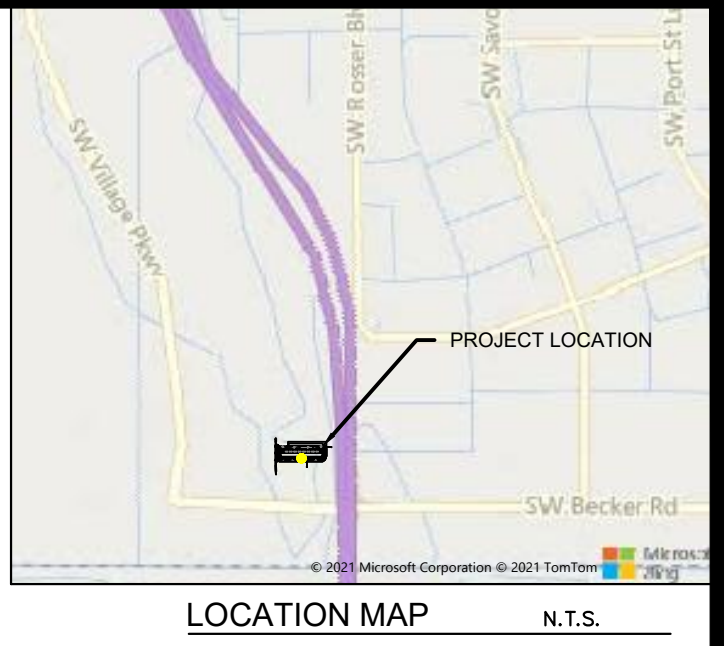
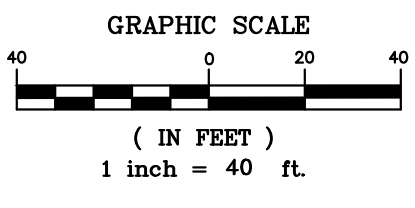


LEGEND

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



LEGACY PARK - SPEC 1
BUILDING AREA: 168,000 SF
FFE = 33.36 NAVD
BUILDING HEIGHT = 35'

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PARCEL ID NO. 4335-500-0001-000-3
ZONING: MPUD
LAND USE: RVRS, LKS, SUBMERGED

CITY OF PSL PROJECT No. P21-095
PSLUSD File No. 5360D

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

- REVISIONS -

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LEGACY PARK - SPEC 1

SITE PLAN

DATE: -
HORIZ. SCALE: 1"=40'
VERT. SCALE: -
JOB No. 20-250
SHEET 1 of 2

SITE DATA TABLE

Owner:
PSL Industrial Owner, LLC
120 S Central Ave, Ste 500
Clayton, MO

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

Landscaper 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 1
- Location:**
East side of SW Anthony F. Sansone SR Drive 1/5 mile north of SW Becker Road
- Project Description:**
A 168,000 Sq Ft Distribution Center
- Sec/Town/Range:**
Section 35/ Range 37S/ Township 39E
- Map ID:**
43/35N
- Parcel ID Numbers:**
4335-500-0004-000-4
- Gross Site Area:**
12.06 acres (proposed development tract)
525,158 sq feet (approximate)
- Zoning:**
MPUD - Tradition Regional Business Park @ Southern Grove 12.06 ac
- Land Use:**
NCD - New Community District 12.06 ac
- Building Data:**

| Setbacks (feet) | Required | Provided |
|-----------------|----------|----------|
| Front | 25 | 25.0 |
| Rear | 15 | 67.0 |
| Side (north) | 15 | 134.83 |
| Side (south) | 15 | 89.75 |

(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 | 168000 | 3.86 | 32% |
| Pavement | 238319.27 | 5.47 | 45% |
| Sidewalk | 5971.81 | 0.14 | 1% |
| Stabilization | 7605.76 | 0.17 | 1% |
| Total Impervious | 419896.84 | 9.64 | 80% |
| Pervious | SF | ACRE | %Basin |
| Open Space | 105261.6 | 2.42 | 15% |
| Total Pervious | 142396.11 | 2.42 | 15% |
| Total | 525158.44 | 12.06 | 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 | | |

LEGAL DESCRIPTION

Lot 2, SOUTHERN GROVE PLAT NO. 33, as recorded in Plat Book 91, Page 32, of the Public Records of St. Lucie County.

Containing 12.056 acres, more or less.

- 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 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 2.0Ft Candles; Parking lot (truck court and parking) shall be an average of 1.5ft Candles. Site lighting to be LED fixtures.
- Refuse Collection:**
Trash and solid waste is collected by approved City of Port St. Lucie Service provider.
- 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): | 168 | sq. ft |
| Parking Ratio (.75/1000 sf) | 0.75 | spaces/ 1000 sf |
| Required Parking | 126 | spaces (minimum) |

Parking Provided:

| | | |
|-----------------|-----|--------|
| Standard Spaces | 170 | Spaces |
| Handicapped | 6 | Spaces |
| Total | 176 | Spaces |
| **Truck Spaces | 128 | Spaces |

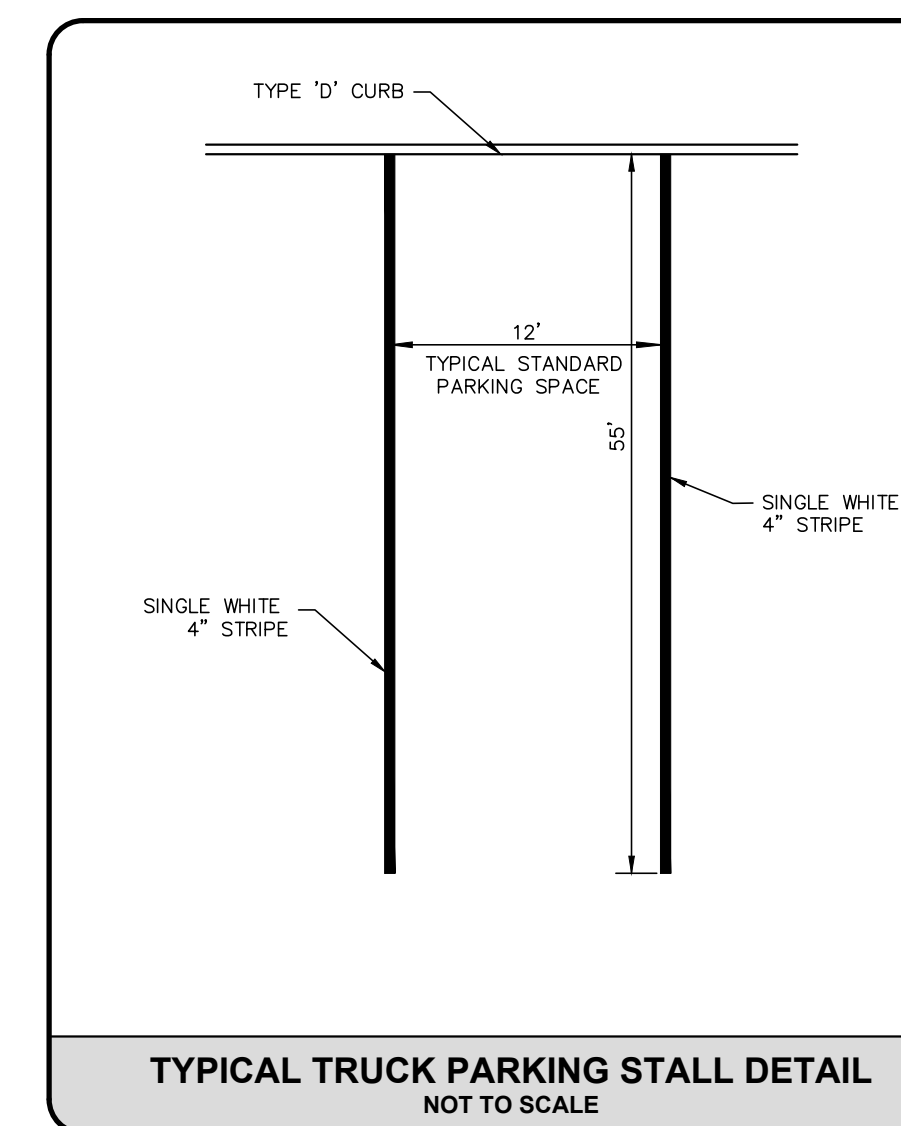
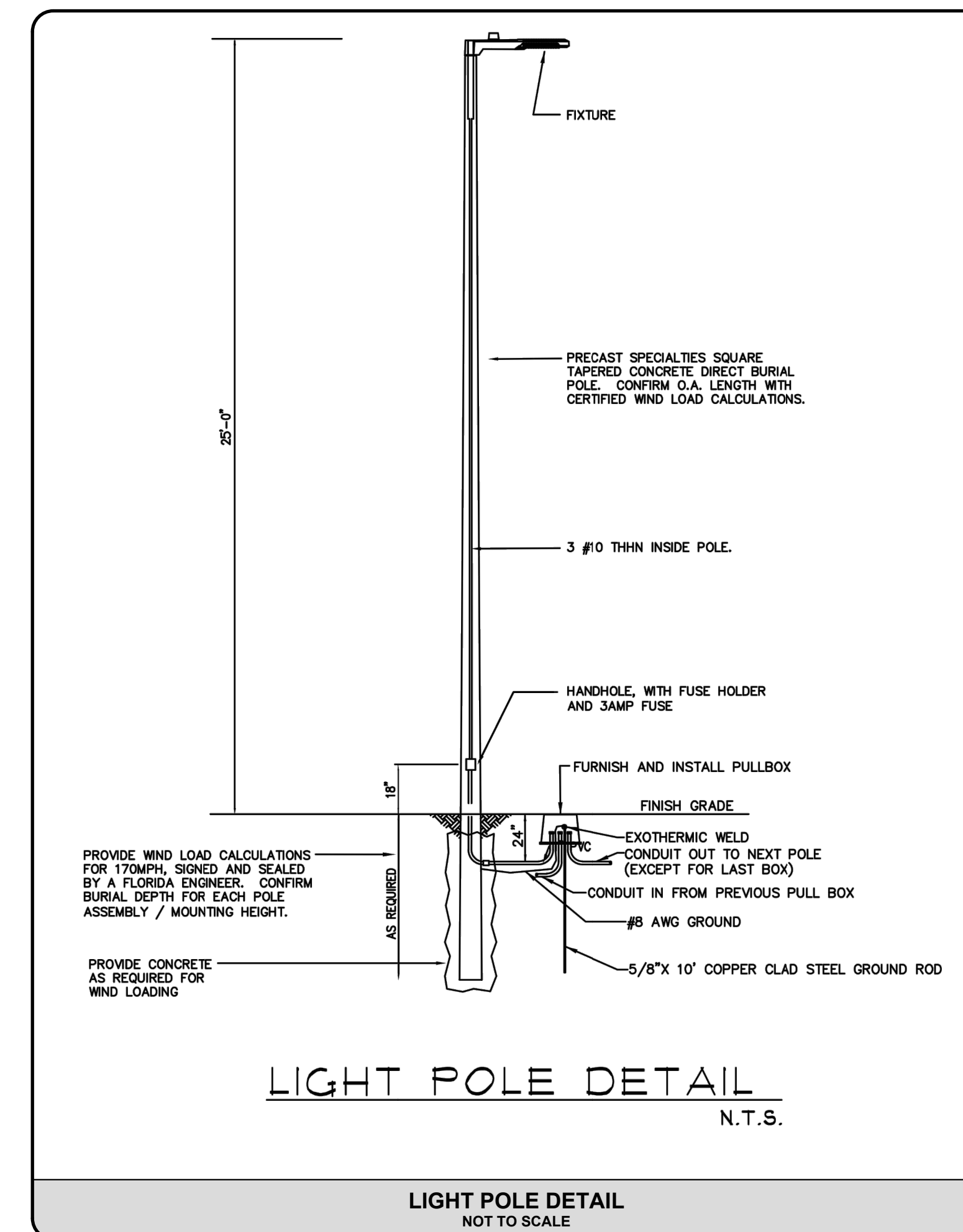
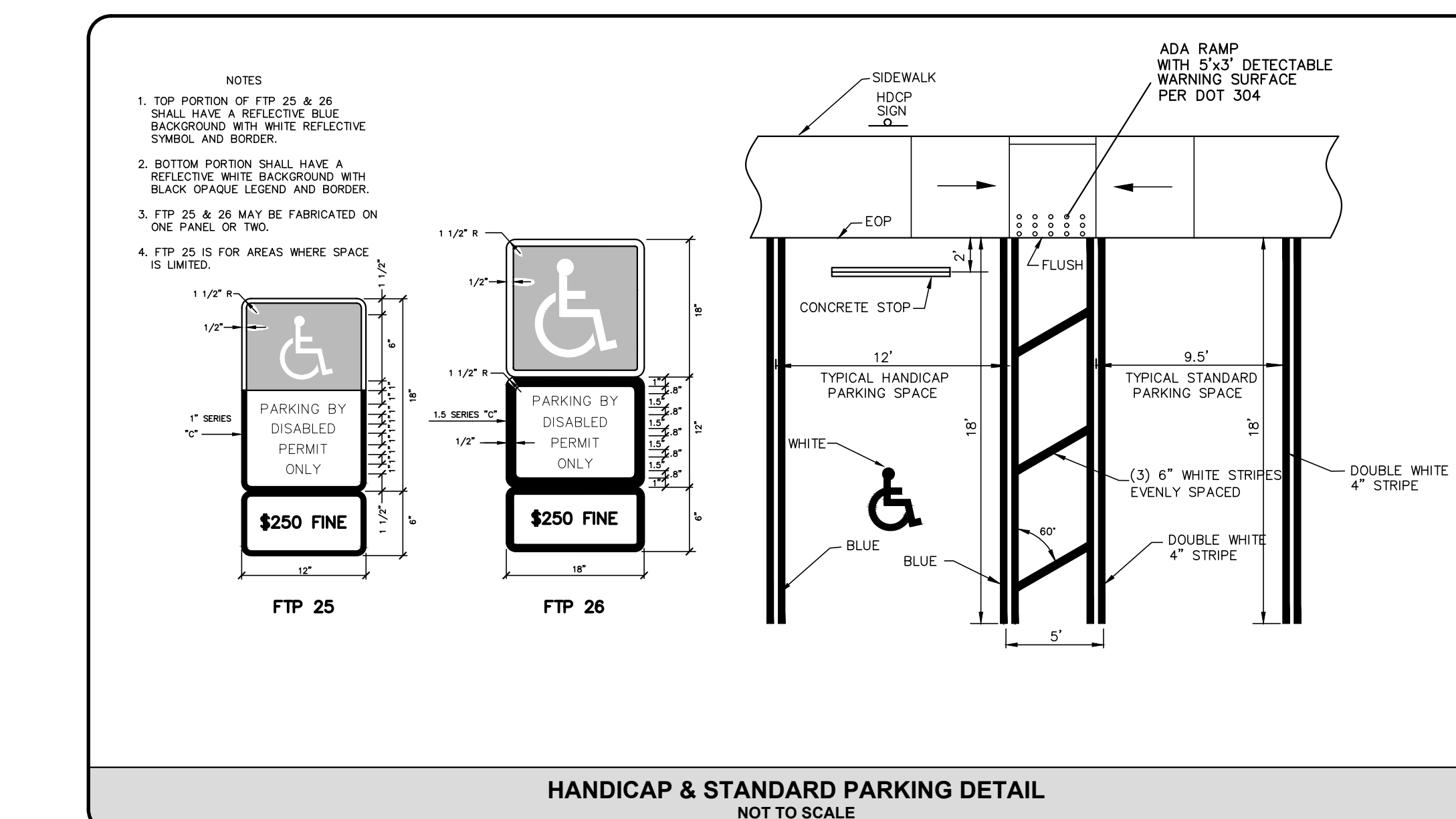
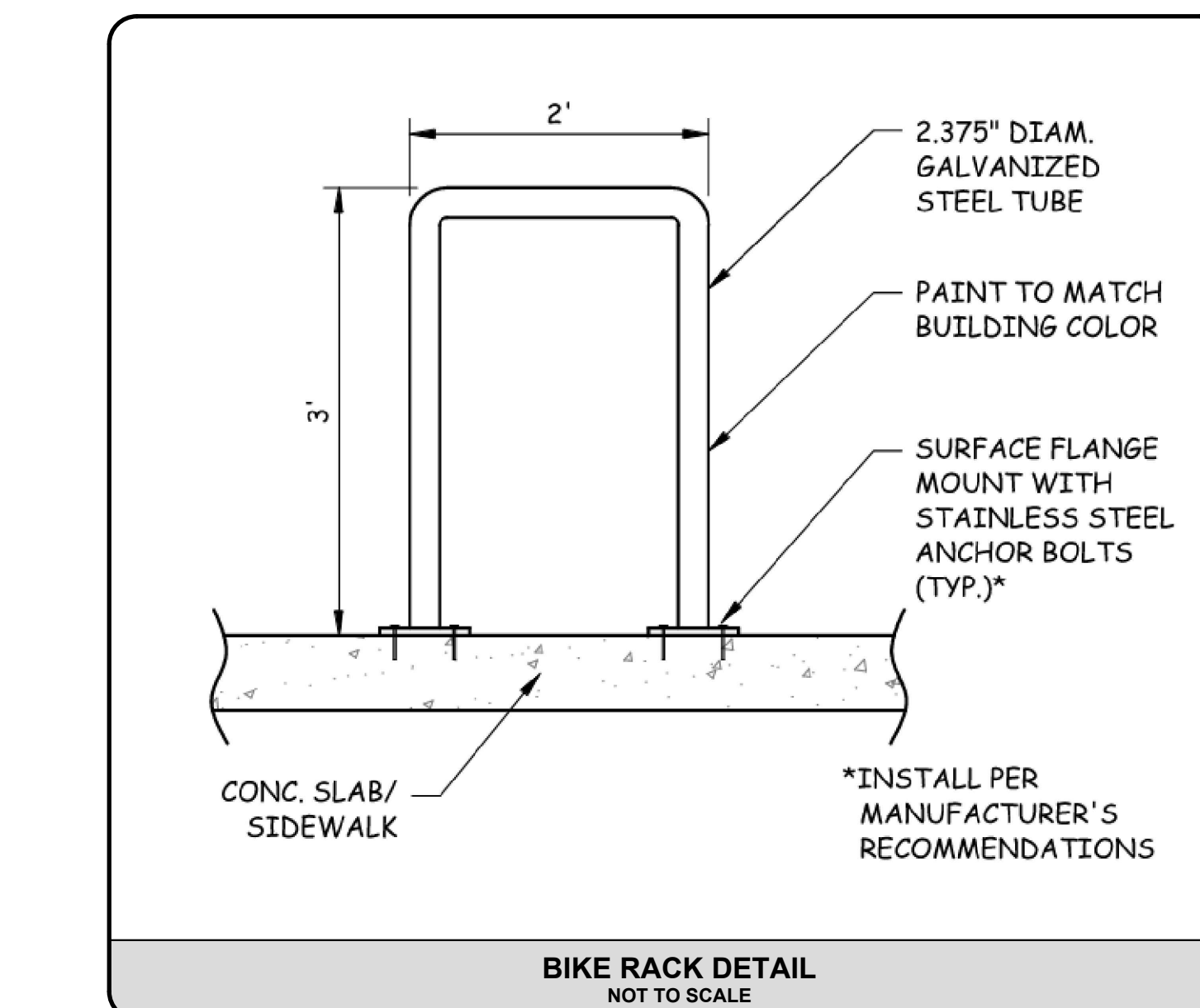
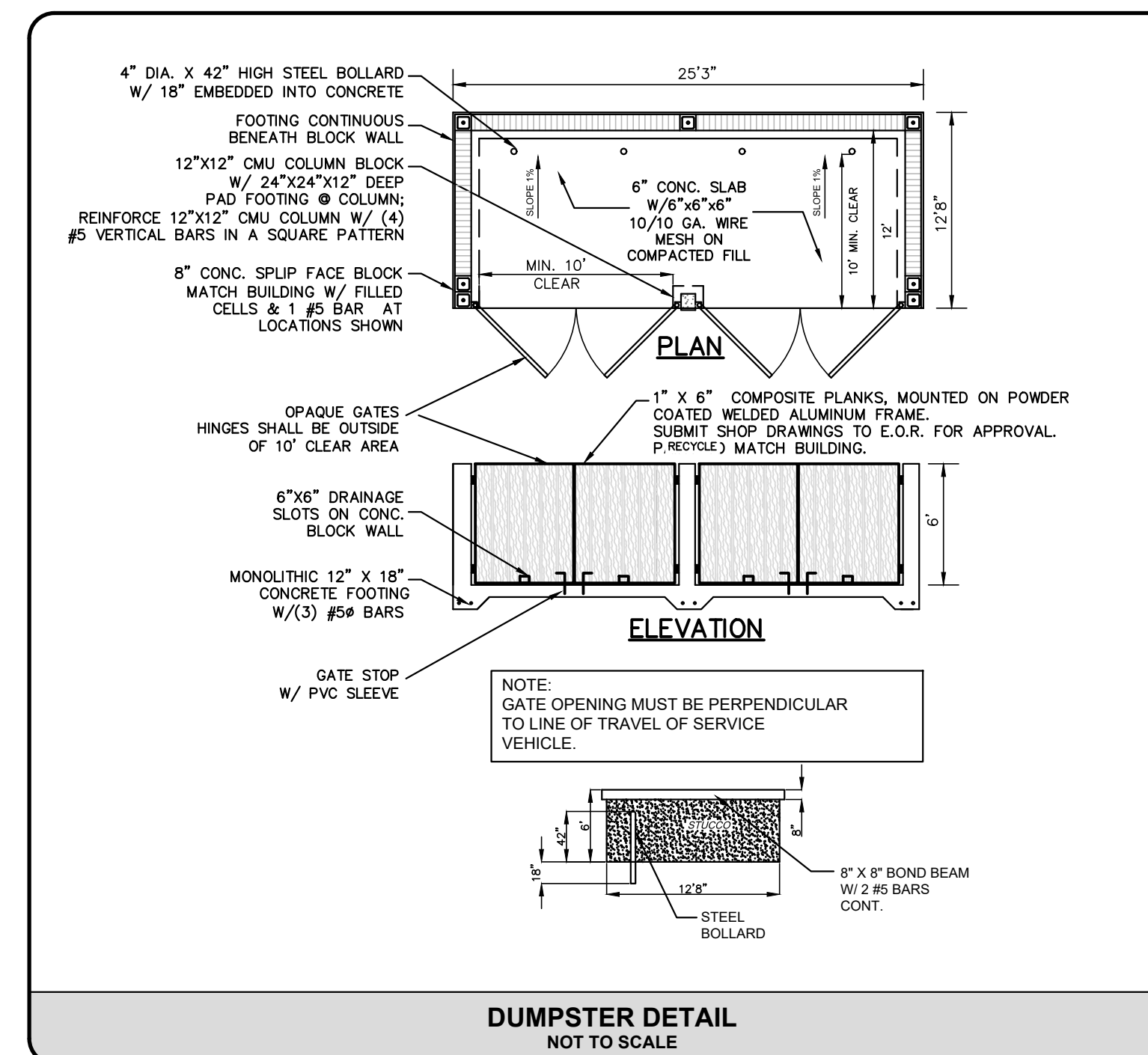
*Truck spaces do not contribute to the provided spaces to meet the minimum requirement

- 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 1 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, on site, water body locally referred to as the 'Duda Lake', which is part of the overall Southern Grove Master Stormwater system. The Duda Lake is constructed as permitted with SFWMD 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.
- 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 | 168 | 235.20 |
| AM Peak | 0.08/1000 SF | 168 | 13.44 |
| PM Peak | 0.11/1000 SF | 168 | 16.80 |
- 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 October 2020, 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:**
 - All truck deliveries will be through the project north access. 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).



CITY OF PSL PROJECT No. P21-095
PSLUSD FILE No. 53600

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| DETAILED | | |
| CHECKED | DM | |
| APPROVED | JPT | |

LEGACY PARK - SPEC 1

SITE PLAN DETAILS

DATE: -
HORIZ. SCALE: 1"=40'
VERT. SCALE: -
JOB NO. 20-250
SHEET 2 of 2