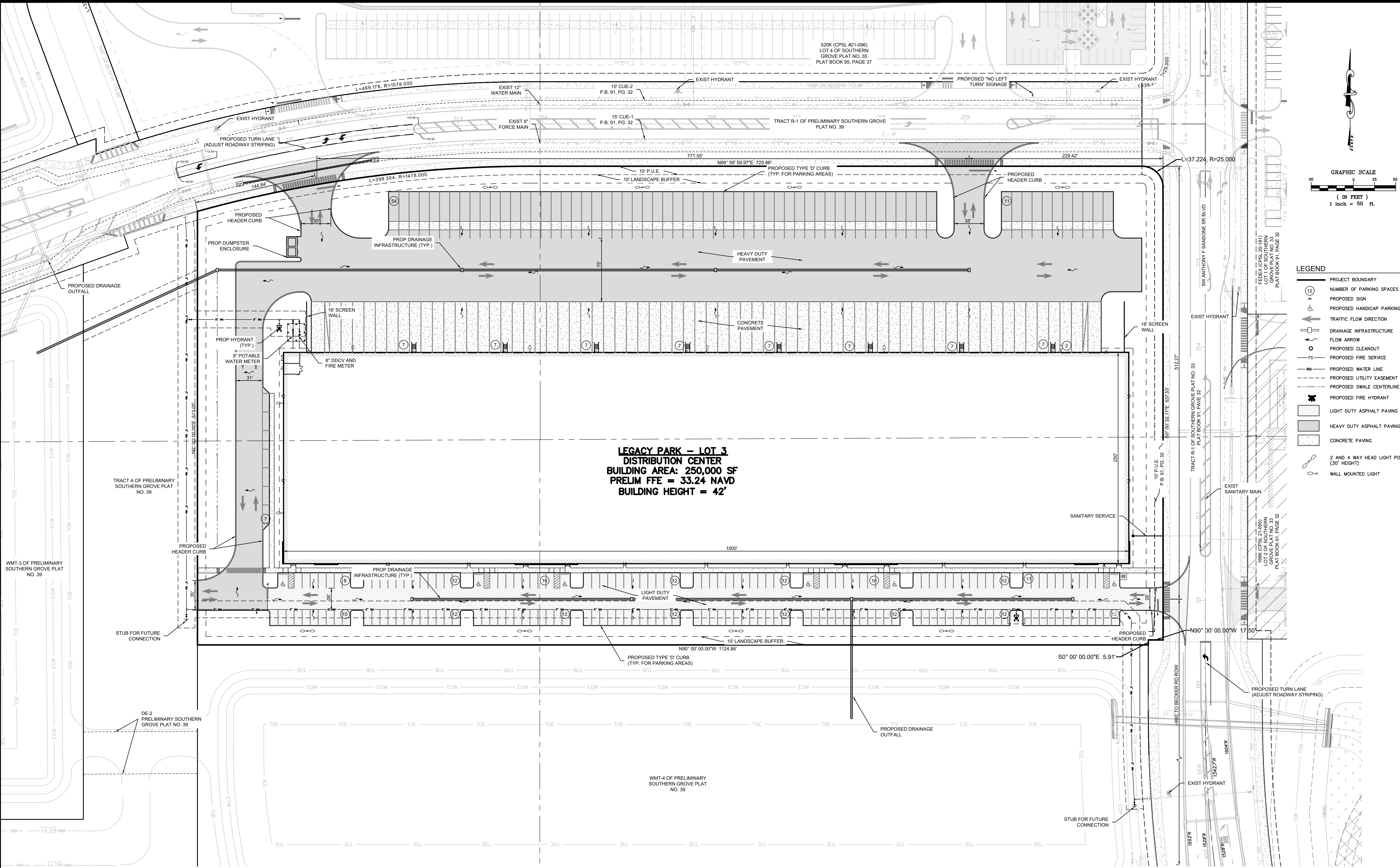


LEGEND

- PROJECT BOUNDARY
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING
- TRAFFIC FLOW DIRECTION
- DRAINAGE INFRASTRUCTURE
- FLOW ARROW
- PROPOSED CLEANOUT
- PROPOSED FIRE SERVICE
- PROPOSED WATER LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED SWALE CENTERLINE
- PROPOSED FIRE HYDRANT
- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- 2 AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
- WALL MOUNTED LIGHT

CITY OF PSL PROJECT No. P22-110
PSLUSD FILE No. 5360F

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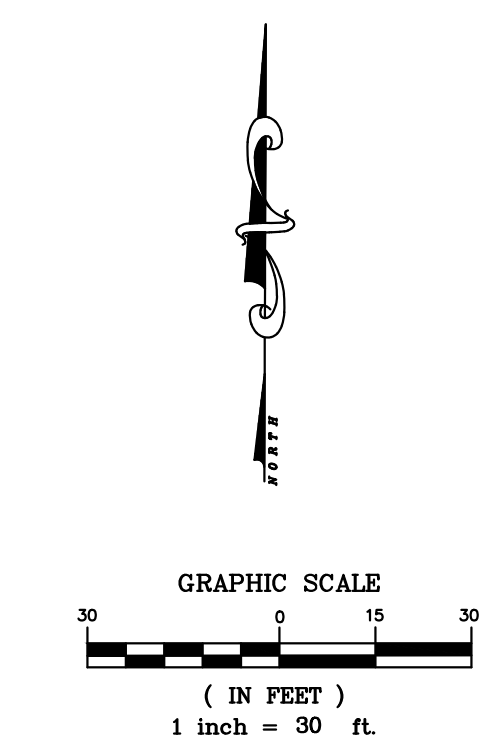
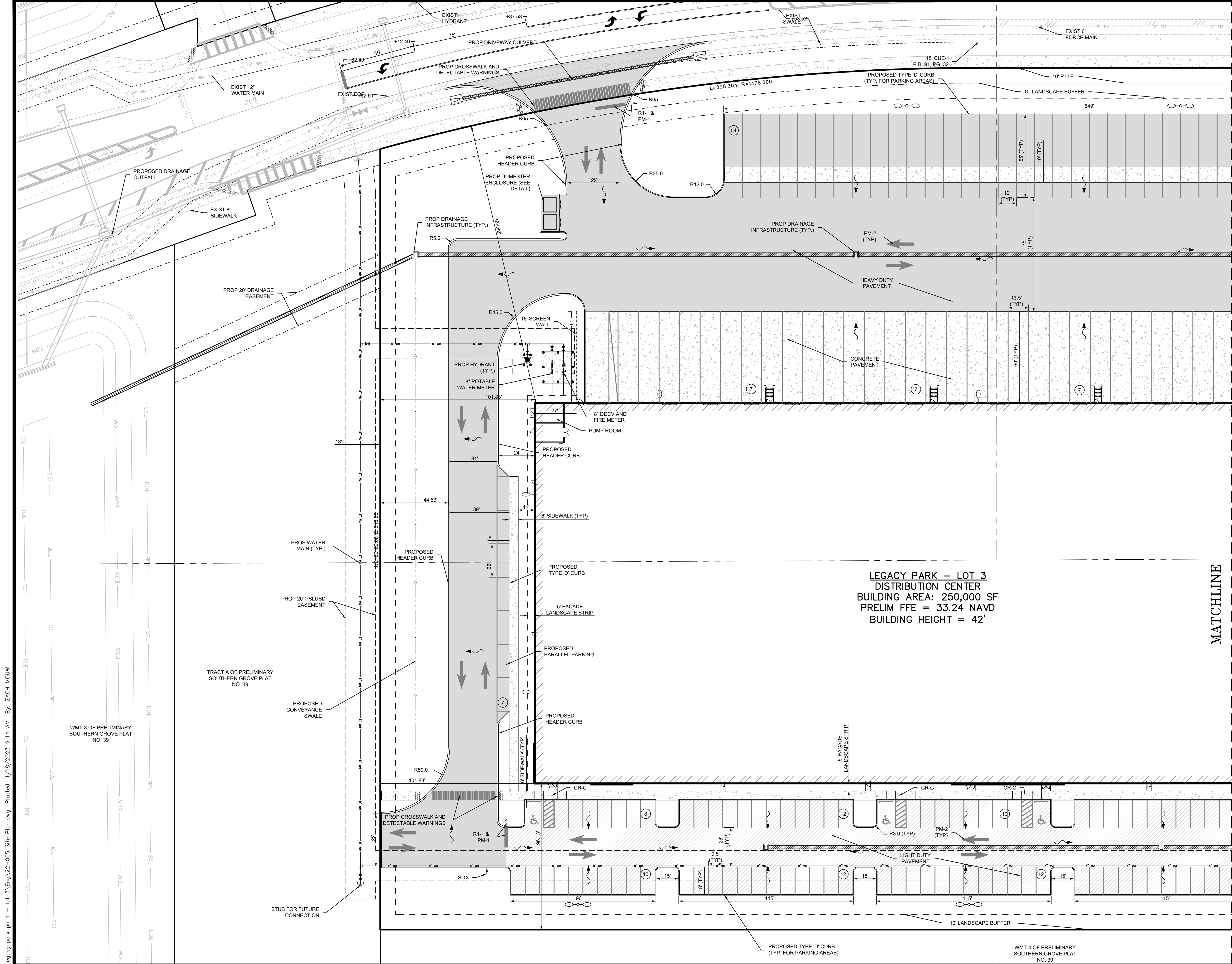
- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	ZM	1/28/22
DETAILED		
CHECKED	DM	
APPROVED	JPT	

LEGACY PARK - LOT 3

OVERALL SITE PLAN

DATE: -
HORIZ. SCALE: 1"=50'
VERT. SCALE: -
JOB No. 22-005
SHEET 1 of 4



- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
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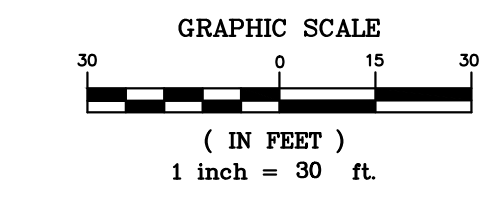
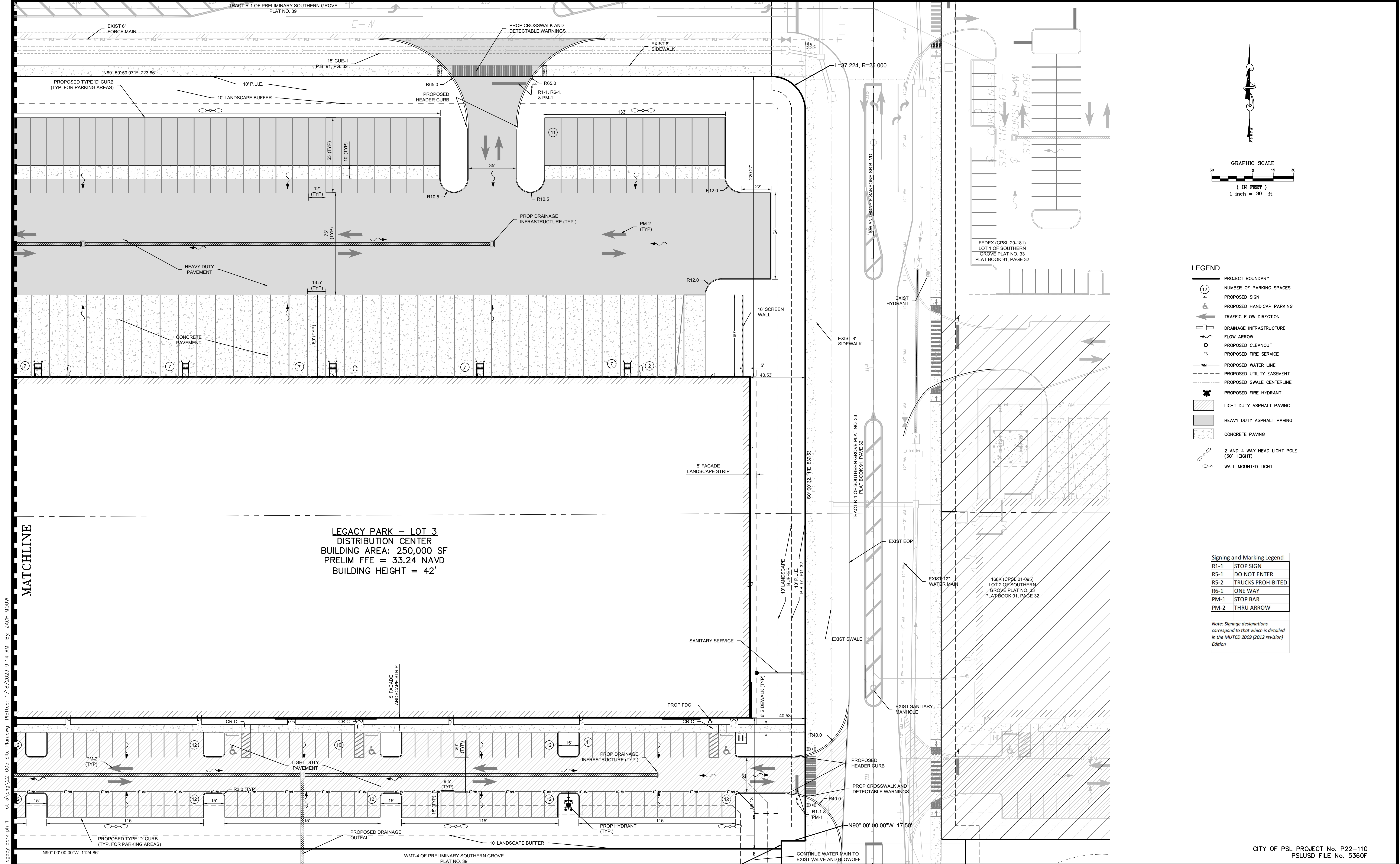
Signing and Marking Legend

R1-1	STOP SIGN
R5-1	DO NOT ENTER
R5-2	TRUCKS PROHIBITED
R6-1	ONE WAY
PM-1	STOP BAR
PM-2	THRU ARROW

Note: Signage designations correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition

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										DETAILED SITE PLAN	VERT. SCALE: -
											JOB No. 22-005
										SHEET 2 of 4	



- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
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PM-2	THRU ARROW

Note: Signing designs correspond to that which is detailed in the MUTCD 2009 (2012 revision) Edition

CITY OF PSL PROJECT No. P22-110
PSLUSD FILE No. 5360F

MATCHLINE

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	BY	DATE
DESIGNED		
CALCS.		
DRAWN	ZM	1/28/22
DETAILED		
CHECKED	DM	
APPROVED	JPT	

LEGACY PARK - LOT 3

DETAILED SITE PLAN

DATE: -
HORIZ. SCALE: 1"=30'
VERT. SCALE: -
JOB No. 22-005
SHEET 3 of 4

SITE DATA TABLE

Owner: TBA	Applicant: Sansone Group 120 S Central Ave, Ste 500 Clayton, MO 63105 Phone: (314) 727-6664
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	Architect: GMA Architects 900 N Rock Hill Road St. Louis, MO 63119 Phone: (314) 822-5191

- 1.) **Project Name:**
Legacy Park - Lot 3

2.) **Location:**
Southwest quadrant of the intersection of SW Anthony F Sansone Sr Blvd and Legacy Drive.

3.) **Project Description:**
A 250,000 Sq Ft Distribution Center

4.) **Sec/Town/Range:**
Section 35/ Range 37S/ Township 39E

5.) **Map ID:**
43/35N

6.) **Parcel ID Numbers:**
TBA

7.) **Gross Site Area:**
14.69 acres (proposed development tract)
639,853 sq feet (approximate)

8.) **Zoning:**
MPUD - Tradition Regional Business Park @ Southern Grove14.69 ac

9.) **Land Use:**
NCD -- New Community District14.69 ac

10.) **Building Data:**

Setbacks (feet)	Required	Provided
Front	25	96.1
Rear	15	186.9
Side (west)	15	103.8
Side (east)	15	40.5

(Minimum setbacks are per Tradition Regional Business Park @ Southern Grove MPUD, Section 5)

11.) **Development Schedule:**

Start	3rd Qtr 2022
Complete	3rd Qtr 2023

12.) **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)

13.) **Site Coverage:**
- | Impervious | SF | ACRE | %Basin |
|-------------------------|------------------|--------------|---------------|
| Buildings | 250000 | 5.74 | 39.1% |
| Pavement | 264111.31 | 6.06 | 41.3% |
| Sidewalk | 6136.13 | 0.14 | 1.0% |
| Total Impervious | 520247.44 | 11.94 | 81.3% |
| Pervious | SF | ACRE | %Basin |
| Open Space | 119605.4 | 2.75 | 18.7% |
| Total Pervious | 119605.4 | 2.42 | 18.7% |
| Total | 639,853 | 14.36 | 100.0% |
- 14.) **Open Space:**
Common Open Space areas within the Tradition Regional Business Park @ Southern Grove MPUD are as provide for in the Master Site Plan for the overall project site. Individual project sites are not required to provide additional open space towards meeting this common area objective.

15.) **Building Hgt.:**

Maximum Bldg. Hgt. Permitted by MPUD	150 feet
Proposed Maximum Bldg. Hgt.	42 feet

16.) **Utility Service:**

Water Service	Port St. Lucie	Electric Service	FPL
Sewage Service	Port St. Lucie	Cable Service	Blue Stream
Re-Use Water	n/a		
- LEGAL DESCRIPTION
- Lot 3, SOUTHERN GROVE PLAT NO. 39, as recorded in Plat Book 109, Page 30, of the Public Records of St. Lucie County.
- Containing 14.689 acres, more or less.
- 17.) **Fire Services:**
Fire Hydrants are provided at the project property line. An series of on-site fire hydrants are provided in a looped system around the the proposed building as indicated on the project site plan.

18.) **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.

19.) **Refuse Collection:**
Trash and solid waste is collected by approved City of Port St. Lucie Service provider.

20.) **Parking Required:**
In accord with the Tradition Regional Business Park @ Southern Grove MPUD, the required parking for a Warehouse and Distribution Use activity is .75/spaces per 1,000 sq. feet of building area (gross area). (Ref., Tradition Regional Business Park @ Southern Grove MPUD, Section 5)

Building Area (1000 sf):	250	sq. ft
Parking Ratio (.75/1000 sf)	0.75	spaces/ 1000 sf
Required Parking	188	spaces (minimum)

Parking Provided:

Standard Spaces	182	Spaces
Handicapped	6	Spaces
Total	188	Spaces
*Truck Spaces	123	Spaces

*Truck spaces do not contribute to the provided spaces to meet the minimum requirement

21.) **Site Drainage:**
The stormwater management system for the overall project area (Tradition Regional Business Park @ Southern Grove 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 TRBPK 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 SFVMD Basis of Review. The ownership of the Legacy Place - Lot 3 site intends to provide verification that hazardous materials shall be stored on-site. Therefore, the conceptual stormwater system for this project site provides for the introduction of a series of interconnected stormwater catch basis located throughout the project site that serve to collect the surface stormwater and direct it to the adjacent water bodies which are part of the overall Southern Grove Master Stormwater system. The stormwater infrastructure is constructed as permitted with SFVMD to provide for both water quality treatment and attenuation storage in this area as opposed to having a separate storage area on the project site for the same purposes.

22.) **Traffic Statement**
Trip generation is based upon Institute of Transportation Engineers (ITE) Code 150 (11th edition) - Warehousing. The below trip summary is consistent with the conclusions from Page 10 of MacKenzie Engineering's traffic study for the project.

	average rate	x1000 sf	trips
Weekday Daily Trips:	T=1.58x+38.29	250	433.00
AM Peak	T=0.11x+28.55	250	56.00
PM Peak	T=0.15x+20.47	250	58.00

23.) **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

24.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

25.) **Environmental Statement:**
This site was included in the overall Southern Grove DRI and environmental items were addressed as part of that development review process. The project site is currently vacant. According to the environmental summary assessment from April 2021, there are no environmentally sensitive lands or regulated wetlands on 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.

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: SFVMD 56-01544-P, 56-0279-P, and 56-02531-P / USACE SAJ-2006

26.) **General Notes:**

a.) No special considerations for site access or gating will be required, thus no storage considerations are required for trucks at the project entrance.

b.) 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).
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| DETAILED | - | - |
| CHECKED | DM | - |
| APPROVED | JPT | - |
- LEGACY PARK - LOT 3

SITE PLAN DETAILS
- | |
|-----------------|
| DATE: - |
| HORIZ. SCALE: - |
| VERT. SCALE: - |
| JOB NO. 22-005 |
| SHEET 4 of 4 |