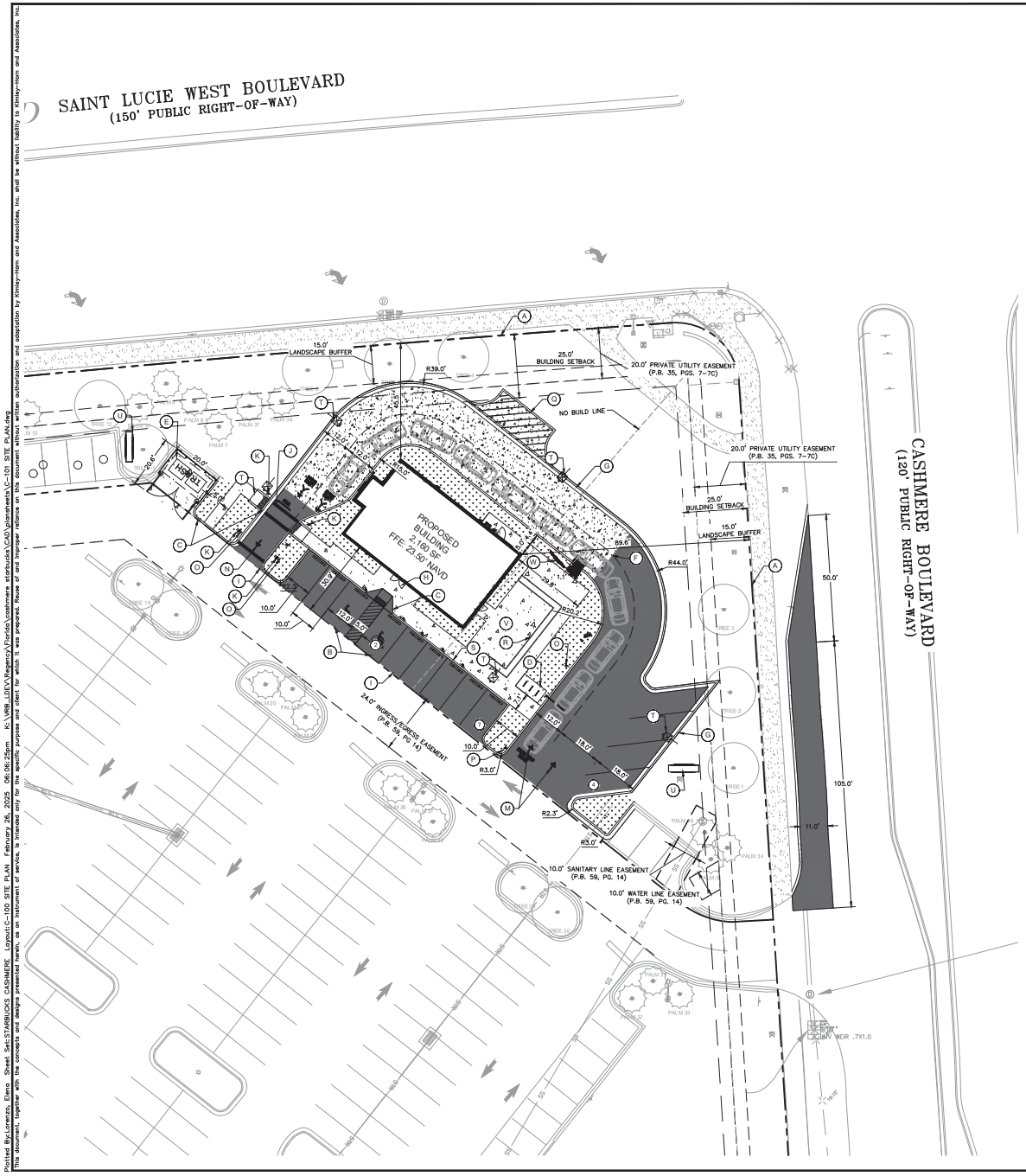
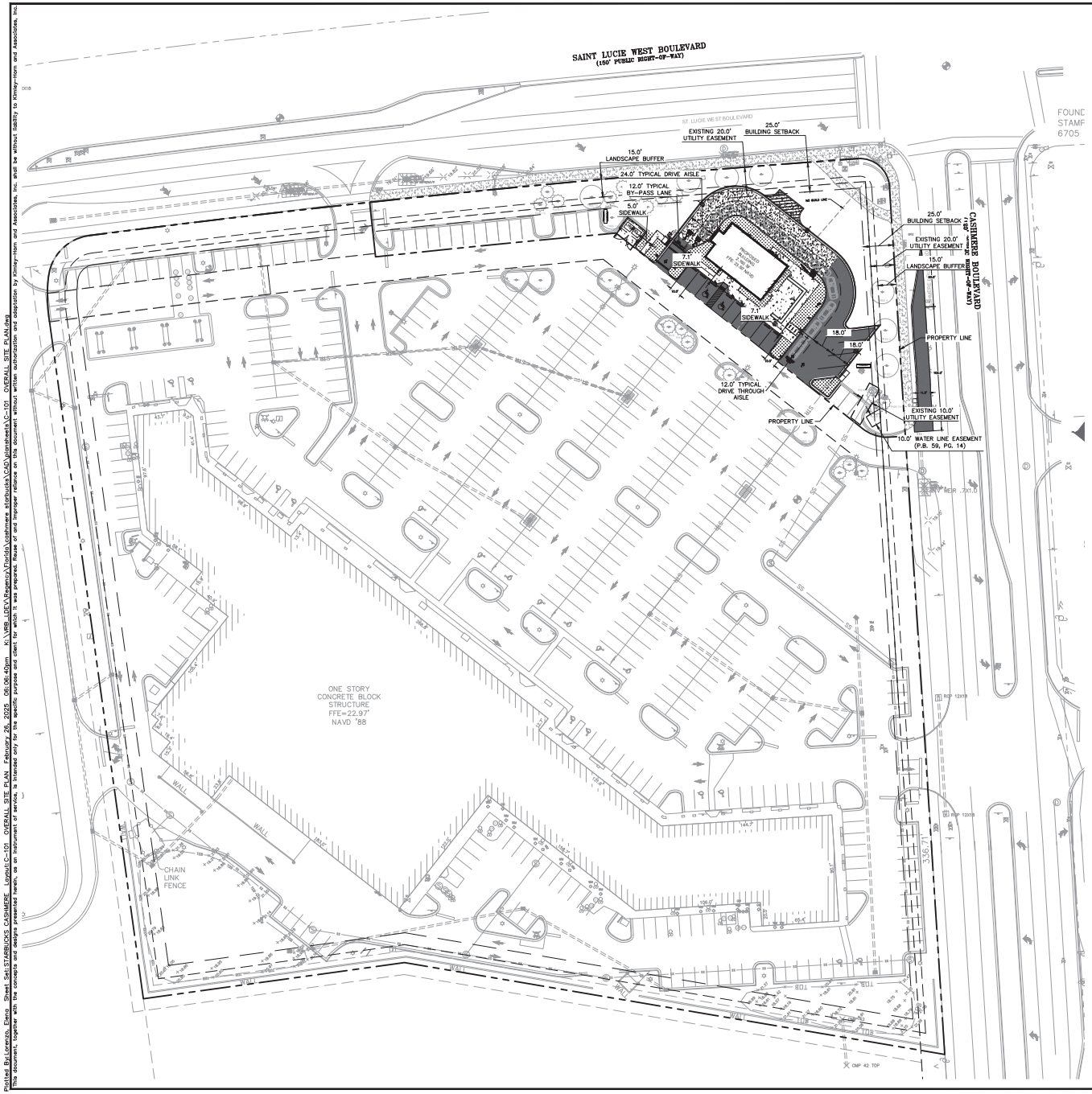

SAINT LUCIE WEST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)
CASHMERE BOULEVARD
(120' PUBLIC RIGHT-OF-WAY)
PROPOSED BUILDING
2,160 SF
FFE: 23.50' NAVD
LANDSCAPE BUFFER
15.0'
25.0'
BUILDING SETBACK
20.0' PRIVATE UTILITY EASEMENT
(P.B. 35, PGS. 7-7C)
NO BUILD LINE
R39.0'
R44.0'
24.0' INGRESS/EGRESS EASEMENT
(P.B. 59, PG. 14)
10.0' SANITARY LINE EASEMENT
(P.B. 59, PG. 14)
10.0' WATER LINE EASEMENT
(P.B. 59, PG. 14)
HIGH VOLT
50.0'
105.0'
11.0'
R3.0'
R2.3'
12.0'
18.0'
10.0'
20.0'
29.8'
89.6'
PALM 31
PALM 7
PALM 33
PALM 34
PALM 36
PALM 32
TREE 1
TREE 2
TREE 3
TREE 30
TREE 31
TREE 32
TREE 33
TREE 34
TREE 35
TREE 36
TREE 37
TREE 38
TREE 39
TREE 40
TREE 41
TREE 42
TREE 43
TREE 44
TREE 45
TREE 46
TREE 47
TREE 48
TREE 49
TREE



SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS CONDUCTED 8/23/23.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SITE DATA:

LOCATION:	SECTION 25 TOWNSHIP 36S RANGE 39E
PARCEL ID:	3430403-0001-0000-5
ADDRESS: CASHMERE BOULEVARD	SW CORNER OF ST LUCIE WEST BOULEVARD & SW
LEGAL DESCRIPTION:	BANKUNITED AT CASHMERE CORNERS ST LUCIE WEST PLAT NO. 188 (PB 59-14) LOT 3A PARCEL 20
ZONING:	GENERAL COMMERCIAL
FUTURE ZONING:	GENERAL COMMERCIAL
LAND USE:	VACANT LAND
TYPE OF PROJECT:	RETAIL
FLOOD ZONE:	"X" (F.I.R.M. PANEL #1211 1C0260J)
PROJECT AREA:	45,137 SF 1.04 AC
BUILDING ELEVATIONS:	
TOP OF ROOF SCREEN:	20.83'
TOP OF PARAPET:	18.00'

BUILDING SETBACKS:

	REQUIRED	PROVIDED
NORTH	25.0'	45.5'
EAST	25.0'	89.6'
SOUTH-WEST	25.0'	30.9'

LOT COVERAGE:	ACRES	SF	PERCENTAGE %
SITE AREA:	1.04	45,137	100.00
IMPERVIOUS AREA	0.35	15,055	33.35
BUILDING COVERAGE	0.05	2,160	14.35
PAVEMENT & SIDEWALK	0.28	12,356	82.07
OUTDOOR SEATING	0.01	539	3.58
PERVIOUS AREA:	0.69	30,082	66.65

STARBUCKS PARCEL PARKING SUMMARY:

REQUIRED PARKING RATIO: 1 SPOT PER 75 SF (BUILDING)
1 SPOT PER 75 SF (OUTDOOR SEATING)

	REQUIRED	PROVIDED
STANDARD	34	28
ACCESSIBLE PER ADA	2	2
TOTAL PARKING	36	30 *

*REQUIRED PARKING NOT MET ON STARBUCKS PARCEL.
AN OVERALL SHARED PARKING AGREEMENT IS REQUIRED

OVERALL SITE PARKING SUMMARY:

REQUIRED PARKING RATIO: 1 SPOT PER 200SF
5 SPOTS PER 1000SF

	REQUIRED	PROVIDED
STANDARD	457	457
ACCESSIBLE PER ADA	9	20
ACCESSIBLE PER STARBUCKS	0	8
CURB CORRALS	N/A	6 (NOT INCLUDED IN TOTAL)
TOTAL PARKING	466	485

SITE LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED BUILDING SETBACK
- PROPOSED D CURB
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SARA MARIE GREEN BATTLES ★ LICENSE No. 75894 ★ STATE OF Florida PROFESSIONAL ENGINEER

KHA PROJECT 047427053
DATE 02/26/2025
SCALE AS SHOWN
DESIGNED BY JC
DRAWN BY JC
CHECKED BY ACF

OVERALL SITE PLAN

STARBUCKS CASHMERE

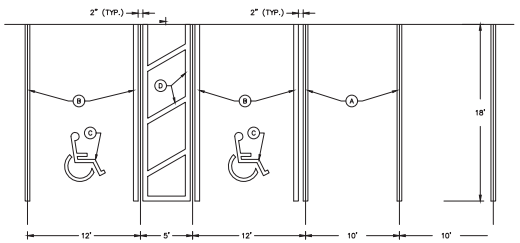
PREPARED FOR REGENCY

CITY OF PORT ST. LUCIE FLORIDA

P24-148

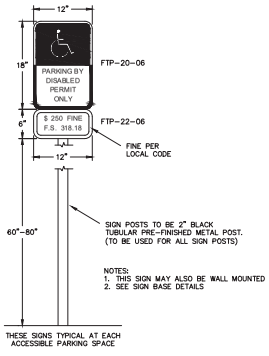
SHEET NUMBER
C-101

Plotted By:Lorenzo, Elena Sheet Set:STARBUCKS CASHMERE Layout:C-101 OVERALL SITE PLAN February 26, 2025 06:06:40pm K:\VRB_LDEV\Regency\Florida\cashmere starbucks\CAD\sitesheets\C-101 OVERALL SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

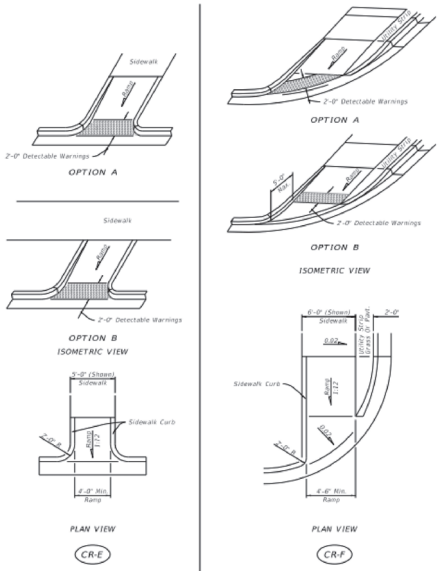


(A) 6" WHITE
(B) 6" BLUE
(C) 4" WHITE
(D) 6" WHITE @ 60' (EQUALLY SPACED)

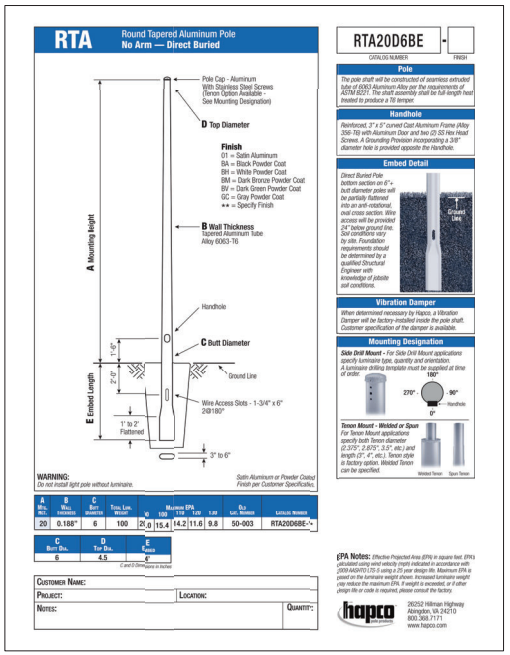
PARKING STALL STRIPING
N.T.S



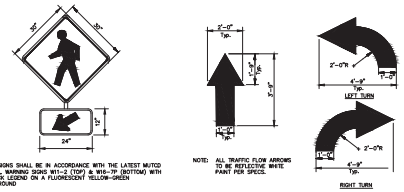
ACCESSIBLE PARKING SIGN
N.T.S



FDOT 2020 STANDARDS
INDEX 522-002



PROPOSED SITE LIGHTING DETAIL

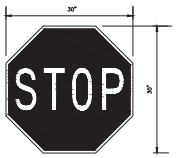


NOTES:
1. BOTH SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST MUTCD EDITION. WARNING SIGNS W11-2 (TOP) & W16-7P (BOTTOM) WITH A BLACK LEGEND ON A FLUORESCENT YELLOW-GREEN BACKGROUND

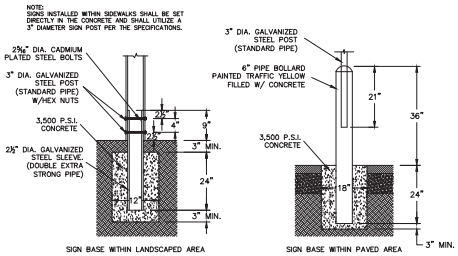
"PEDESTRIAN CROSSING" SIGN
N.T.S.

NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.

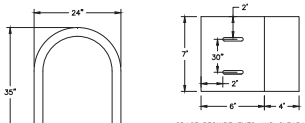
TRAFFIC FLOW ARROW
N.T.S.



NOTE:
SIGNS INSTALLED WITHIN SIDEWALKS SHALL BE SET DIRECTLY IN THE CONCRETE AND SHALL UTILIZE A 3" DIAMETER SIGN POST PER THE SPECIFICATIONS.



SIGN BASE
N.T.S



RACK TO HAVE A GALVANIZED FINISH AND BE SURFACE MOUNTED UNLESS OTHERWISE NOTED

DERO BIKE RACK CO.
504 MALCOLM AVENUE SE
MINNEAPOLIS, MN 55414
PHONE: 800-891-9298

HOOP RACK
(OR APPROVED EQUAL)

SPACE REQUIREMENTS AND CLEARANCES

PLACEMENT CONSIDERATIONS
IF RACKS ARE TO BE PLACED IN "PARALLEL," PLEASE ALLOW A MINIMUM OF 30" (INCHES) ON CENTER TO ALLOW SPACING BETWEEN BICYCLES.

IF RACKS ARE TO BE PLACED IN "SERIES," PLEASE ALLOW 14' ON CENTER OF SPACING BETWEEN THE RACKS. THIS PERMITS 6' (FEET) CLEARANCE FOR BICYCLES ON EACH RACK WITH A 4' (FEET) COMMON AREA IN BETWEEN FOR INGRESS AND EGRESS.

BICYCLE RACK
N.T.S

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SARA MARIE GREEN BATTLES ★ LICENSE No. 75994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

KHA PROJECT 047427053
DATE 01/15/2025
SCALE AS SHOWN
DESIGNED BY JC
DRAWN BY JC
CHECKED BY SRB

SITE DETAILS

STARBUCKS
CASHMERE
PREPARED FOR
REGENCY
CITY OF PORT ST. LUCIE FLORIDA

P24-148

SHEET NUMBER
C-150

Plotted By:Lorenzo, Elena Sheet Set:STARBUCKS CASHMERE Layout:C-102 SITE DETAILS February 26, 2025 06:06:47pm K:\WBB_LDEV\Regency\Florida\cashmere stonbucks\CAD\plansheets\C-102 SITE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.