

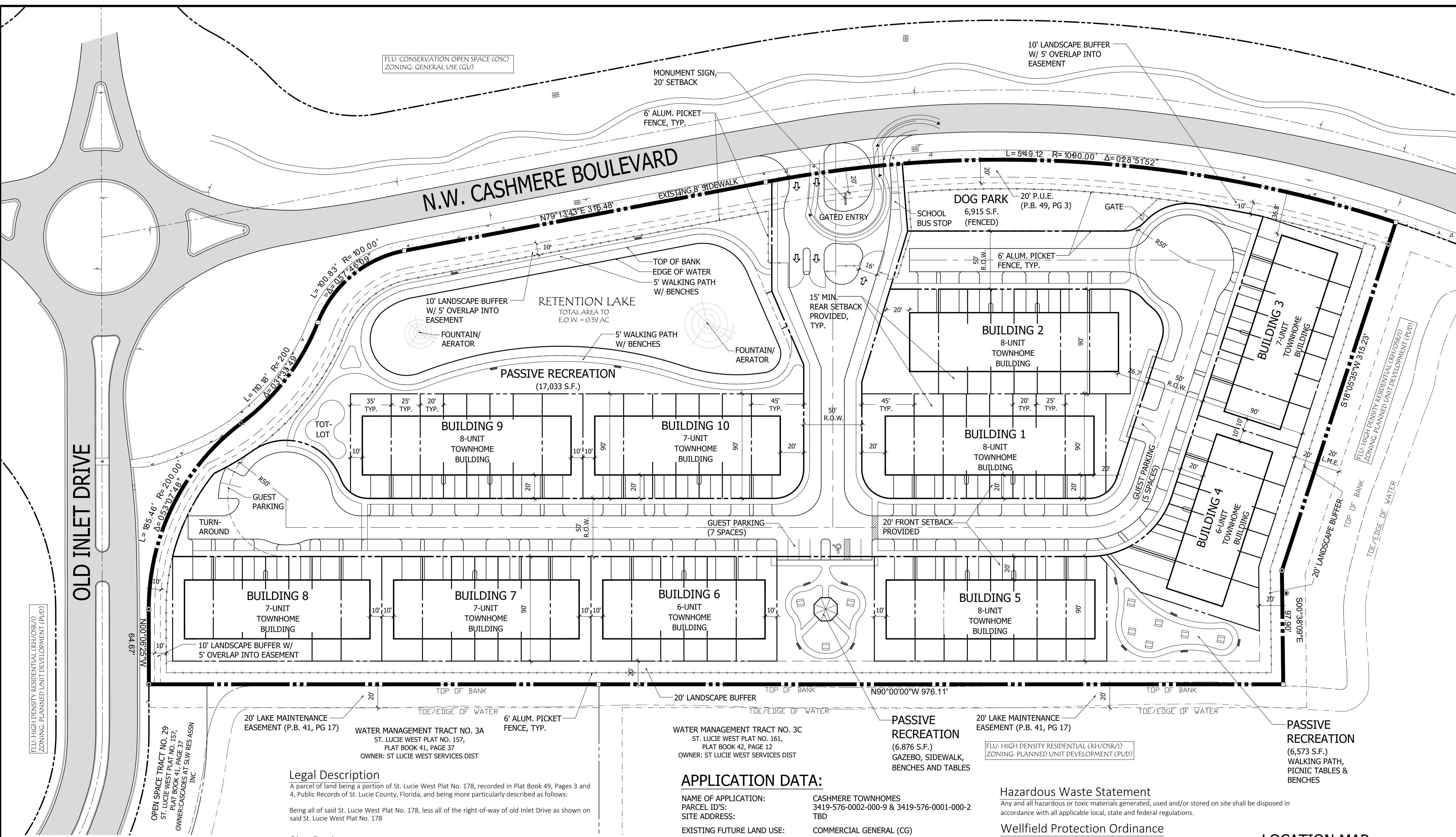
Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199  
Palm City, FL 34990  
561-719-3876  
JasonLA1677@yahoo.com

Project Name

# Cashmere Townhomes

Port St. Lucie, Florida



FLU: HIGH DENSITY RESIDENTIAL (RH/OSR/I)  
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

OPEN SPACE TRACT NO. 29  
ST. LUCIE WEST PLAT NO. 157,  
OWNER: CASCADIA AT SW RES ASSN  
INC

20' LAKE MAINTENANCE  
EASEMENT (P.B. 41, PG 17)

WATER MANAGEMENT TRACT NO. 3A  
ST. LUCIE WEST PLAT NO. 157,  
PLAT BOOK 41, PAGE 37  
OWNER: ST LUCIE WEST SERVICES DIST

WATER MANAGEMENT TRACT NO. 3C  
ST. LUCIE WEST PLAT NO. 161,  
PLAT BOOK 42, PAGE 12  
OWNER: ST LUCIE WEST SERVICES DIST

20' LAKE MAINTENANCE  
EASEMENT (P.B. 41, PG 17)

FLU: HIGH DENSITY RESIDENTIAL (RH/OSR/I)  
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

### Legal Description

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:  
Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

### Site Drainage

The project will be served by site grading, inlets and culverts that will direct stormwater to a dry detention area on the west side of the project which will discharge through a proposed control structure to the existing surface water management area (lake) south of the project area. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-5-197 issued on January 10, 2008 for the previously approved project on the Property.

### Traffic Statement

The Applicant is requesting to utilize the St. Lucie West DRI trip conversion matrix, utilize 11,465 square feet of the available, unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome residential units as calculated below:

11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 townhome units.

TRIP GENERATION CALCULATION:  
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION  
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

P.M. PEAK HOUR TRIPS: 39

A.M. PEAK HOUR TRIPS: 32

### APPLICATION DATA:

NAME OF APPLICATION: CASHMERE TOWNHOMES  
PARCEL ID'S: 3419-576-0002-000-9 & 3419-576-0001-000-2  
SITE ADDRESS: TBD  
EXISTING FUTURE LAND USE: COMMERCIAL GENERAL (CG)  
PROPOSED FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL (RM)  
EXISTING ZONING DESIGNATION: GENERAL COMMERCIAL (CG)  
PROPOSED ZONING DESIGNATION: PLANNED UNIT DEVELOPMENT (PUD)  
GROSS SITE AREA: 395,897.31 S.F. (9.09 ACRES)  
PROPOSED DENSITY: 7.9 DU.S/ACRE; 72 TOWNHOME UNITS  
BUILDING HEIGHT: 2 - STORIES

### OPEN SPACE:

OPEN SPACE REQUIRED: 197,948.66 S.F. (50%)  
OPEN SPACE PROVIDED: \*207,742.35 S.F. (52.5%)  
\*includes sidewalks

### PARKING DATA:

PROPOSED USES	UNITS	PARKING RATE	REQUIRED PARKING
GUEST PARKING	72 UNITS	1/5 UNITS	14 GUEST SPACES
TOTAL PARKING REQUIRED:			14 SPACES
TOTAL PARKING PROVIDED:			14 SPACES

### Hazardous Waste Statement

Any and all hazardous or toxic materials generated, used and/or stored on site shall be disposed in accordance with all applicable local, state and federal regulations.

### Wellfield Protection Ordinance

This project is not located in a public water supply wellfield protection zone.

### PROJECT TEAM

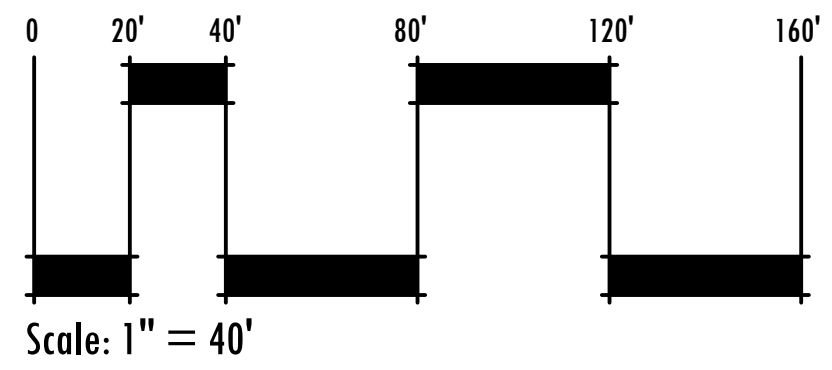
OWNER  
FAR 2, LLC  
401 East Las Olas Boulevard, Suite 800  
Ft. Lauderdale, FL 33301

DEVELOPMENT MANAGER/AGENT  
Managed Land Entitlements, LLC  
3710 Buckeye Street, Suite 100  
Palm Beach Gardens, Florida 33410  
Contact: Michael Sanchez (561-568-8045)

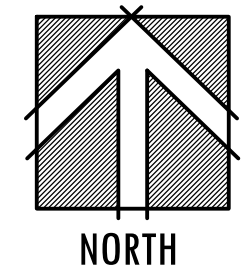
SURVEYOR  
Engineering Design & Construction, Inc.  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
Contact: Michael Owen (772-462-2455)

LANDSCAPE ARCHITECT  
Litterick Landscape Architecture  
2740 SW Martin Downs Blvd. #199  
Palm City, Florida 34990  
Contact: Jason Litterick (561-719-3876)

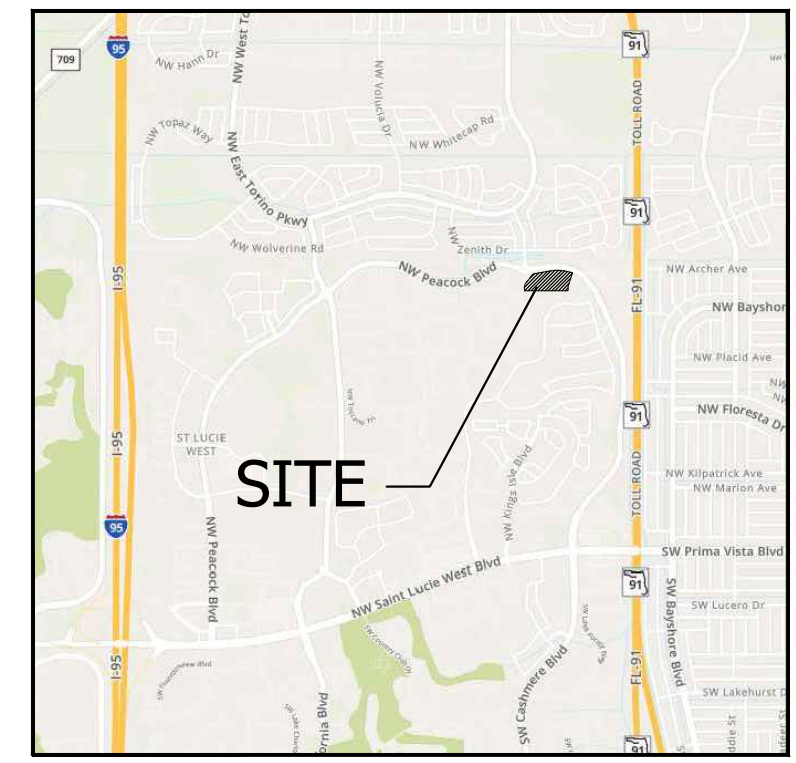
## Site Plan



Scale: 1" = 40'



### LOCATION MAP



Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 40'-0"

Designed: JML  
Drawn: JML  
Approved: JML  
Date: 4/14/22  
Job no.  
Revisions:

Sheet No.  
**SP-1**