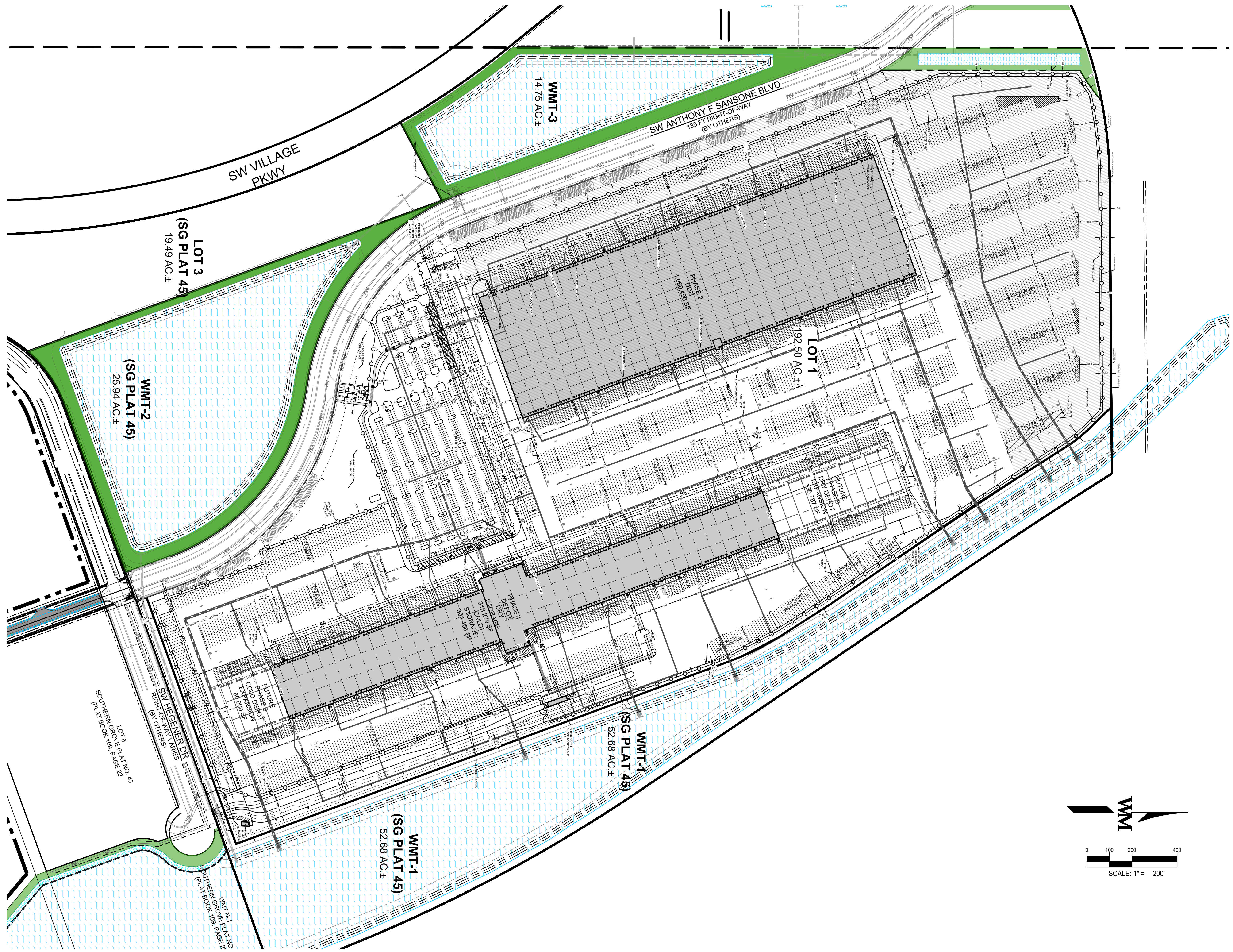


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LOT 3
(SG PLAT 45)
19.49 AC ±

WMT-2
(SG PLAT 45)
25.94 AC ±

WMT-3
14.75 AC ±

LOT 1
192.50 AC ±

WMT-1
(SG PLAT 45)
52.68 AC ±

WMT-1
(SG PLAT 45)
52.68 AC ±

LOT 2 PLAT NO. 43
SOUTHERN GROVE PKWY
PLAT BOOK NO. 101, PAGE 22

SW LEGGERS DR
PLAT NO. 19
SOUTHERN GROVE PKWY

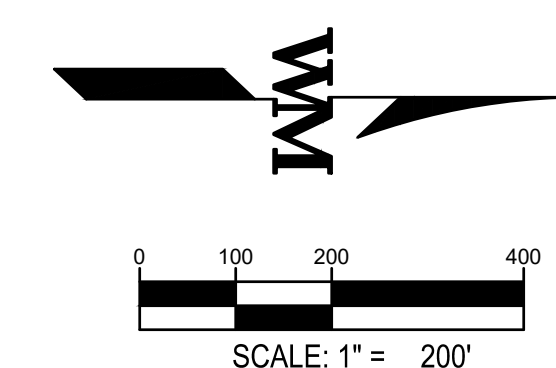
WMT PLAT NO. 2
SOUTHERN GROVE PKWY
PLAT BOOK NO. 101, PAGE 22

PHASE 1
DEPOT
STORAGE
318,000 SF
304,400 SF

PHASE 2
DEPOT
STORAGE
100,000 SF

PHASE 1
DEPOT
STORAGE
501,181 SF

PHASE 2
DEPOT
STORAGE
501,181 SF



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THOMAS C. JANSEN
LICENSE
No. 89434
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FOR AND ON BEHALF
OF WARE MALCOMB

LEGACY PARK
PROJECT EVEREST
SOUTHERN GROVE PLAT NO. 45, LOT 1
PORT ST. LUCIE, FL

OVERALL SITE PLAN	
NO.	REMARKS

JOB NO.:	P23-158
PA / PM:	A. ARANDA
DESIGNED:	S. RIDENER
DATE:	07/17/2024
PLOT DATE:	07/17/24

SHEET
2
Sheet 2 of 7

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PROJECT CONTACT LIST

OWNER/APPLICANT
COSTCO WHOLESAL
45940 HORSESHOE DRIVE, SUITE 150
STERLING, VA 22630
PHONE: (703) 406-6882
CONTACT: ERICH BRANN

ARCHITECT
WARE MALCOMB
TERRACON
8750 NW 36TH STREET, SUITE 625
DORAL, FL 33178
PHONE: (772) 464-3537
CONTACT: JUAN OVIEDO

SURVEYOR
CULPEPPER AND TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981
PHONE: (772) 464-3537
CONTACT: THOMAS KIERNAN

CIVIL ENGINEER
WARE MALCOMB
8750 NW 36TH STREET, SUITE 625
DORAL, FL 33178
(732) 988-9000
CONTACT: STEPHANIE RIDENER

GEOTECHNICAL ENGINEER
TERRACON
1675 LEE ROAD
WINTER PARK, FL 32789
PHONE: (407) 740-6110
CONTACT: BRUCE WOLOSIN

LANDSCAPE
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 1300
STUART, FL 34994
PHONE: (561) 371-1644
CONTACT: JEFFREY SMITH

- 1. PROJECT NAME: PROJECT EVEREST
2. LOCATION: EAST SIDE OF SANSONE BOULEVARD, NORTH OF HEGNER DRIVE, (LOT 1, PER SG PLAT NO. 45)
3. PROJECT DESCRIPTION: A 1,860,000 (APPROX.) DISTRIBUTION CENTER COMPLEX
4. SEC/TOWN/RANGE: SECTION 35/ RANGE 37S/ TOWNSHIP 39E
5. MAP ID: 43/35N
6. PARCEL ID NUMBERS: 4326-602-0007-000-0 (PT OF), 4326-602-0009-000-4, 4326-602-0010-000-4 (PT OF)
7. GROSS SITE AREA: 192.5 ACRES (PROPOSED DEVELOPMENT TRACT), 8,385,000 SQ FEET
8. ZONING: MPUD - LEGACY PARK (SOUTH) MP 192.50 AC
9. LAND USE: NCD - NEW COMMUNITY DISTRICT
10. BUILDING DATA: (MINIMUM SETBACKS ARE PER LEGACYPARK (NORTH) MPUD)

Table with 5 columns: MINIMUM, PHASE 1, PHASE 2, PHASE 3. Rows include FRONT, REAR, SIDE (NORTH), and SIDE (SOUTH) setbacks.

- 11. DEVELOPMENT SCHEDULE: START (PH 1) 2ND QTR 2024, COMPLETE (PH1) 4TH QTR 2025
12. FLOOD ZONE: THE PROJECT IS LOCATED IN FLOOD ZONE X. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RAE MAP NUMBER 12111C0400J. (2/16/2012 - NOT PRINTED)
13. SITE COVERAGE:

Table with 4 columns: IMPERVIOUS, SF, ACRE, % SITE. Rows include DEPOT BUILDING, DDC BUILDING, DEPOT EXPANSION, PAVEMENT, MISC. IMPERVIOUS, TOTAL IMPERVIOUS, PERVIOUS, SF, ACRE, % SITE, LANDSCAPE/ OPEN SPACE, TOTAL PERVIOUS, TOTAL.

- 14. 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...
15. BUILDING HEIGHT: MAXIMUM BLDG HGT PERMITTED BY MPUD 100FT, PROPOSED BLDG HGT DDC BLDG: 35 FT (MAX), DEPOT BLDG: 25 FT (MAX)
16. UTILITY SERVICE: WATER SVC. PORT ST. LUCIE, SEWAGE SVC. PORT ST. LUCIE, RE-USE WATER N/A, ELECTRIC SVC. FPL, CABLE SVC. TBD
17. FIRE SERVICES: A SERIES OF ON-SITE FIRE HYDRANTS ARE PROVIDED IN A LOOPED SYSTEM AROUND THE PROPOSED BUILDINGS 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 WARM 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. COLLECTION: TRASH AND SOLID WASTE IS COLLECTED BY APPROVED CITY OF PORT ST. LUCIE SERVICE PROVIDER. WASTE DISPOSAL IS VIA SELF CONTAINED TRASH COMPACTORS TO BE LOCATED AT STRATEGIC LOCATIONS ADJACENT TO THE DEPOT AND DDC BUILDINGS.
20. PARKING REQUIRED: LAND USE - WAREHOUSE DISTRIBUTION AS PER THE LEGACY PARK NORTH MPUD (COPIES ON FILE WITH CITY OF PORT ST. LUCIE)

PARKING CALCULATIONS table with columns: REQUIRED PARKING, PHASE 1, PHASE 2, PHASE 3. Rows include STANDARD, HANDICAPPED, TOTAL, TRUCK / CAB SPACES, TRUCK / TRAILER SPACES.

NOTE: FINAL TALLY FOR TEMPORARY TRAILER PARKING WILL BE BASED ON FINAL SITE STRIPING OF THE PROJECT SITE. TRAILERS ARE CYCLED TROUGH THE PROJECT SITE IN UNDER 30 DAYS. LONG TERM STORAGE OF TRAILERS IS NOT PERMITTED.

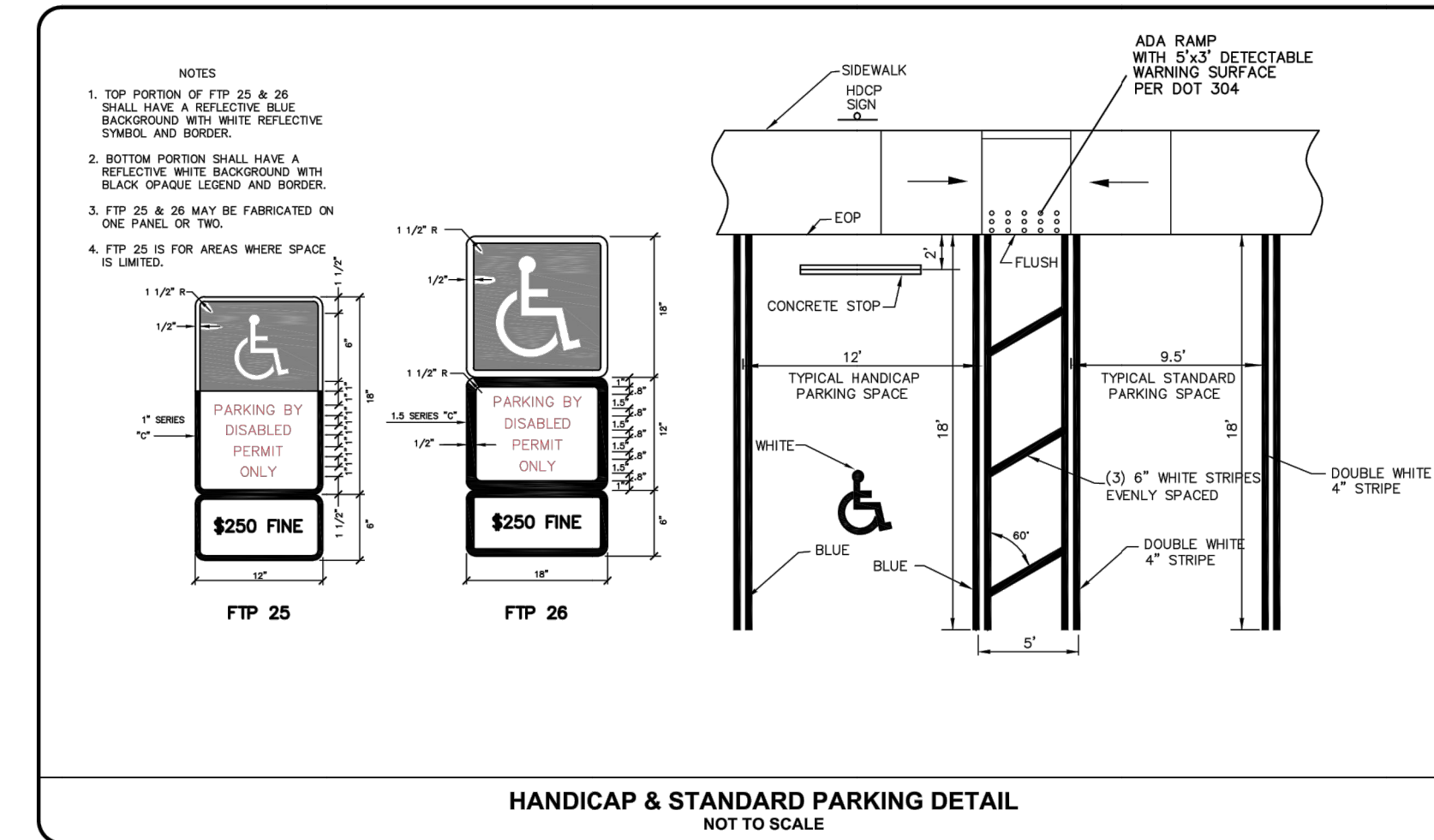
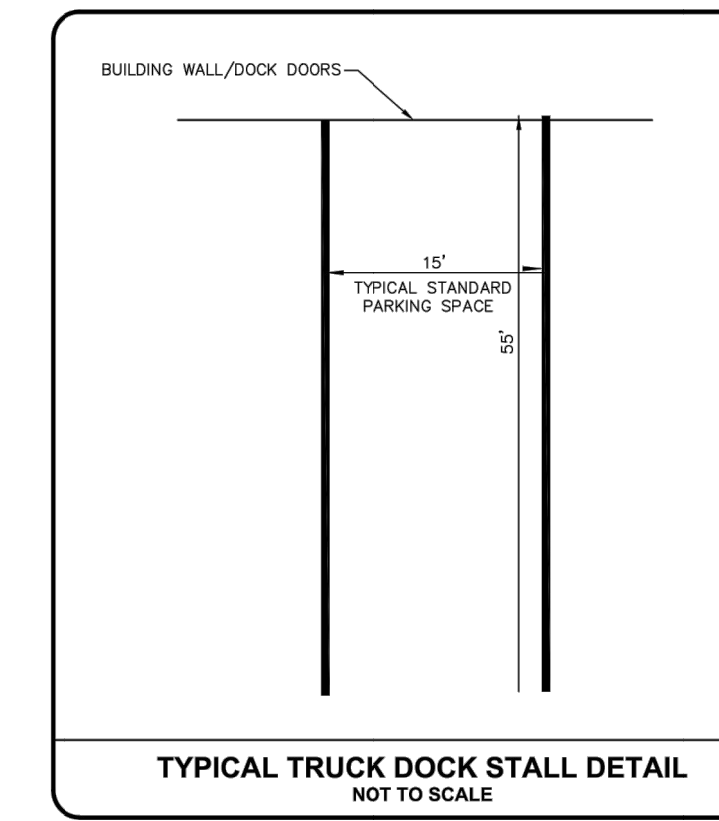
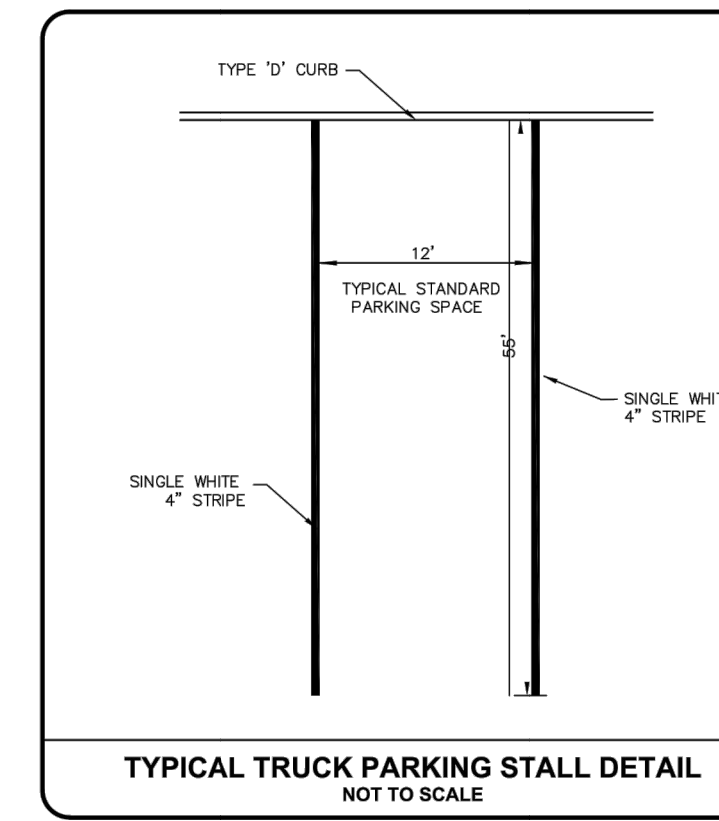
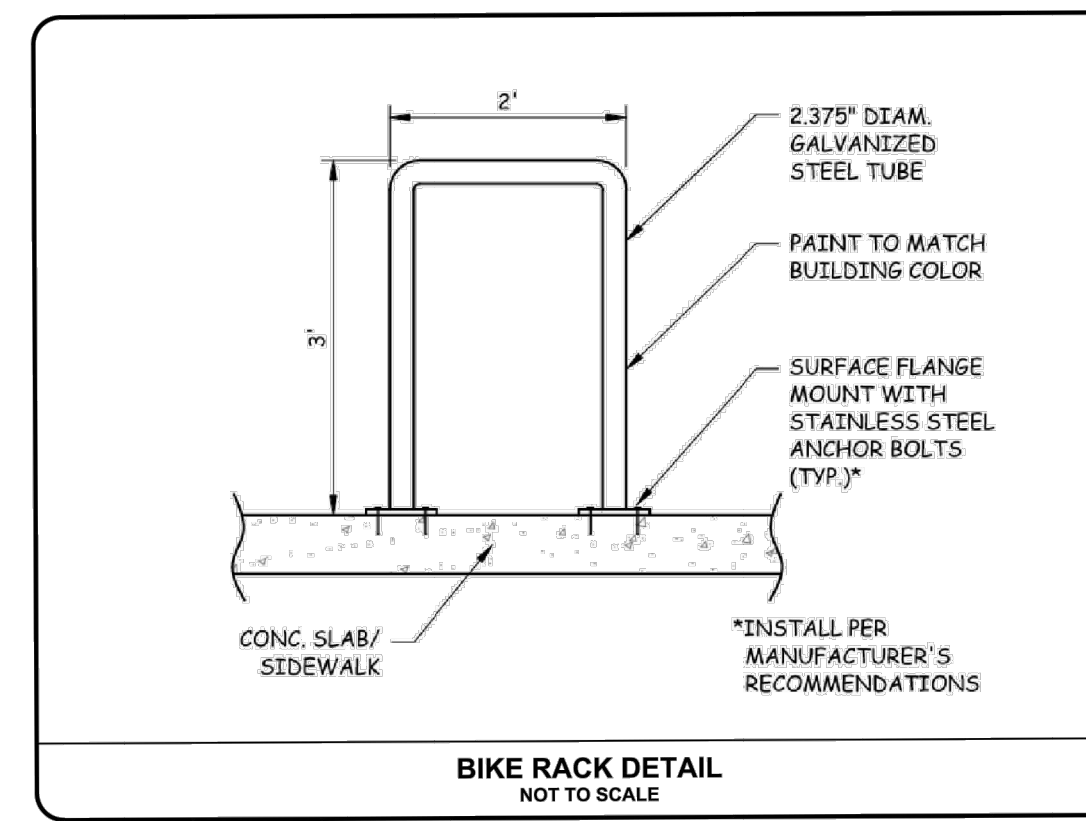
- 21. SITE DRAINAGE: THE STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL PROJECT AREA (LEGACY PARK (NORTH) MPUD), IS GOVERNED BY THE SOUTHERN GROVE, SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 56-103157-P (AS MAY BE AMENDED). INDIVIDUAL PROJECT SITES WITHIN THE LEGACY PARK MPUD ARE REQUIRED TO PROVIDE 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.
22. TRIP GENERATION IS BASED UPON INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) CODE 154 (11TH EDITION) - HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE.

Table with 5 columns: AVG RATE, GROSS SF, TRIPS. Rows include WEEKDAY DAILY TRIPS, AM PEAK HOUR, PM PEAK HOUR.

- 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: THE PROJECT SITE IS INCLUDED IN THE OVERALL SOUTHERN GROVE DRI AND ENVIRONMENTAL ITEMS WERE ADDRESSED AS PART OF THAT PARTICULAR DEVELOPMENT REVIEW PROCESS...

Table with 5 columns: DESCRIPTION, FOUND (YES/NO), AGENCY CONTACT, MANAGEMENT PLAN (YES/NO), RELOCATION PLAN (YES/NO). Rows include WETLANDS, RARE HABITAT, THREATENED SPECIES, ENDANGERED SPECIES, SPECIES OF SPECIAL CONCERN, INVASIVE/ EXOTIC VEGETATION.

- 26. GENERAL NOTES: 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 ARE FROM EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).



LEGAL DESCRIPTION

Lot 1, SOUTHERN GROVE PLAT NO. 45, according to the plat thereof, recorded in Plat Book 121, Pages 3 through 6, inclusive, Public Records of Saint Lucie County, Florida.

ALSO DESCRIBED AS

A PARCEL OF LAND BEING LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 121, PAGES 3 THROUGH 6, INCLUSIVE, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 43°53'40" EAST, A DISTANCE OF 153.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 509.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'06"; A DISTANCE OF 100.70 FEET; THENCE SOUTH 32°33'34" EAST, A DISTANCE OF 500.00 FEET; THENCE SOUTH 34°27'54" EAST, A DISTANCE OF 773.85 FEET; THENCE SOUTH 32°34'37" EAST, A DISTANCE OF 253.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,204.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°17'47"; A DISTANCE OF 1,160.67 FEET; TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 932.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°17'47"; A DISTANCE OF 1,160.67 FEET; TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,013.89 FEET; THENCE NORTH 20°00'00" WEST, A DISTANCE OF 1,164.40 FEET; THENCE NORTH 20°00'00" WEST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,067.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°17'47"; A DISTANCE OF 1,160.67 FEET; TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 932.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°17'47"; A DISTANCE OF 1,160.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°36'44"; A DISTANCE OF 153.93 FEET; THENCE NORTH 00°02'34" EAST, A DISTANCE OF 884.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,275.00 FEET, THE CHORD OF WHICH BEARS NORTH 54°45'23" EAST, A CHORD DISTANCE OF 168.46 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.58 FEET THROUGH A CENTRAL ANGLE OF 07°34'33" TO THE INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.10 FEET THROUGH A CENTRAL ANGLE OF 10°34'10"; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,003.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.50 ACRES, MORE OR LESS.

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THOMAS G. JANZEN
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No. 89434
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PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF WARE MALCOMB

LEGACY PARK
PROJECT EVEREST
SOUTHERN GROVE PLAT NO. 45, LOT 1
PORT ST. LUCIE, FL

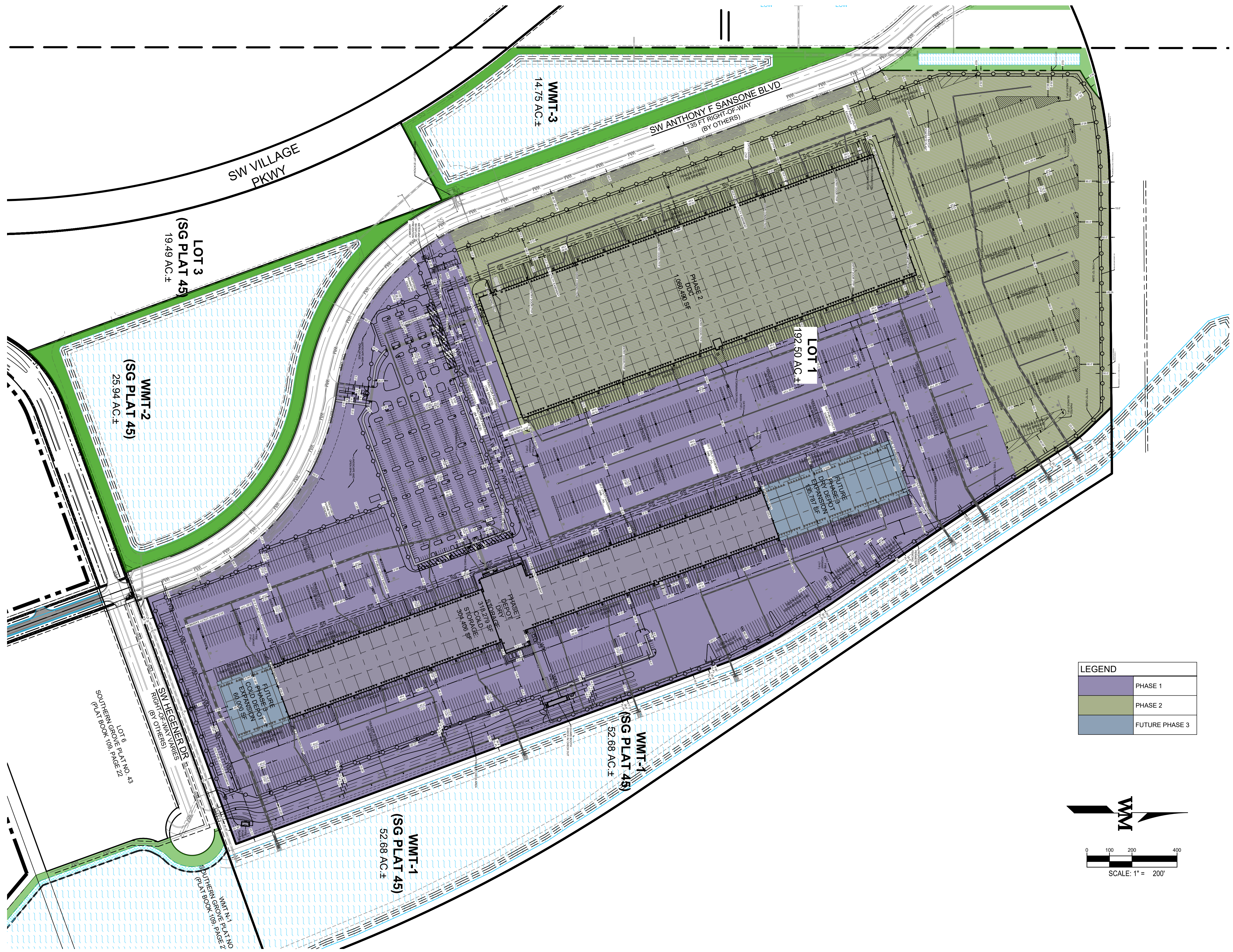
SITE PLAN DATA table with columns: NO., DATE, REMARKS.

JOB NO.: P23-158
PA / PM: A. ARANDA
DESIGNED: S. RIDENER
DATE: 07/17/2024
PLOT DATE: 07/17/24

SHEET 3 OF 7

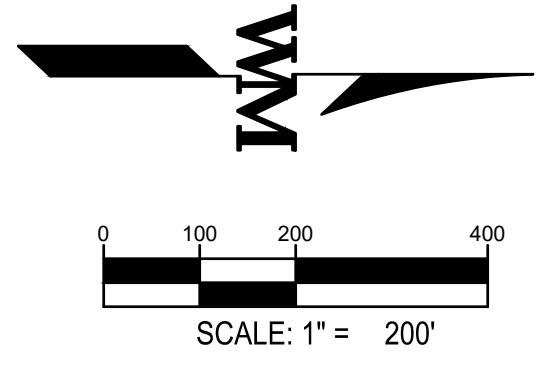
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LEGEND

	PHASE 1
	PHASE 2
	FUTURE PHASE 3



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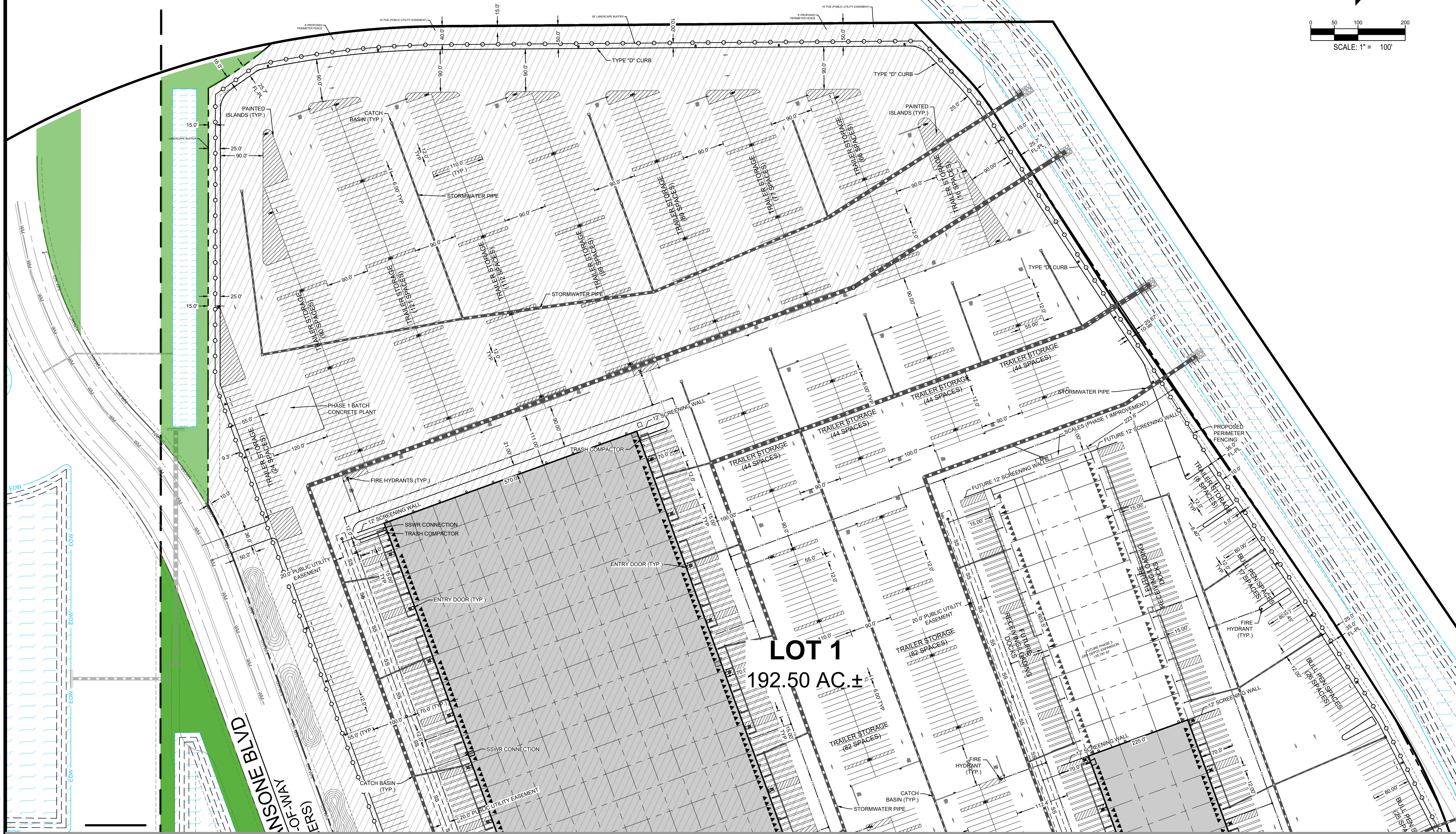
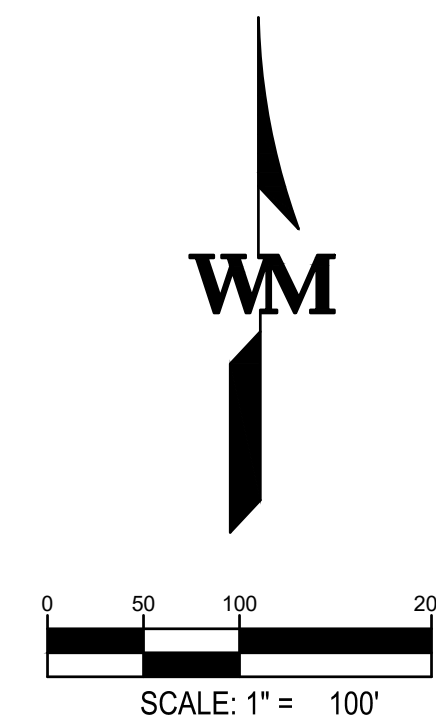
LEGACY PARK
PROJECT EVEREST
SOUTHERN GROVE PLAT NO. 45, LOT 1
PORT ST. LUCIE, FL

PHASING PLAN

NO.	DATE	REMARKS

JOB NO.:	P23-158
PA / PM:	A. ARANDA
DESIGNED:	S. RIDENER
DATE:	07/17/2024
PLOT DATE:	07/17/24

SHEET
4
Sheet 4 of 7

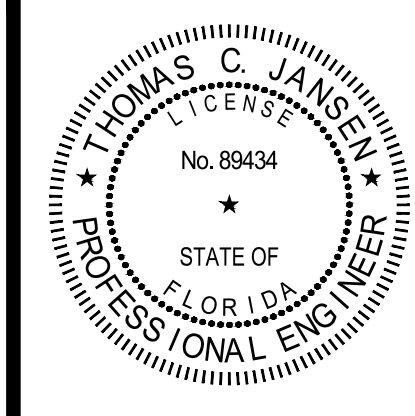


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MATCHLINE
SEE SHEET 6

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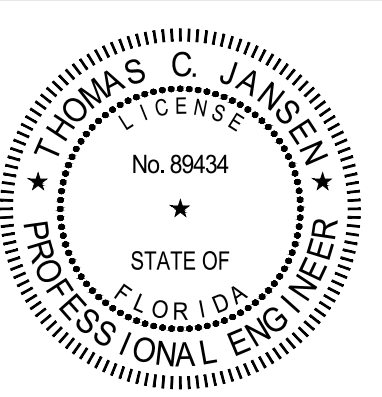
LEGACY PARK
PROJECT EVEREST
SOUTHERN GROVE PLAT NO. 45, LOT 1
PORT ST. LUCIE, FL

ENLARGED SITE PLAN	
NO.	REMARKS

JOB NO.:	P23-158
PA / PM:	A. ARANDA
DESIGNED:	S. RIDENER
DATE:	07/17/2024
PLOT DATE:	07/17/24

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LEGACY PARK
PROJECT EVEREST
SOUTHERN GROVE PLAT NO. 45, LOT 1
PORT ST. LUCIE, FL

ENLARGED SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	P23-158
PA / PM:	A. ARANDA
DESIGNED:	S. RIDENER
DATE:	07/17/2024
PLOT DATE:	07/17/24

SHEET
6
Sheet 6 of 7
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SEE SHEET 5
MATCHLINE

WMT-1
(SG PLAT 45)
52.68 AC.±

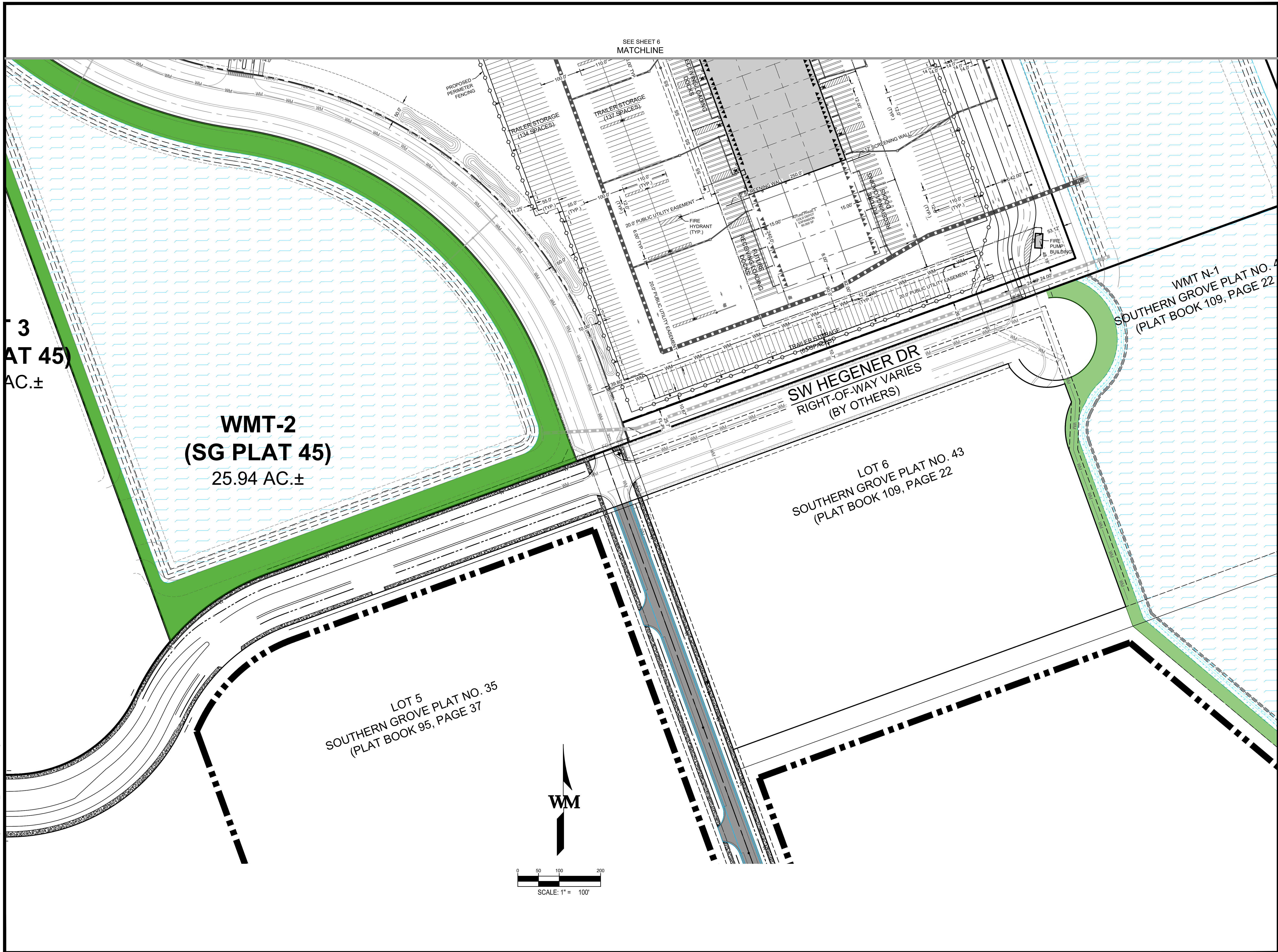


MATCHLINE
SEE SHEET 7

SM ANTHONY FA
135 FT RIGHT-
OF-WAY

WMT-3
AC.±

SEE SHEET 6
MATCHLINE



3
AT 45)
AC.±

WMT-2
(SG PLAT 45)
25.94 AC.±

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

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

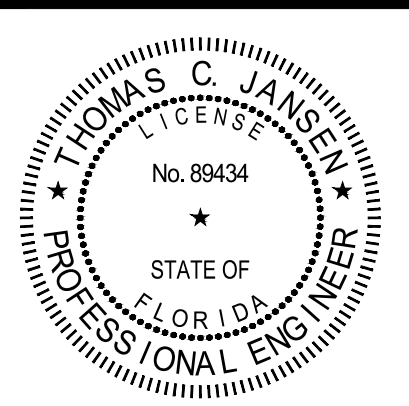
SW HEGENER DR
RIGHT-OF-WAY VARIES
(BY OTHERS)

WMT N-1
SOUTHERN GROVE PLAT NO. 4
(PLAT BOOK 109, PAGE 22)

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SHEET
7
Sheet 7 of 7
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