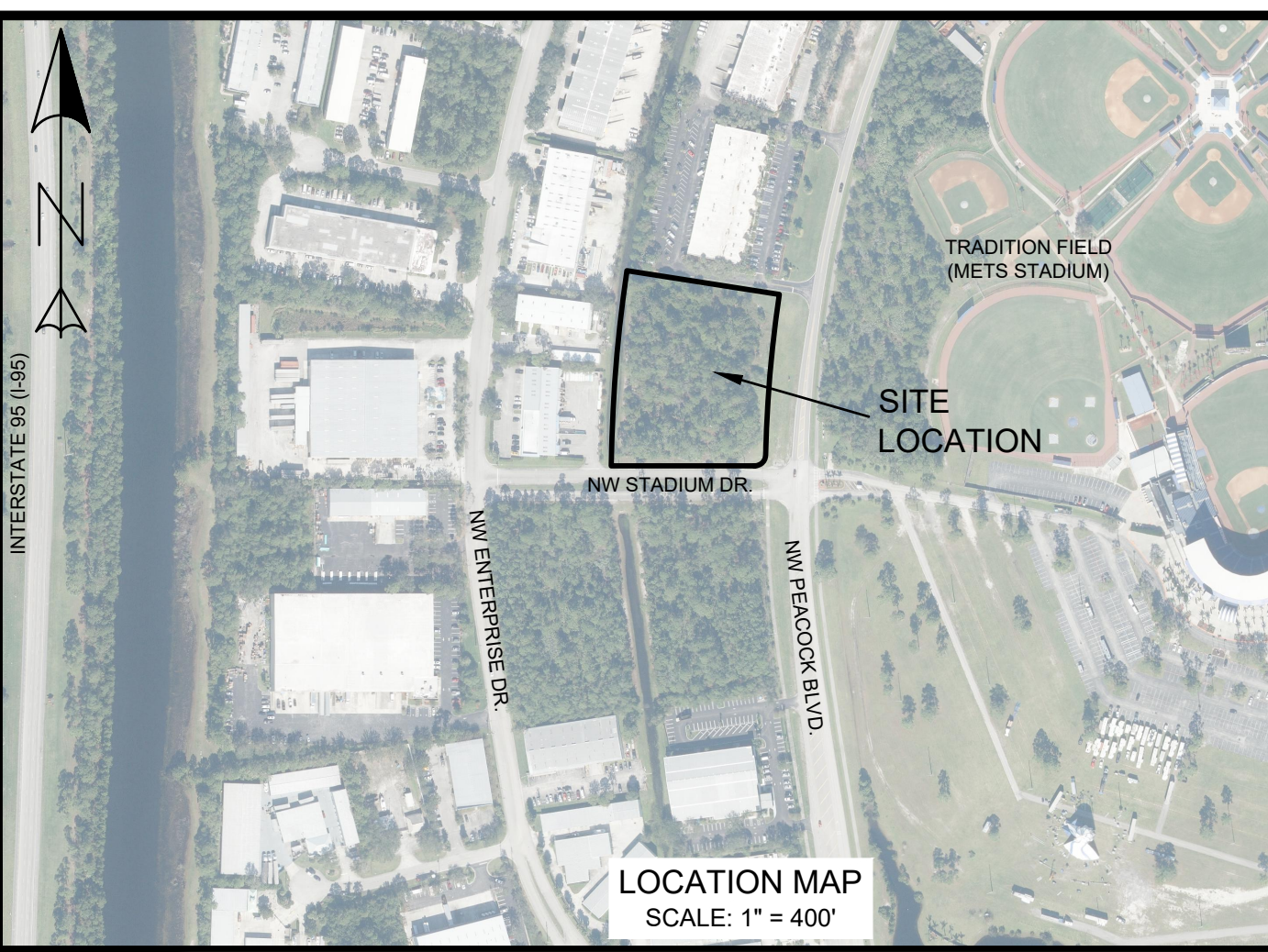
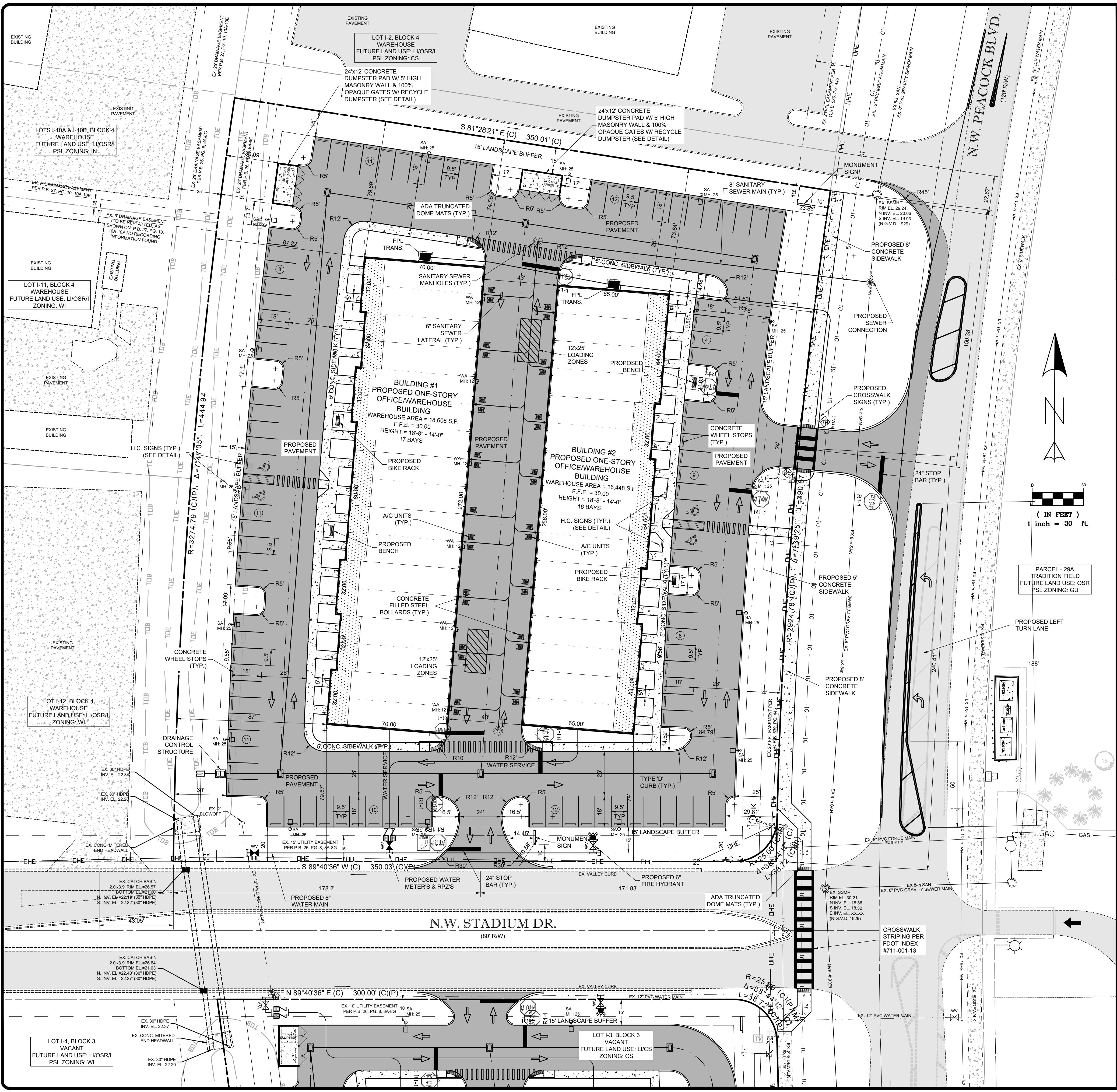


Z:\EDC\2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWG\21-251 (11-05-2021)dwg 21-251 SITE PLAN - 1, 11/02/2021 10:05:36 AM, Bob Proff, EDC, Inc.

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LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
6	WA	SINGLE	N/A	0.900		CREE LIGHTING XSPW-B-XX-4ME-6L-40K-UL
15	SA	SINGLE	N/A	0.900		CREE LIGHTING OSQ-M-B-1L-40K-3M-UL-NM-XX / OSQ-BLSMF

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRANKING AND DRIVE LANES	Illuminance	Fc	1.78	4.9	0.5	3.56	9.80
SPILL	Illuminance	Fc	0.03	0.2	0.0	N/A	N/A

LEGAL DESCRIPTION

LOT 1-1, BLOCK 4, 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, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #: 3323-900-0027-000-71
 PROJECT NAME: 500 STADIUM BUSINESS CENTER
 PROPOSED USE: WHOLESALE TRADE
 OWNER: 500 STADIUM BUSINESS CENTER LLC
 1935 COMMERCIAL LANE, #5
 JUPITER, FL 33458
 ARCHITECT: MOREL DE GUERMOND ARCHITECTURE LLC
 14080 MAHOGANY AVENUE
 JACKSONVILLE, FL 32256
 (561) 758-8454
 DEVELOPER: 500 STADIUM BUSINESS CENTER, LLC
 1935 COMMERCIAL 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: LIICS
 ZONING: CS

GROSS SITE AREA

146,138 S.F. (3.356 AC) = 100.00%

IMPERVIOUS AREA

PROPOSED BUILDING #1: 18,608 S.F. (0.427 AC) = 12.73%
 PROPOSED BUILDING #2: 16,448 S.F. (0.378 AC) = 11.26%
 PROPOSED PAVEMENT: 61,655 S.F. (1.415 AC) = 42.19%
 PROPOSED CONCRETE: 7,486 S.F. (0.172 AC) = 5.12%

PERVIOUS AREA: 41,941 S.F. (0.973 AC) = 28.70%
 OPEN SPACE AREA: 41,941 S.F. (0.973 AC) = 28.70%
 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 #	WAREHOUSE AREA	OFFICE AREA	GROSS FLOOR AREA
BUILDING #1	15,344 S.F.	3,264 S.F.	18,608 S.F.
BUILDING #2	13,376 S.F.	3,072 S.F.	16,448 S.F.
			= 35,056 S.F.

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

BUILDING HEIGHT:
 PROPOSED BUILDING #1 (35' MAX.)
 FRONT HIGHEST POINT = 18'-0", REAR LOWEST POINT = 14'-0"
 PROPOSED BUILDING #2 (35' MAX.)
 FRONT HIGHEST POINT = 18'-0", REAR LOWEST POINT = 14'-0"

PARKING CALCULATIONS:
 PARKING REQUIRED:
 28,720 S.F. WAREHOUSE AREA
 28,720 S.F. / 500 S.F. = 58 SPACES
 6,336 S.F. OFFICE AREA
 6,336 S.F. / 200 S.F. = 32 SPACES
 PARKING REQUIRED = 90 SPACES (4 HC)
 PARKING PROVIDED = 96 SPACES (4 HC)

LEGEND

	EXISTING METER
	PROPOSED METER
	PROPOSED SIGN
	BLOCK NUMBER
	MITRED END SECTION
	HANDICAP STALL
	LIGHT FIXTURE TAG HEIGHT OF FIXTURE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

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

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

DESIGNED BY: [Blank]
 RVT: [Blank]
 DRAWN BY: [Blank]
 FILE NAME: 21-251 (11-05-2021).dwg
 LAYOUT: 21-251 SITE PLAN A4-1
 SCALE: 1" = 30'
 DATE: 01-JUNE-2021

REVISION COMMENTS

NO.	DATE	DESCRIPTION
1	11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-2-2021)
2	01-09-2021	REVISED SITE PLAN PER PUBLIC WORKS DEPT. COMMENTS (09-23-2021)
3	06-28-2021	REVISED SITE PLAN PER SPRC COMMENTS (06-28-2021)
4	07-19-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
 500 NW STADIUM DRIVE
 SITE PLAN
 PORT ST. LUCIE, FLORIDA

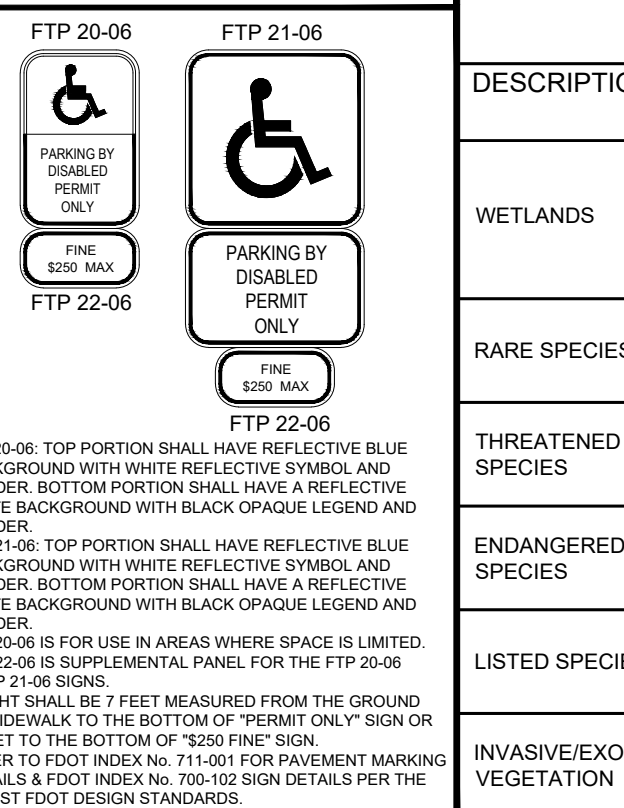
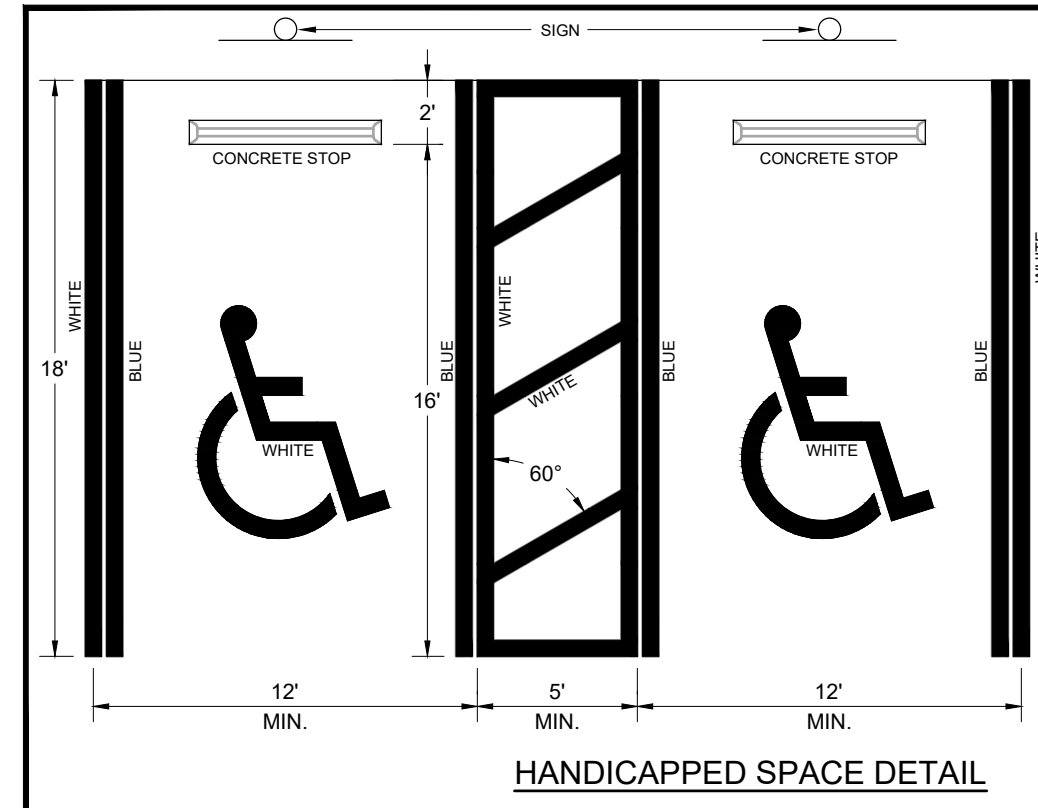
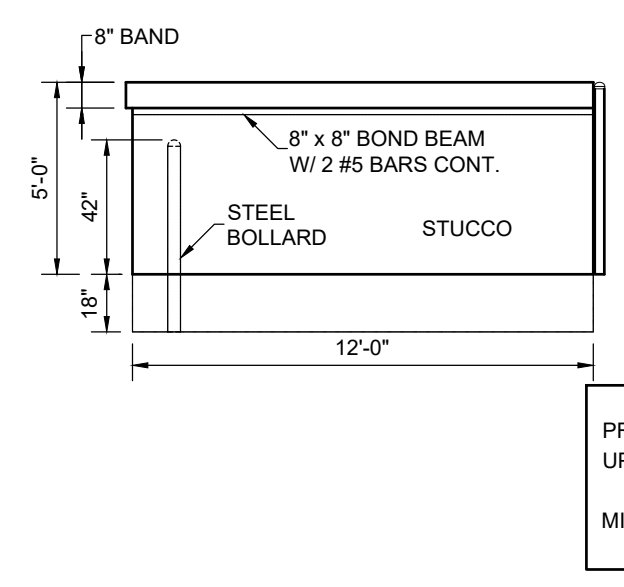
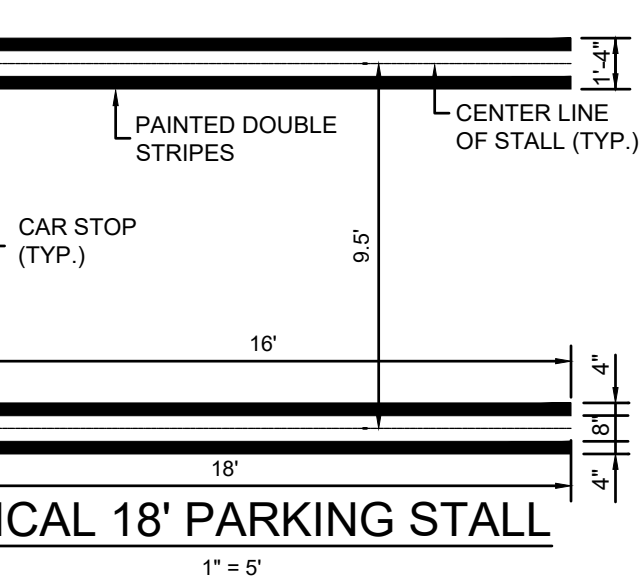
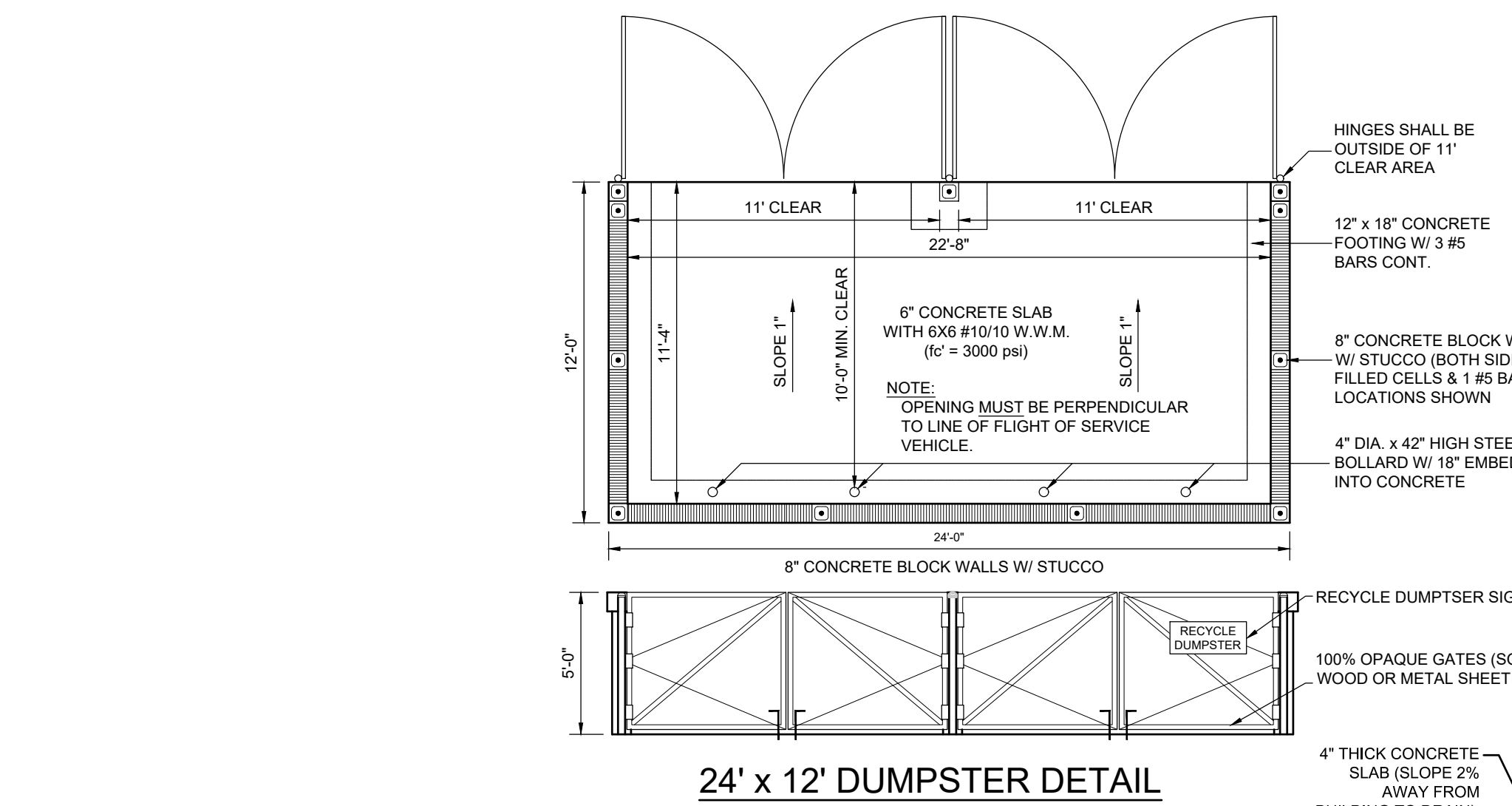
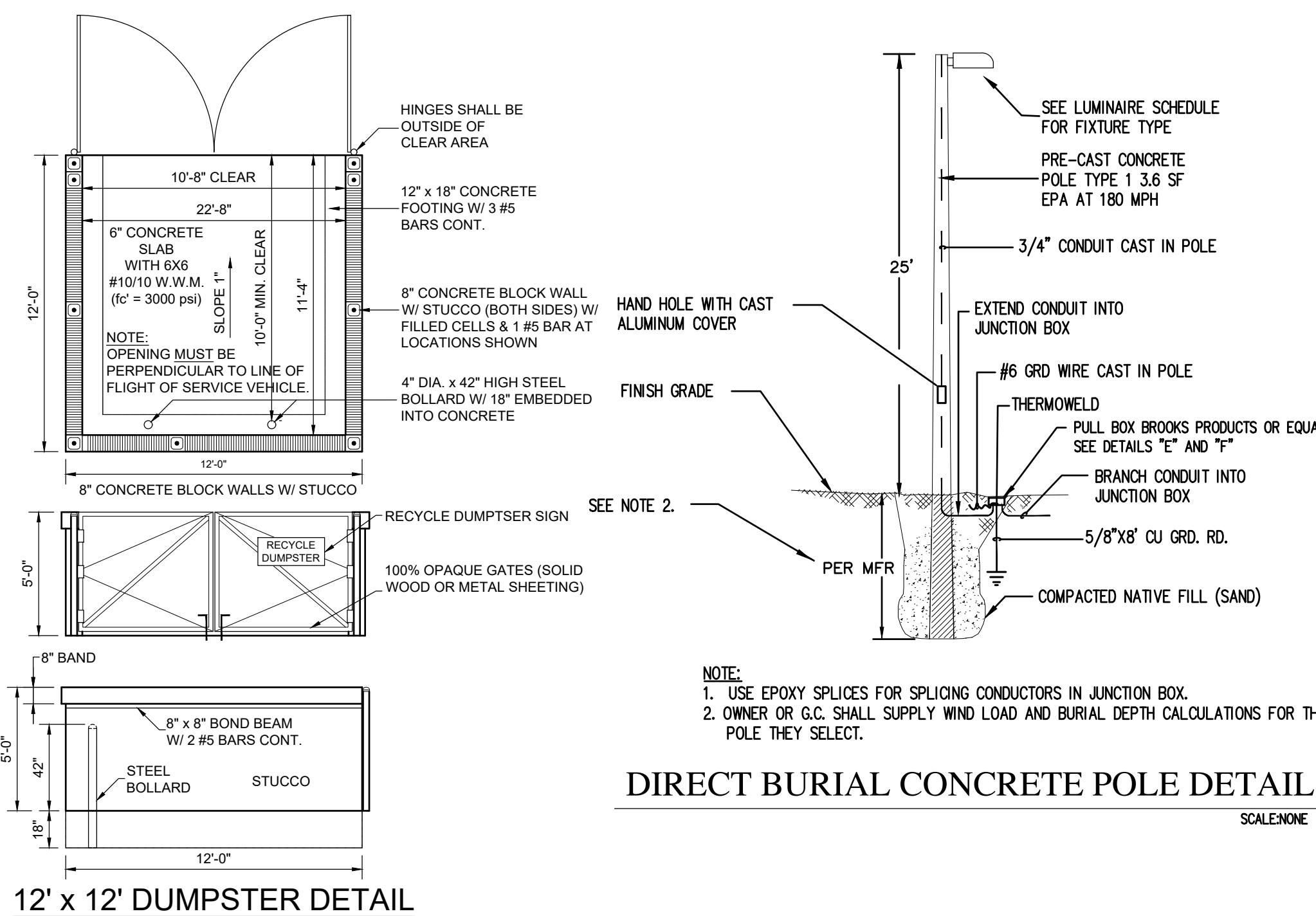
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PSL PROJECT NO. P21-136

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21-251

1 OF 2



NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "2500 FINE SIGN".
6. REFER TO FOOT INDEX No. 711-501 FOR PAVEMENT MARKING DETAILS & FOOT INDEX No. 700-100 SIGN DETAILS PER THE LATEST FOOT DESIGN STANDARDS.

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. SEE: 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 7B - 1 (SF/MD 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 RATES UTILIZED)
(X = 1,000 S.F. GFA) PROJECT S.F. TRIP GENERATION RATE TRIPS

WAREHOUSING (150)	28,720 S.F.	T = 1.58(X) + 45.54	= 91
TOTAL TRIPS			= 164

A.M. PEAK HOUR - OF THE GENERATOR:

WAREHOUSING (150)	28,720 S.F.	T = 0.11(X) + 30.07	= 48
TOTAL TRIPS			= 48

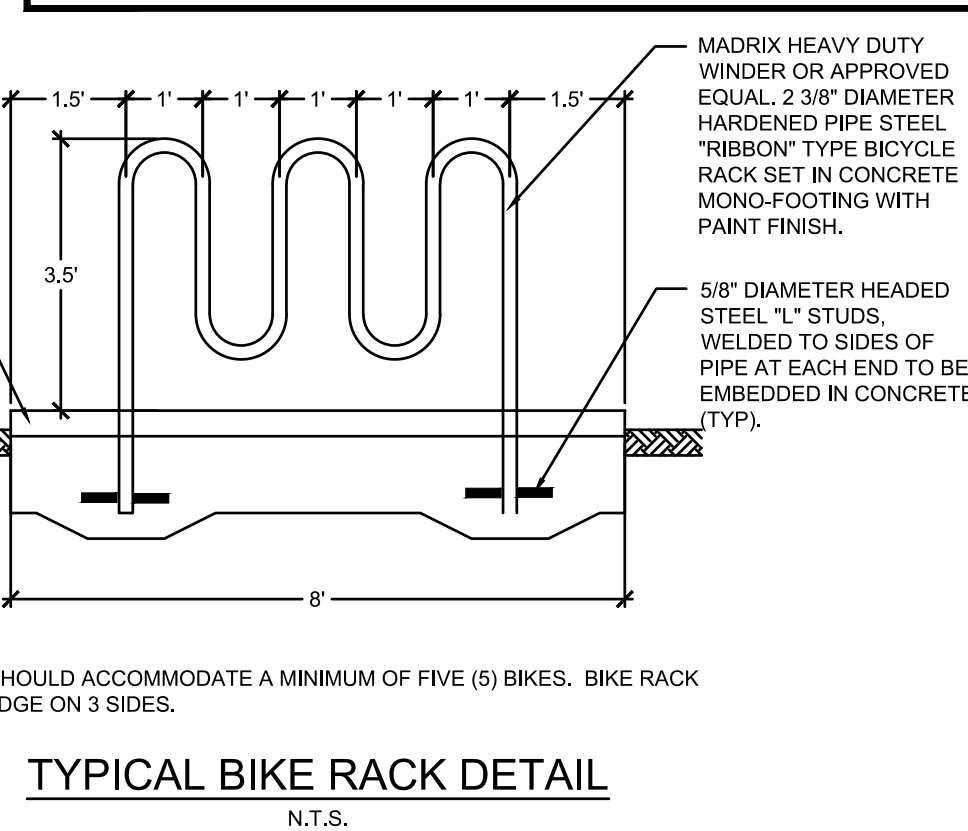
P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:

WAREHOUSING (150)	28,720 S.F.	T = 0.15(X) + 22.52	= 27
TOTAL TRIPS			= 99

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. SPREAD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SF/MD PERMIT GP 56-00573-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.



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

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REVISION COMMENTS

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500 STADIUM BUSINESS CENTER
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SITE DETAILS
PORT ST. LUCIE FLORIDA

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