

- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED STOP SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
 - FLOW ARROW
 - PROPOSED CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED UTILITY EASEMENT
 - 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

PARCEL ID NO. 4335-500-0002-000-0
 ZONING: MPUD
 LAND USE: GRZNG SLD CP

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LOT 4
 30.007 ACRES

LEGACY PARK - SPEC 2
 BUILDING AREA: 520,000 SF
 FFE = 33.40 NAVD
 BUILDING HEIGHT - 35'

SEE SHEET 2 FOR SITE ACCESS AND OFFSITE IMPROVEMENT DETAILS TO BE INCLUDED AS PART OF THIS SITE PLAN

SEE SHEET 2 FOR SITE ACCESS AND OFFSITE IMPROVEMENT DETAILS TO BE INCLUDED AS PART OF THIS SITE PLAN

CITY OF PSL PROJECT No. P21-096
 PSLUSD FILE No. 5360E

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-466-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

NO.	DESCRIPTION	BY	DATE

DESIGNED	BY	DATE

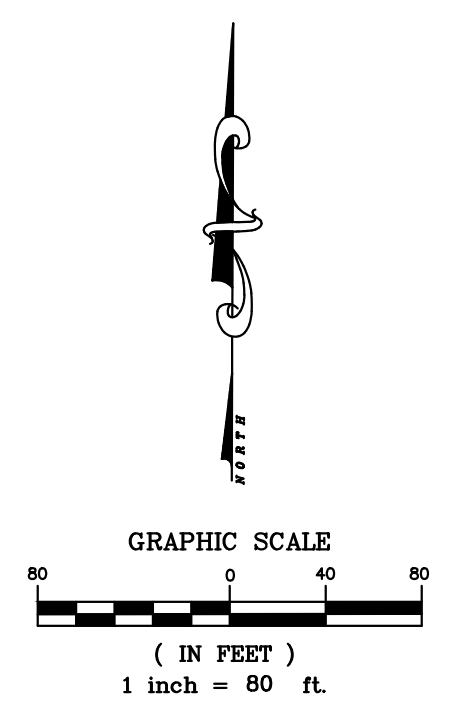
LEGACY PARK - SPEC 2

SITE PLAN

DATE: -
 HORIZ. SCALE: 1"=60'
 VERT. SCALE: NA

JOB No. 20-251

SHEET **1 of 4**



TRACT A
112.912 ACRES

LOT 4
30.007 ACRES

LOOP ROAD
(BY PROJECT SENIOR)

FUTURE DRIVEWAY
EASEMENT ACCESS

FUTURE DRIVEWAY
EASEMENT ACCESS

97' LEFT TURN LANE W/
50' TAPER

96' LEFT TURN LANE W/
50' TAPER

75' LEFT TURN LANE W/
50' TAPER

PROPOSED IMPROVEMENTS TO
SW ANTHONY F SANSONE SR
BLVD. (P20-171) (TYP.)

83' LEFT TURN LANE W/
50' TAPER

75' LEFT TURN LANE W/
50' TAPER

LEGEND
 PROPOSED EASEMENT FOR FUTURE DRIVEWAY ACCESS

R=419.00'
A=23°32'03"
L=69.67'

TRACT R-1
VILLAGE PARKWAY
EXHIBIT A
CITY OF PORT ST. LUCIE

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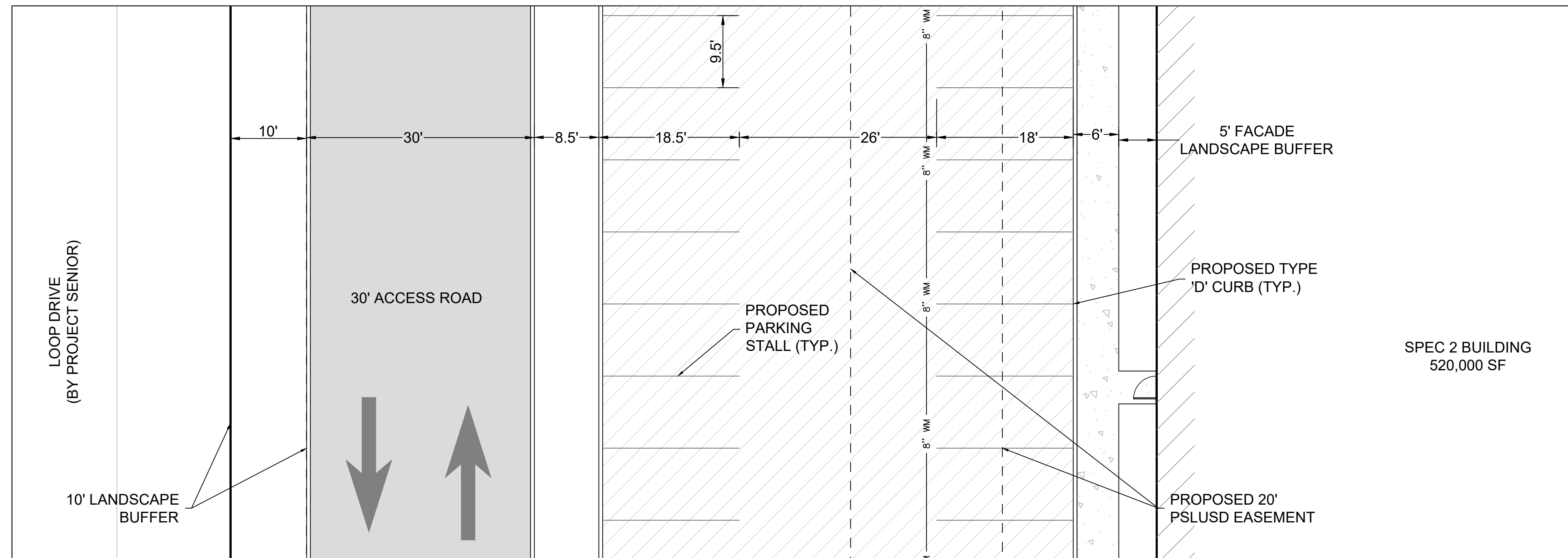
- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	ZM	4-16-2021
DETAILED		
CHECKED	DM	
APPROVED	JPT	

LEGACY PARK - SPEC 2

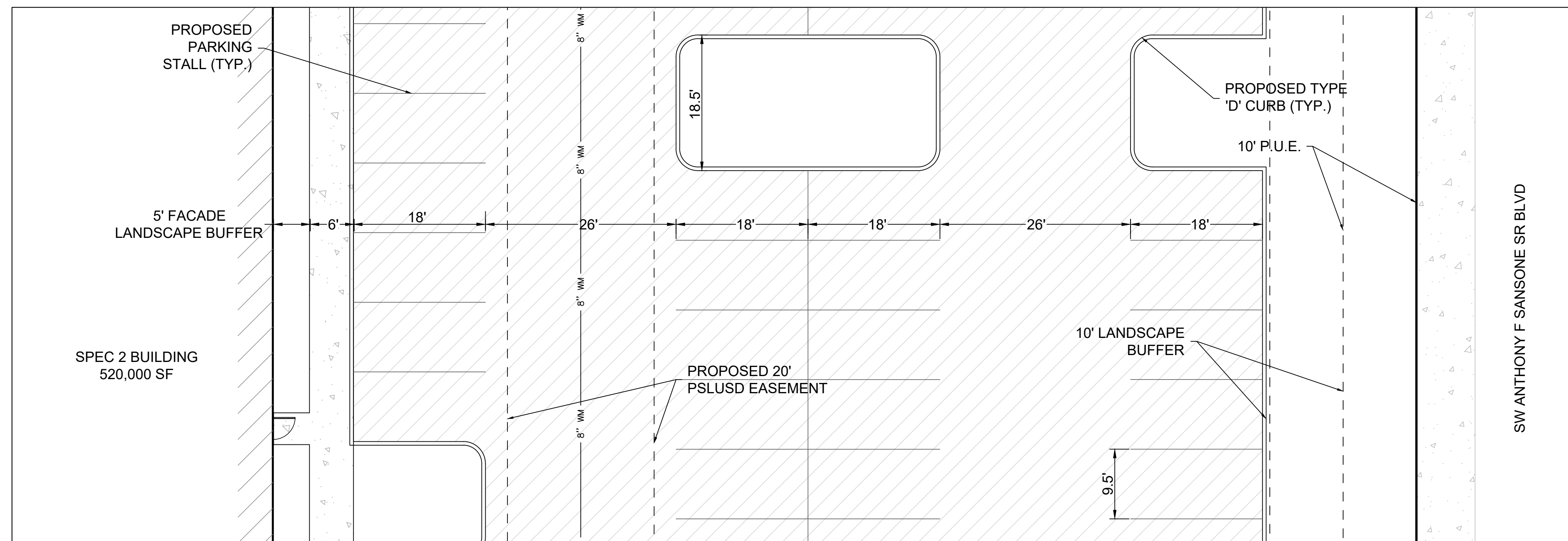
 SITE ACCESS PLAN

DATE: -
HORIZ. SCALE: 1"=100'
VERT. SCALE: NA
JOB No. 20-251
SHEET 2 of 4



AREA DETAIL - WEST PARKING

1" = 10'



AREA DETAIL - EAST PARKING

1" = 10'

- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - TRAFFIC FLOW DIRECTION
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 - PROPOSED WATER LINE
 - PROPOSED UTILITY EASEMENT
 - LIGHT DUTY ASPHALT PAVING
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 - CONCRETE PAVING



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- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	ZM	4-16-2021
DETAILED		
CHECKED	DM	
APPROVED	JPT	

LEGACY PARK - SPEC 2

SITE PLAN DETAIL AREAS

DATE: -
HORIZ. SCALE: 1"=10'
VERT. SCALE: NA
JOB No. 20-251
SHEET 3 of 4

SITE DATA TABLE

Owner:
Port St Lucie Governmental Finance Corp
121 SW Port St Lucie Blvd.
Port St Lucie, FL 34984
Phone: (772) 871-5212

Applicant:
ARCO Murray
4849 Greenville Ave., #1460
Dallas, Texas 75206
Phone: (214) 377-6681
www.arcomurray.com

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

Landscaping Architect:
Not required for Site Plan Review

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

Architect:
GMA Architects
900 North Rock Hill Road
St. Louis, Missouri 31119
Phone: (314) 822-5191
Fax: (314) 963-0714
www.gma-architects.com

- Project Name:**
Legacy Park - Spec 2
- Location:**
East side of SW Anthony F. Sansone SR Drive 1/5 mile north of SW Becker Road
- Project Description:**
A 520,000 Sq Ft Distribution Center
- Sec/Town/Range:**
Section 35/ Range 37S/ Township 39E
- Map ID:**
43/35N
- Parcel ID Numbers:**
4335-500-0002-000-0 (part of)
- Gross Site Area:**
30.01 acres (proposed development tract)
1,307,101 sq feet (approximate)
- Zoning:**
MPUD - Tradition Regional Business Park @ Southern Grove 30.01 ac
- Land Use:**
NCD - New Community District 30.01 ac
- Building Data:**
Setbacks (feet) Required Provided
Front 25 156
Rear 15 122.03
Side (north) 15 102.2
Side (south) 15 217.39
(Minimum setbacks are per Tradition Regional Business Park @ Southern Grove MPUD, Section 5)
- Development Schedule:**
Start 2nd Qtr 2021
Complete 2nd Qtr 2022
- Flood Zone:**
The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0400 J. (2/16/2012 - not printed)
- Site Coverage:**

Impervious	SF	ACRE	%Basin
Buildings	520000	11.94	40%
Pavement	566549.59	13.01	43%
Sidewalk	7088.9	0.16	1%
Total Impervious	1093638.49	25.11	84%
Pervious	SF	ACRE	%Basin
Open Space	213462.2	4.90	16%
Total Pervious	213462.2	4.90	16%
Total	1,307,101	30.01	100%

- 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.
- Building Hgt.:**
Maximum Bldg. Hgt. 38 feet
- Utility Service:**
Water Service Port St. Lucie Electric Service FPL
Sewage Service Port St. Lucie Cable Service Blue Stream
Re-Use Water n/a
- 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.

- Site Lighting:**
Site lighting shall be provided in accordance 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 is to be LED fixtures.
- Refuse Collection:**
Trash and solid waste is collected by approved City of Port St. Lucie Service provider.
- Parking Required:**
In accordance 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): 520 sq. ft
Parking Ratio (.75/1000 sf) 0.75 spaces/ 1000 sf
Required Parking 390 spaces (minimum)
- Parking Provided:**
Standard Spaces 382 Spaces
Handicapped 8 Spaces
Total 390 Spaces
*Truck Spaces 257 Spaces
**Truck spaces do not contribute to the provided spaces to meet the minimum requirement*

- 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 SFWMD Basis of Review. The ownership of the Legacy Park - Spec 2 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 basins located throughout the project site that serve to collect the surface stormwater and direct it to the adjacent future stormwater conveyance system referred to in the site plan as "Future Southern Grove CDD Drainage Infrastructure", which shall be part of the overall Southern Grove Master Stormwater system. The infrastructure is constructed concurrently with "Project Senior" and as permitted with SFWMD to provide for both water quality treatment and attenuation storage as opposed to having storage areas on the project site for the
- Traffic Statement**
Trip generation is based upon Institute of Transportation Engineers (ITE) Code 154 (10th edition) - High Cube Transload and Short-Term Storage Warehouse.

	average rate	x1000 sf	trips
Weekday Daily Trips:	1.4/1000 SF	520	728.00
AM Peak	0.08/1000 SF	520	41.60
PM Peak	0.1/1000 SF	520	52.00

- 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:**
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

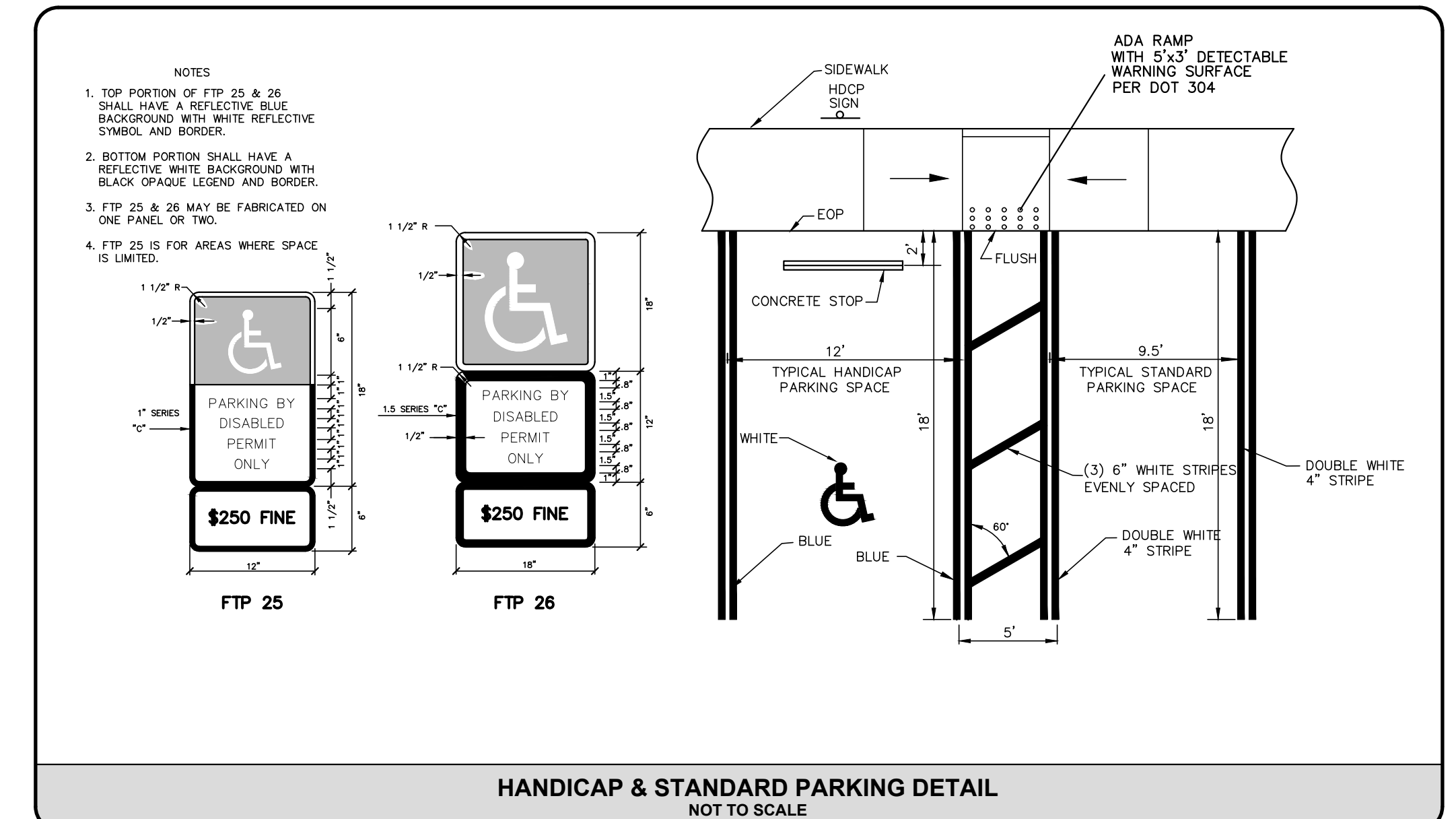
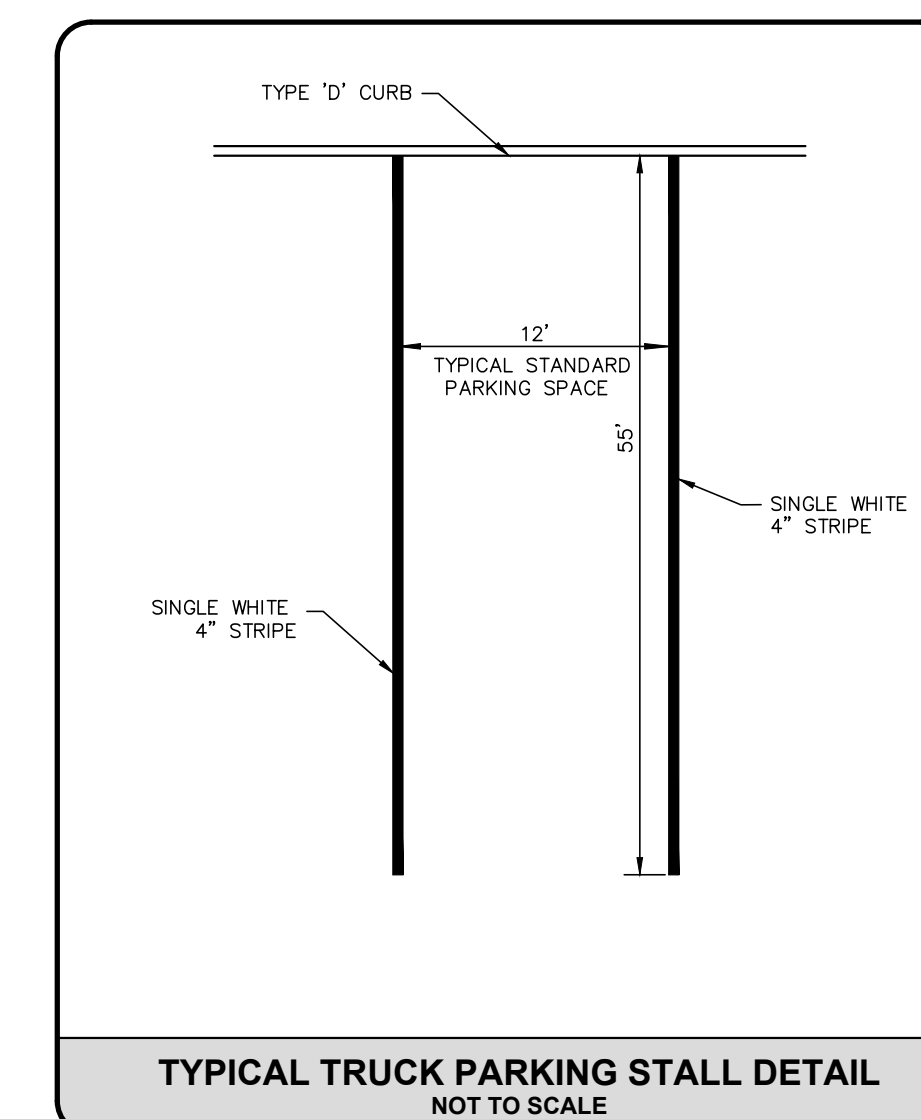
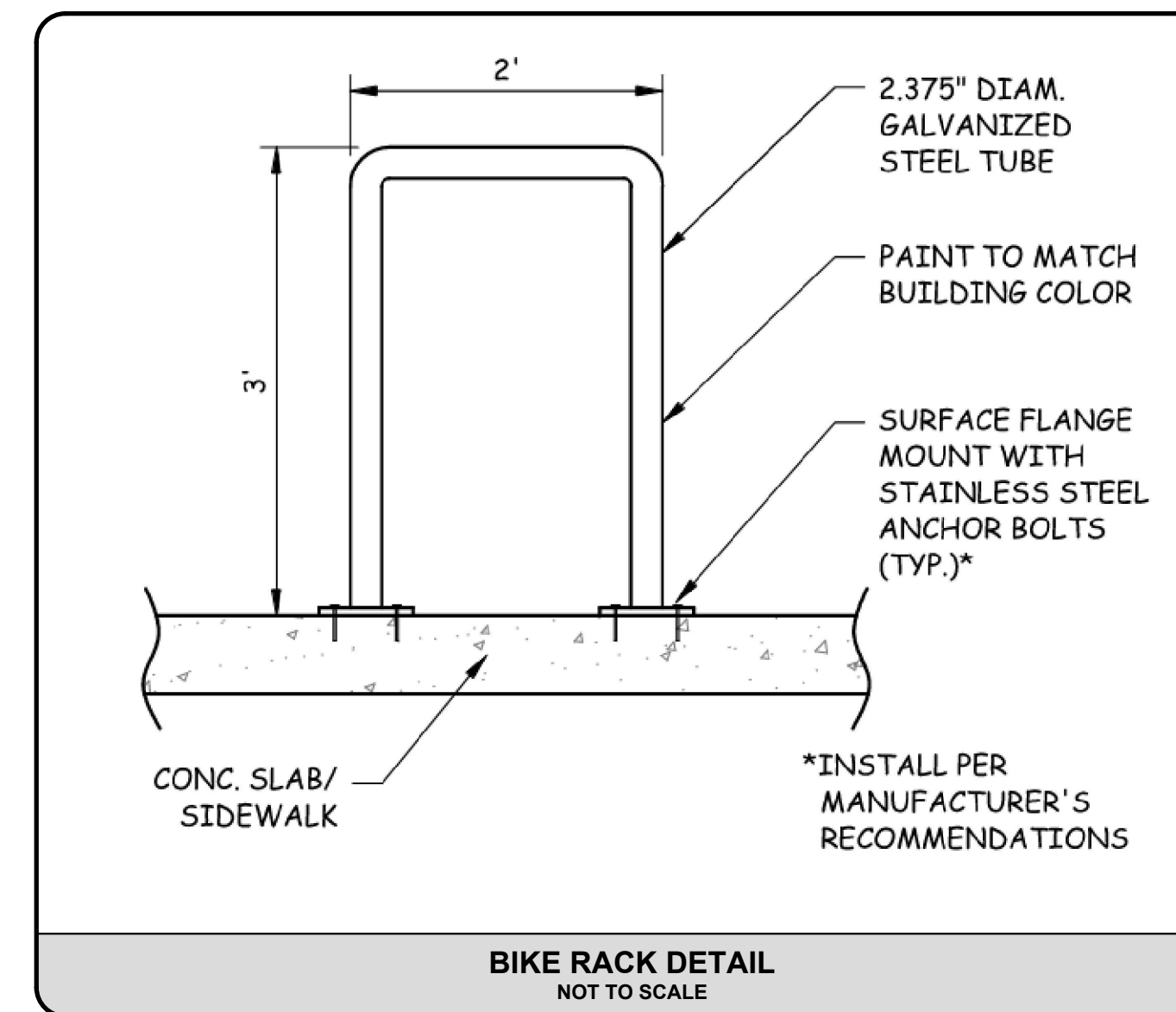
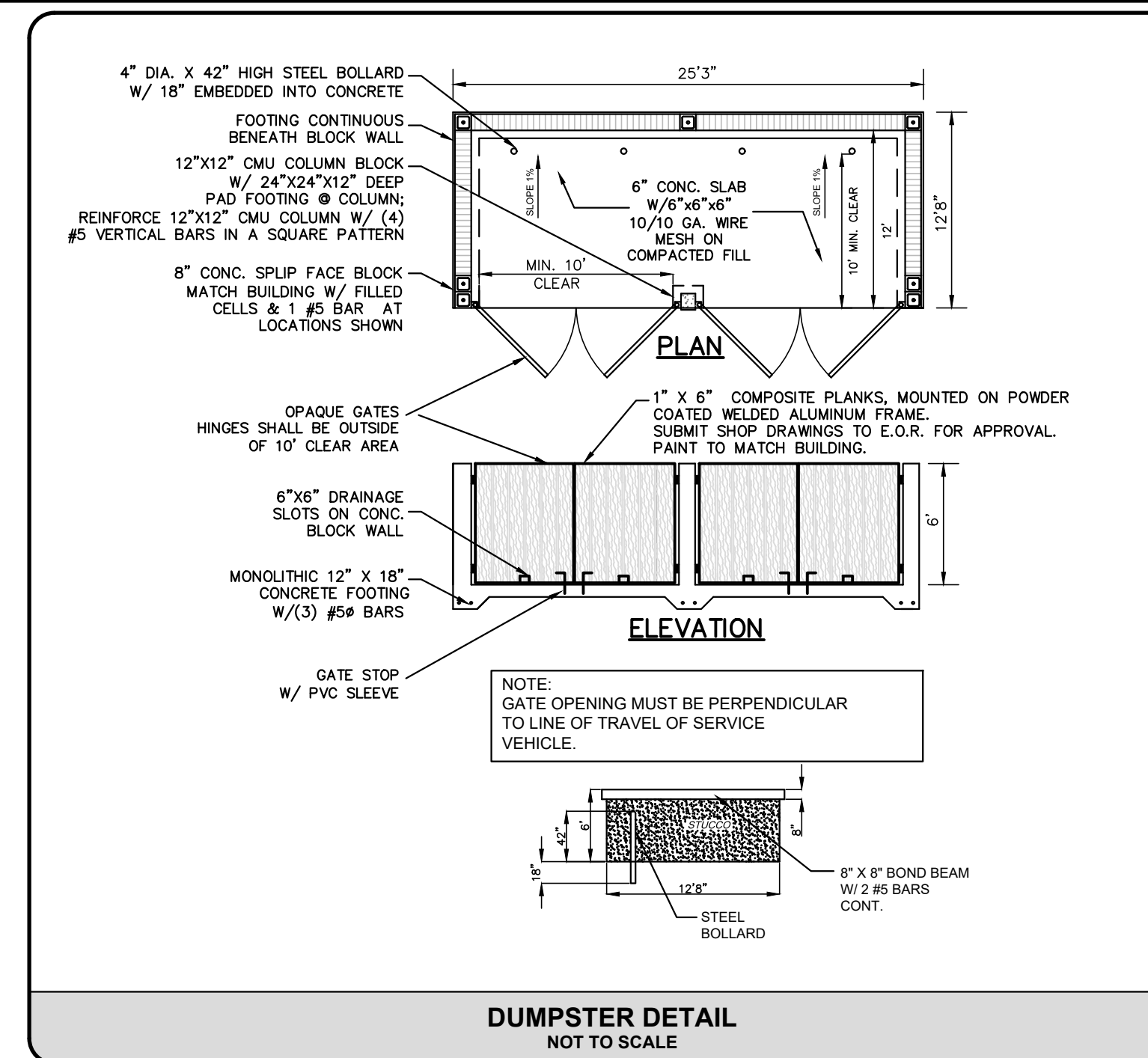
*See existing permits: SFWMD 56-01544-P, 56-0279-P, and 56-02531-P / USACE SAJ-2006

- General Notes:**
 - No special considerations for site access or gating will be required, thus no storage considerations are required for trucks at the project entrance.
 - 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).
 - As part of the "Legacy Park - Spec 2" project the developer shall be obligated to construct the "East/West Roadway" south of the site from Village Parkway easterly to the intersection of SW Anthony F Sansone Sr. Blvd. Additionally, the developer shall be obligated to construct the extension of SW Anthony F Sansone Sr Blvd northly from it's current approved terminus to the project limits of Spec 2. All points of entry to the site as seen in this site plan shall be made accessible from a public roadway as a condition of this development.

LEGAL DESCRIPTION

Lot 4, SOUTHERN GROVE PLAT NO. 35, as recorded in Plat Book 95, Page 37, of the Public Records of St. Lucie County.

Containing 30.01 acres, more or less.



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DESIGNED		
CALCS.		
DRAWN	ZM	4-16-2021
DETAILED		
CHECKED	DM	
APPROVED	JPT	

LEGACY PARK - SPEC 2

SITE PLAN DETAILS

DATE: -
HORIZ. SCALE: NA
VERT. SCALE: NA
JOB NO. 20-251
SHEET 4 of 4