

**Site Data**

Total Site Area:	424,710 sf (9.75 ac.)	100%
Future Land Use Designation:	CG/CH/RO/RM	
Existing Zoning:	Riverwalk South PUD	
Parcel ID:	4410-413-0001-000-6	
Max. Building Height:	75'	
Total Building SF:	14,515 sf	

**PerVIOUS / Impervious Calculations**

Total Area:	424,710 sf (9.75 ac.)	100%
Impervious Area:	167,030 sf (3.83 ac.)	39%
Building Coverage:	14,515 sf (0.33 ac.)	5%
Pavement:	82,288 sf (1.89 ac.)	67%
Sidewalks:	48,170 sf (1.10 ac.)	13%
Playground Area:	22,057 sf (0.51 ac.)	3%
PerVIOUS Area:	257,680 sf (5.92 ac.)	61%
Landscape:	254,162 sf (5.83 ac.)	98%
Retention:	3,518 sf (0.08 ac.)	2%

**Parking Requirements**

Total Parking Provided:	270 Spaces
Parking Required:	134 Spaces
Restaurant: (8,350 sf/ 75 sf = 111)	
Historic Village: (4,561 sf/ 200 sf = 23)	
Paved Parking Provided:	119 Spaces
(includes 10 handicap spaces)	
Unpaved/Overflow Parking Provided:	151 Spaces

**Traffic Statement**

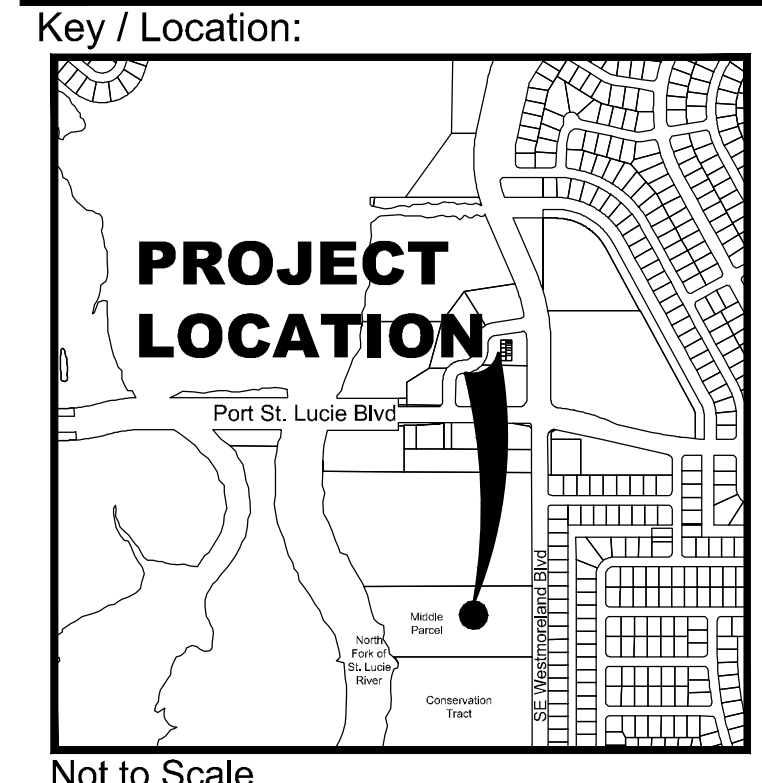
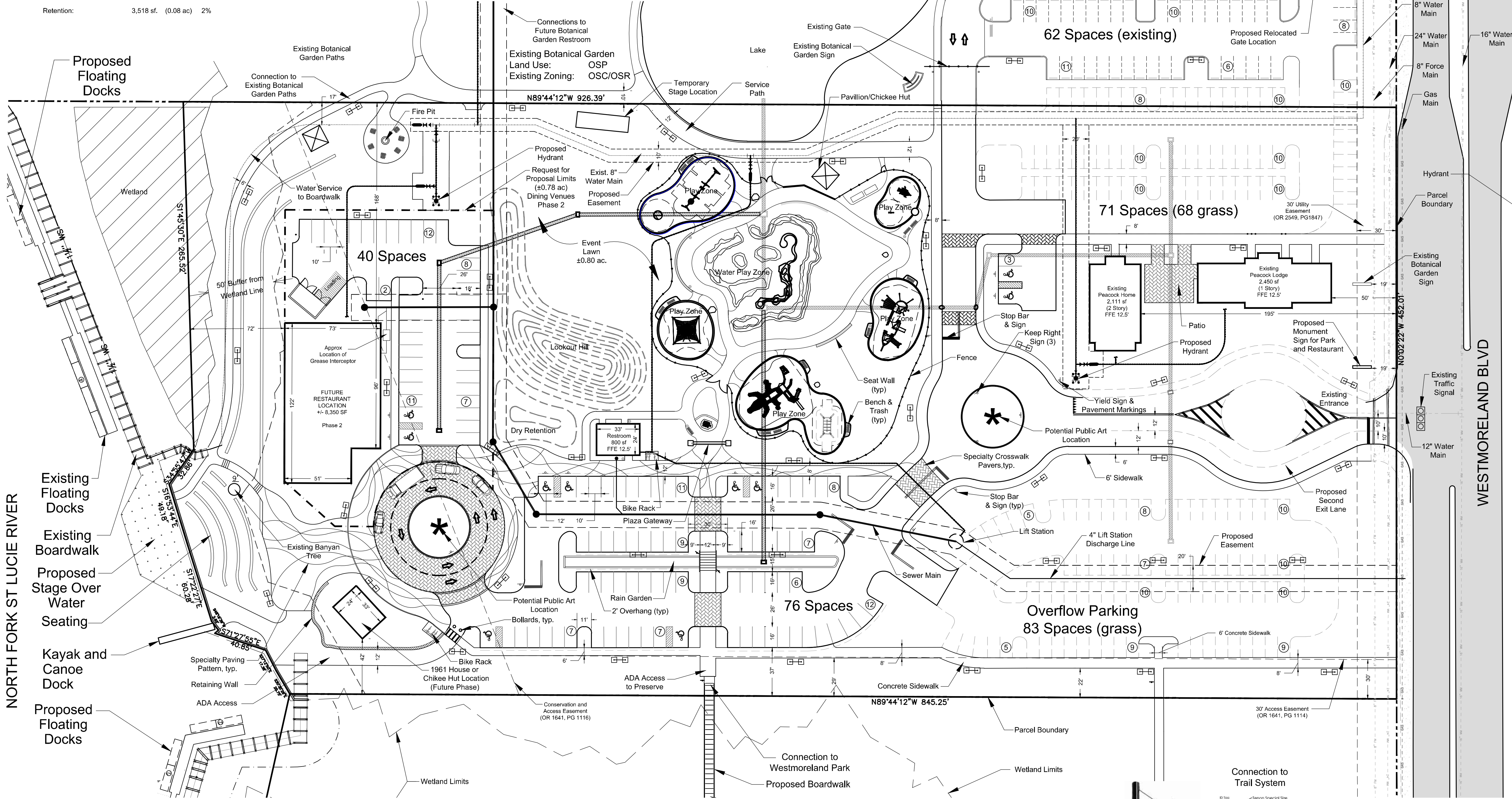
Trip generation for the site is based upon the Institute of Transportation Engineers (ITE) Manual, 9th Edition. The ITE Codes for the proposed development are 411 (City Park) and 931 (Quality Restaurant). Trip generation for this site is estimated as follows:

<b>Average Daily Trips (ADT)</b>	
City Park	*16.74 trips/Acre = 1.89 * 22.50 Acres = 377 VPD
Quality Restaurant	89.95 trips/1,000 sf = 8,350 sf/1,000 * 89.95 = 751 VPD
	<b>Total ADT = 1,128 VPD</b>
<b>AM Peak Hour Trips</b>	
City Park	4.5 trips/Acre = 4.5 * 22.50 Acres = 101 VPH
Quality Restaurant	0.81 trips/1,000 sf = 8,350 sf/1,000 * 0.81 = 7 VPH
	<b>Total AM Peak Hour = 108 VPH</b>
<b>PM Peak Hour Trips</b>	
City Park	3.5 trips/Acre = 3.5 * 22.50 Acres = 79 VPH
Quality Restaurant	7.49 trips/1,000 sf = 8,350 sf/1,000 * 7.49 = 63 VPH
	<b>Total ADT = 142 VPH</b>

\*Based Upon max day use on Sundays

**Drainage Statement**

The site is located directly adjacent to the City's Botanical Gardens which is permitted under the South Florida Water Management District Environmental Resource Permit No. 56-02986-P. The existing Botanical Gardens stormwater management lake system will be expanded to accommodate the Site Drainage. Stormwater will be routed to the expanded Botanical Gardens lake system through a combination of inlets, culverts and overflow flow discharge. The required water quality treatment and attenuation will be provided within the expanded lake system prior to discharge to the North Fork of the St. Lucie River.



**Project Team:**

Owner/Developer:  
 City of Port St. Lucie  
 121 SW Port St. Lucie Blvd  
 Port St. Lucie, FL 34984

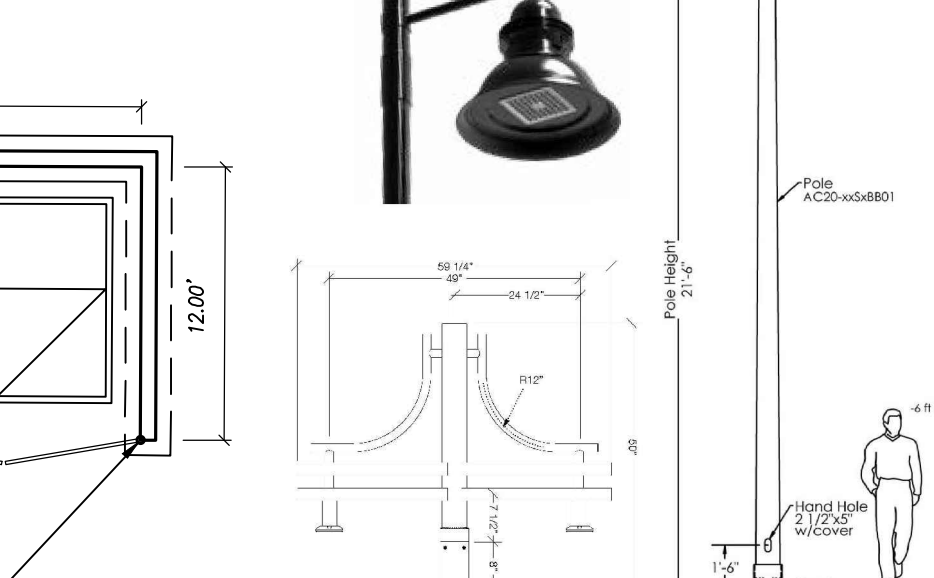
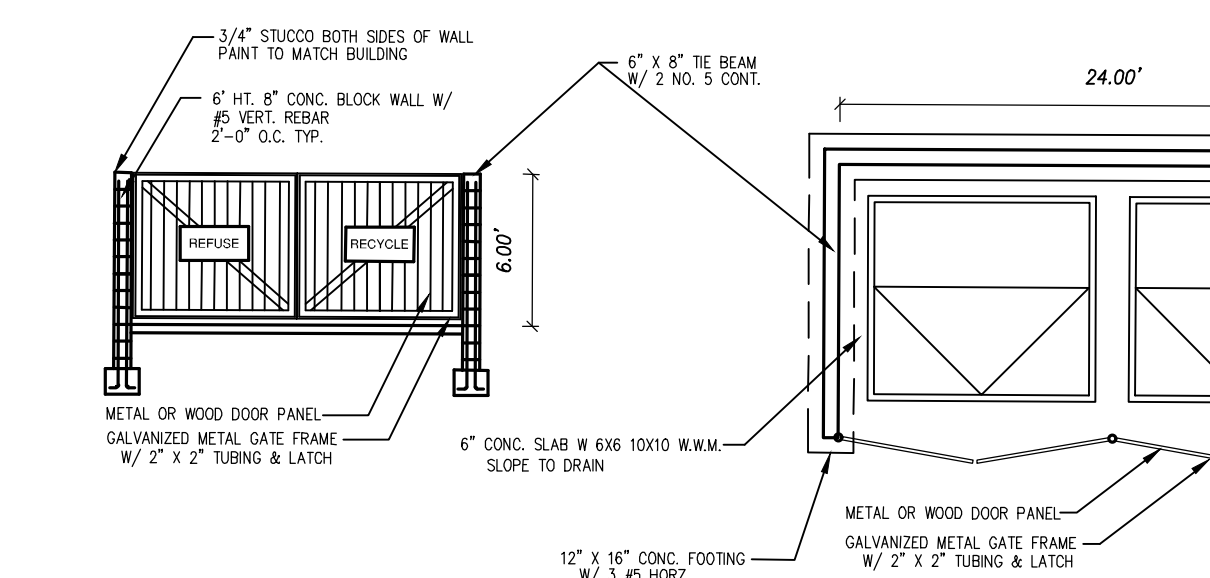
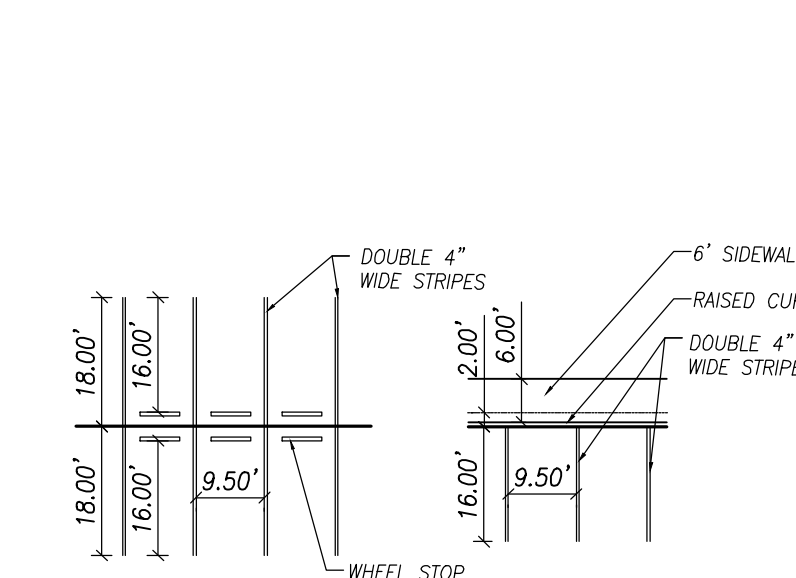
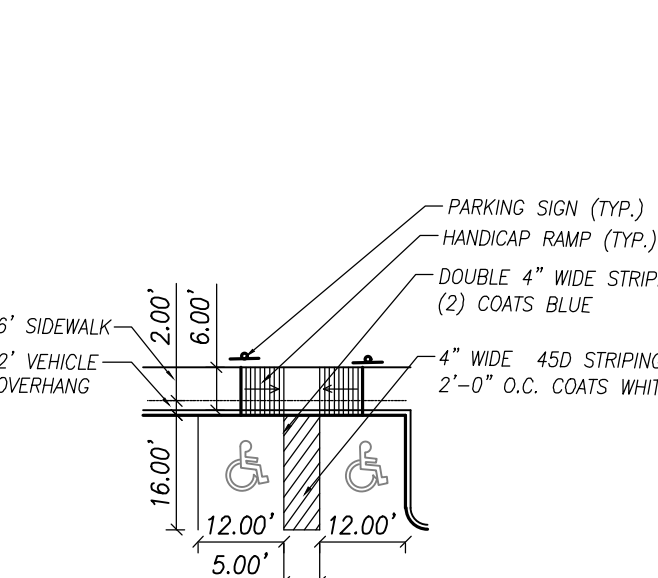
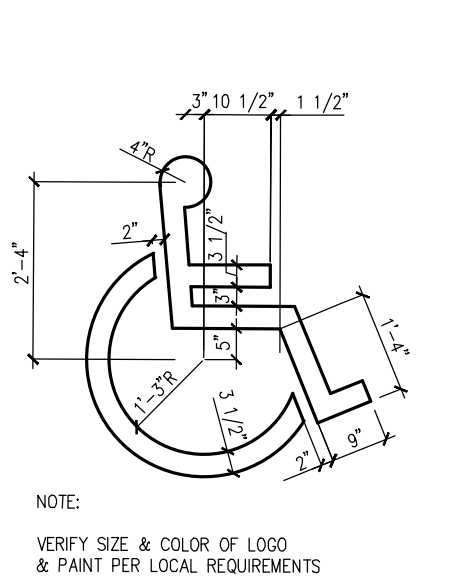
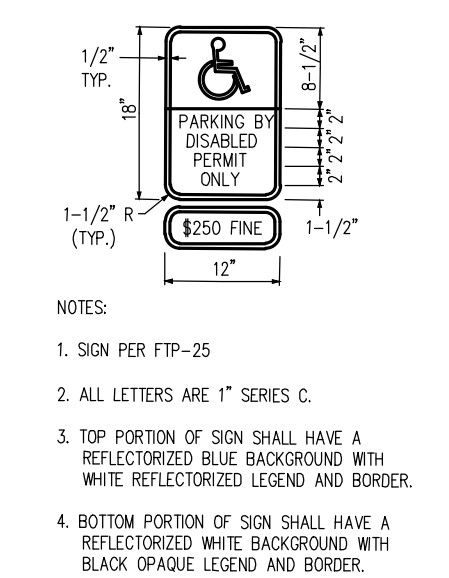
Engineer:  
 Culpepper and Terpening, Inc.  
 2980 South 25th Street  
 Fort Pierce, FL 34981  
 772-464-3537

Landscape Architect/Land Planner:  
 Lucido & Associates  
 701 E Ocean Blvd  
 Stuart, FL 34904  
 772-220-2100

**WESTMORELAND RIVERWALK Site Plan**

Port St. Lucie, Florida  
 March 17, 2021  
 City of Port St. Lucie P# 17-004 A2  
 PSLUSD No. 5001-31

Date	By	Description
5.14.2021	MRY	Response to SRPC comm
6.9.2021	MRY	Response to SRPC comm

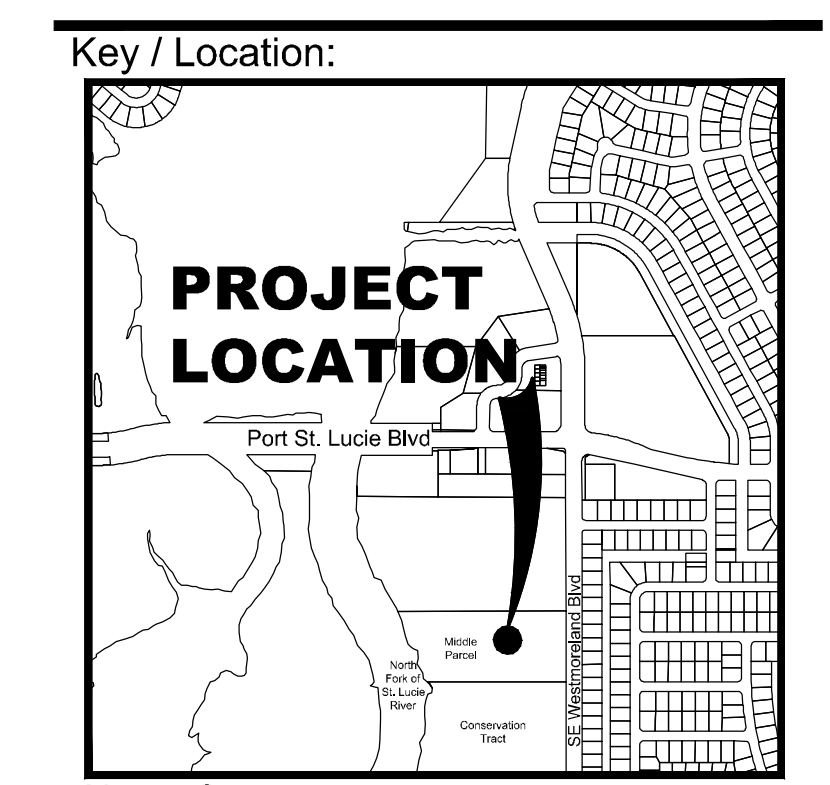


**General Notes:**

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- A separate sign permit is required for all site signage and must be approved by the City of Port St. Lucie.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- Dumpster enclosure top of wall shall be 6" above finished floor elevation.

**Legal Description:**

10.37.40 S. 452 FT. OF N. 1/2 OF GOVT. LOT 8 LYG. E. OF N. FORK OF ST. LUCIE RIV. LESS E. 70 FT. FOR RD./RW. (9.75 AC.) (OR 1922-1)

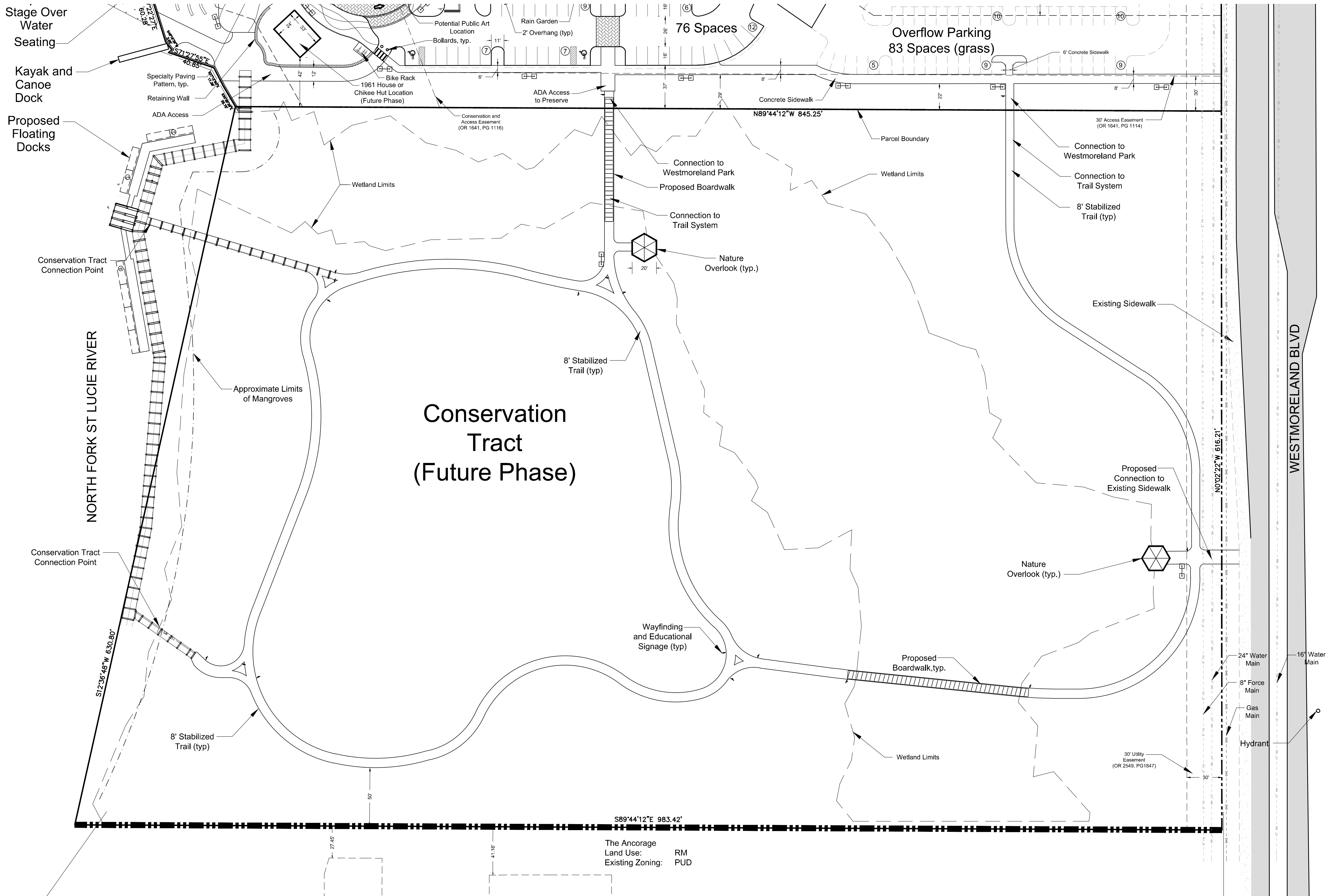


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Port St. Lucie, Florida  
 March 17, 2021  
 City of Port St. Lucie P# 17-004 A2  
 PSLUSD No. 5001-31

Date	By	Description
5.14.2021	MRY	Response to SRPC comm.
6.9.2021	MRY	Response to SRPC comm.



### Site Data:

Total Site Area:	560,617 sf	(12.87 ac.)	100%
Future Land Use Designation:	OSC/OSP		
Existing Zoning:	OSC		
Parcel ID:	4410-441-0001-000-3		

### Parking Requirements:

Adequate parking is provided by the adjacent Westmoreland Park to the North.

### Program Elements:

- (3) Proposed points of connection to Westmoreland Park property, Boardwalk, Centered at Restrooms/ Paved Parking Walkway, and Overflow Parking;
- +/- 500 L.F. of Accessible Walkway;
- +/- 260 L.F. of Boardwalk;
- +/- 2,214 L.F. of Stabilized Trails;
- (2) Nature Overlooks;
- Interpretive/ Educational Signage.

### Notes:

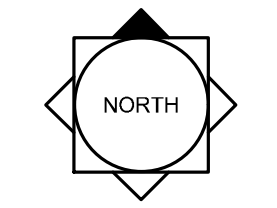
- Final locations of trails and program elements may change as an effort to avoid impacting environmental areas.
- Removal of trees and native vegetation shall be selective and minimal to accommodate passive recreational elements.

### General Notes:

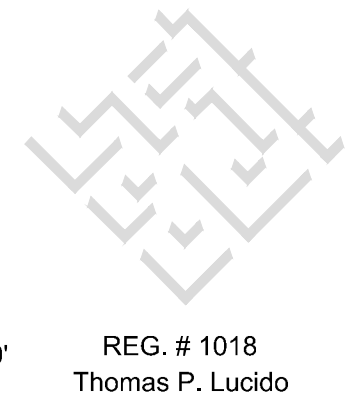
- Hazardous waste disposal shall comply with all federal, state and local regulations.
- A separate sign permit is required for all site signage and must be approved by the City of Port St. Lucie.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.

### Legal Description:

10 37 40 S 1324.07 FT OF GOVT LOT 8 LYG E OF N FORK OF ST LUCIE RIV-LESS S 707.87 FT AND LESS E 70 FT FOR RD R/W- (12.87 AC) (OR 1641-1114)



SCALE: 1" = 40'  
 0 20' 40' 80'



Designer	Sheet
Manager MRY	<b>2 of 2</b>
Project Number 20-110	
Municipal Number P17-004-A2	
Computer File Riverwalk Westmoreland Site Plan.dwg	